



LAND NORTH OF CORNELLS LANE, WIDDINGTON, ESSEX

PHOTOGRAPHS OF SITE AND CONTEXT

August 2022

The Site



IMAGE 1 – Top Left: Looking south-west along existing maintenance access (this will become a landscaped footpath linking with High Street); **IMAGE 2** – Top Right: View of proposed private drive location. Note the power line apparatus' visual impact on the Conservation Area, behind; **IMAGE 3** – Bottom Left: Proposed access location involving removal of low quality vegetation; **IMAGE 4** – Bottom Right: Neighbouring tree house (two storeys and 4m high) affects setting of Roseley Barn and High Street properties beyond.



IMAGE 5 – The existing paddock entrance will become a pedestrian only access. It will link the site via a new footway, to the existing footway which starts by the telegraph pole seen in the photograph. This in turn link to the High Street footpath for access to the pub, village hall and bus stops. Recreation/play areas lie off Hamel Way, the junction of which (with High Street) is seen in the distance.



IMAGE 6 – View from in front of proposed Plot 3. A new permissive footpath will run next to the private drive in this location, opening up views of the houses lying in the conservation area (seen in the distance). Inset Images : Left - Sub station and power line apparatus; Centre Left – View across southern boundary through trees, to residential garden opposite; Centre Right & Right – eastern boundary trees looking towards Weft House.



IMAGE 7 – View from the proposed permissive footpath looking north-west towards properties in the Conservation Area. This viewpoint would become available only as a result of the new development. The proposed dwellings would lie to the right of this photograph, with proposed private drive in the foreground



IMAGE 8 – Top Left: View across site towards the vegetated southern boundary with Cornells Lane; **IMAGE 9** – Top Right: View eastwards across site. A fence in the distance lies just beyond the site's eastern boundary; **IMAGE 10** – Bottom Left: Spring view from front of proposed Plot 2 towards Weft House; Landscaping will be thickened up as required (Inset – Summer View); **IMAGE 11** – Bottom Right: View from site of proposed Plot 4 looking south towards Weft House opposite Cornells Lane.



IMAGE 12 – This fence lies near the application site’s eastern boundary (also see inset photograph). It encloses a recently created footpath corridor and restricts views towards the proposed development. The estimated ridge height of the proposed bungalow at Plot 4 (at its closest point) if provided with a gable end is marked by the flag (arrowed). The design will hip this end of the roof to minimise or negate visual impacts from this viewpoint receptor. Plot 4 lies on the highest part of the application site and is proposed as a bungalow.



IMAGE 13 –A footpath lying beyond the site’s eastern boundary and the fence shown leads from Church Lane to Cornells Lane (where no road footway exists) SE of the site . The application proposes a permissive footpath which will link public footpath12 (FP12) (see inset, lower right) to the surfaced footway network at the Cornells Lane/High Street junction, improving connectivity and pedestrian safety. Small elements of fence panels would be removed to allow access to the footpath ‘link’ which would be landscaped with new tree planting. Note that the route of Definitive Footpath 12 runs through the bank but there is no physical access at that point. There is no legal link between FP12 and the steps but a permissive link is proposed

Residential Context



IMAGE 14 - Meadow Cottage (High Street) lies diagonally opposite the site and has an open view over part of the paddock (which will be unaffected). This 1 ½ storey property, which lies in the Conservation Area, includes a gable, dormer features, brick plinths, render chimneys and clay tiles. The property to the left (Roseley Barn) includes black boarding and clay tiles. These features and materials are used in the proposed development.



IMAGE 15 - Weft House lies opposite the site frontage to the south side of Cornells Lane. It is a substantial dwelling elevated in painted render and further consolidates the residential character of the locality. It lies opposite the proposed dwelling at Plot 4 which is proposed as a bungalow and therefore of smaller scale. Plot 4 will also be set back from Cornells Lane a significantly greater distance than Weft House and benefit from intervening new/existing vegetation. Inset Photos show Spring (left) and Winter (right) views. Weft House received planning permission in Sept 2021 for extensions and alterations



IMAGE 16 – Beyond the north of the application site, dwellings have views or filtered views over the retained paddock area,. These dwellings in part help to frame and define the residential context around the paddock. The application proposals also include dwellings which will overlook the retained paddock to reflect this context.



IMAGE 17 – To the west of the application site, beyond the retained paddock area, this photograph shows another view of the modern residential context. To the left are 2 ½ storey houses. To the centre, a 1 ½ storey property in render with tiled roof and chimney is visible (see left inset). A large new 1 ½ to 1 ¾ storey dwelling in render, boarding, plain tiles, chimney and with solar panels is shown right (and on inset, right), which further consolidates the modern residential nature of housing development in this area, these dwellings being partially visible from the application site



IMAGE 18 – To the west of the application site, beyond the retained paddock area, this photograph (2021) shows a modern 2 storey houses, with one in brick, with tiled roof and chimney; and another dwelling in painted render and slate roof. The upper part of Widdington Church is visible above detached ‘frontage’ cart lodges. Since this picture was taken another substantial 1 ½-1 ¾ storey dwelling of vernacular design and materials plus with detached 3 bay frontage cart lodge/garage, has been constructed to the left, as shown on the insets below, consolidating residential character of the area.



IMAGE 19 – View west along Cornells Lane outside the south west part of the site (existing maintenance access seen right). This shows the two storey residential context including listed buildings at White Cottage and Corner Cottage (right) and William The Conqueror (left). Houses in the High Street are seen in the distance opposite the junction with Cornells Lane. The existing paddock access will become a footway to link with the existing footway network.



IMAGE 20 – A view east from the High Street junction looking along Cornells Lane. Corner Cottage and White Cottage (and garage) are seen to the left. The site’s maintenance access to the paddock is just visible along with the electricity power line apparatus beyond. The nearest proposed dwelling at Plot 1 would be sited c. 32m back from the existing (but to be grounded) power line apparatus. Inset Photograph is taken further west, from Hamel Way



IMAGE 21 – Left: Close Up view towards the site from High Street/Cornells Lane junction. The listed White Cottage and Corner Cottage lie to the left. The site's screen vegetation is visible adjacent the existing maintenance access. The power line apparatus which affects the setting of the listed buildings is proposed to be grounded (for visual benefit). The proposed development would have limited visibility from here.

IMAGE 22 – Right: View from Hamel Way looking east towards the site, part of which lies behind a garage seen in the distance



IMAGE 23 – View of 2 storey property and access, lying to the south side of Cornells Lane close to the High Street junction. It is constructed in brick, boarding and slate and benefits from vegetation around it



IMAGE 24 – View from retained paddock adjacent the site looking south-west showing how the setting of the listed William The Conqueror is already affected by various residential outbuildings (lying west of the site) including a tree house at Roseley Barn. Inset photograph shows similar view but closer to the application site



IMAGE 25 – Top Left: Cottage Style dwelling, Wood End, in render and clay tiles, with glazed entrance;

IMAGE 26 - Top Right: Barn Style Dwelling, Wood End, in boarding and clay tiles with glazed midstorey and part hipped roof features;

IMAGE 27– Bottom Left - 2½ storey dwelling in brick and slate with chimney, dormer windows and solar panels, Mulberry House, High Street;

IMAGE 27A – Bottom Right – other views of Mulberry House, High Street.



IMAGE 28 – Top Left (& inset): 2½ Storey Dwelling in render, boarding, slate with chimney, glazed entrance, partial hipped roof and solar panels; frontage outbuilding; Thee Pines, High St.
IMAGE 28A - Top Right (& inset) : 2 Storey Dwelling in render, clay tiles with chimney and timber entrance feature; frontage cart lodge/store; Saffrons, High St.
IMAGE 28B – Bottom (& inset): Substantial 2 storey barn like dwelling in brick, boarding, clay tiles; Backland development on greenfield site outside envelope; adj. Pond Mead Cottage, High St.

Maintaining a Transition



IMAGE 29 – Views (including two inset photographs) from the rear of Meadow Cottage looking over the retained paddock area (outside of the application site). This transition area links the back of High Street to farmland to the east and will be unaffected by built development



IMAGE 30 – Another view of (some of) the retained paddock adjacent the site to the north, helping to maintain the transition. Fencing to the paddock's eastern boundary is visible to the right



IMAGE 31 – A view through the yet to be completed paddock fence on its eastern side (lying *outside* of the site). This shows a view of the retained paddock towards properties at the back of the High Street, including Meadow Cottage and Roseley Barn (see inset). This part of the paddock will not be built upon such that the ‘transition’ as shown between the High Street and the farmland to the east will be physically unaffected.



IMAGE 32 – Another view through the yet to be completed paddock fence on its eastern side (lying *outside* of the site), looking north. It shows the ‘retained’ paddock area. The fence has created an enclosed corridor for a footpath linking Church Lane to Cornells Lane. Views from this will be curtailed once fencing is completed as allowed under permitted development rights. The inset photograph shows that views towards the application site from beyond the north–east side of the paddock are curtailed by the completed fencing.

Cornells Lane



IMAGE 33 – A section of unmanaged and **low quality vegetation** lying at a lower part of the site, where adjacent Cornells Lane, will be removed to allow vehicular access in to the site. Long sections show that no other removal of the bank along Cornells Lane will be required to accommodate visibility splays. An arboricultural report has considered the acceptability of the access proposal insofar as this concerns vegetation removal.



IMAGE 34 – Looking east along Cornells Lane. The site frontage lies to the left. The approximate position of the proposed access is arrowed. This lies diagonally opposite two vehicular accesses, one to Weft House as shown, which has a 7m concrete apron adjacent Cornells Lane. Adjacent to the Weft House is the access of William the Conqueror, the two accesses together creating a 13.5m wide gap in the street



IMAGE 35 – Looking east along Cornells Lane. Another view of the access to Weft House (right). This leads through the landscaped residential garden which lies opposite the application site, helping to confirm the local residential land use characteristics. Also note the landscaped grass bank alongside the driveway. The edge to the proposed access might be formed in a similar attractive fashion.



IMAGE 36 – The access to Weft House is seen with a landscaped bank (to left). It also has a public footpath running to its side. Public connectivity to/from this path will be possible from the site (lying opposite) via its new pedestrian link.



IMAGE 37 – Top left: Looking east (site left) along Cornells Lane, Weft House and its wide access form part of the Cornells Lane character;
IMAGE 38 – Top right: Weft House is a substantial 2 storey property and sits fairly close to the road at the top of the embankment;
IMAGE 39 – Bottom left: Looking west along Cornells Lane, Weft House is partially screened by relatively low height landscaping
IMAGE 40 – Bottom right: View of other residential accesses which lie along Cornells Lane, diagonally opposite the site’s south-eastern corner

Village Amenities



IMAGE 41 – The 301 Bus Service provides access to Newport, Saffron Walden and Bishop’s Stortford. It serves railway stations, bus interchanges, secondary schooling and retail facilities. The recently revised bus timetable includes up to 18 hourly services throughout the day (early until late) – 6 days a week. The bus stop (see inset) by the village hall is within a short walking distance from the site

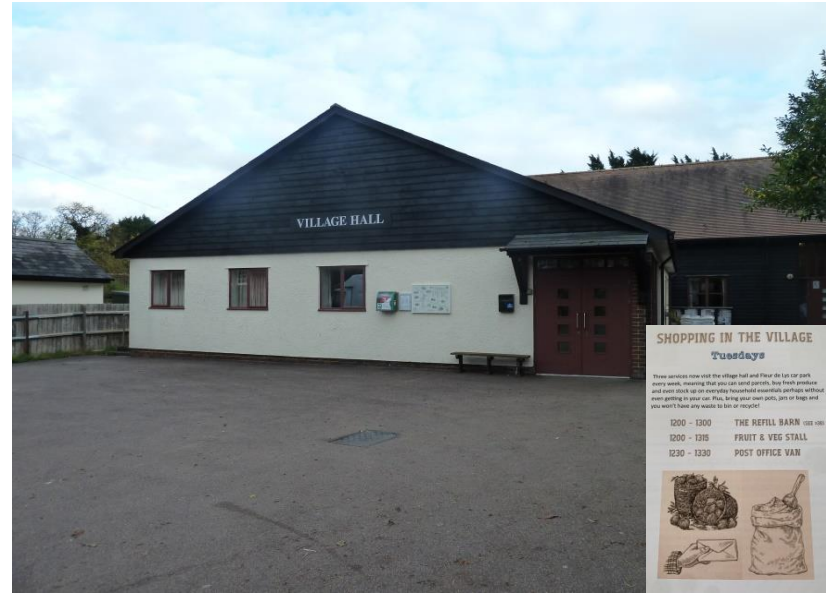


IMAGE 42 – Top left: Fleur de Lys Public House, High Street (Inset – Visiting Shop – ‘The Refill Barn’)

IMAGE 43 – Top right: Village Hall, High Street (inset - parish magazine advert of ‘shopping in the village’, including visiting food outlets and post office)

IMAGE 44 – Bottom left: Church, Church Lane

IMAGE 45 – Bottom right: visiting Mobile Post Office (image credit, Post Office Ltd) at the Village Hall car park



IMAGE 46 – Top left: Play Area, Hamel Way

IMAGE 47 – Top right: Play Area, Hamel Way

IMAGE 48 – Bottom left: Allotments, Hamel Way

IMAGE 49 – Bottom right: Bench and seating area, High Street, in need of refurbishment

Views from East



IMAGE 50 – View towards the site and remaining paddock from public footpath adjacent Cornells Lane, circa 100m east. The vegetation along the paddock’s boundary will provide screening, the nearest (and highest AOD) proposed dwelling being a bungalow. The scale of new houses nearby provides height reference. Inset photo taken from similar position when crops were growing May 2021



IMAGE 51 – Another view towards the site and remaining paddock from public footpath, 160m north-east, showing the vegetation on the paddock's eastern boundary. The width of the retained paddock land will assist the 'transition' between the High Street and Countryside. Inset photo taken from similar position, when crops were growing May 2021