



Bury Green Farm  
Millfield Lane  
Bury Green  
Herts

# Planning Brief

*April 2005*

**BURY GREEN FARM, MILLFIELD LANE  
BURY GREEN  
HERTS**

**PLANNING BRIEF**

April 2005

## **Contents**

- Section 1 Purpose and Scope of Brief**
- Section 2 Site and Surroundings**
- Section 3 Historical Background**
- Section 4 Current Situation**
- Section 5 Planning Policy Context**
- Section 6 Parameters for Re-Use and/or Redevelopment**

### **Plans**

- 1 Site Location Plan**
- 2 Sub Regional Context**
- 3 Historical Mapping**
- 4 Common Land**
- 5 Site Plan Layout and Building References**
- 6 Constraints and Opportunities**
- 7 Concept Plan**

### **Tables**

- 1 Schedule of Existing Accommodation**

### **Annexes**

- 1 Listed Building descriptions**

## **1.0 PURPOSE AND SCOPE OF BRIEF**

### **Purpose**

- 1.1 This Planning Brief has been prepared to guide the future re-use and redevelopment of buildings formerly owned by GlaxoSmithKline (GSK) at Bury Green Farm in Hertfordshire.
- 1.2 The extent and location of the site is shown at Plan 1. It includes the following built elements situated within Bury Green village:
  - Bury Green Farm operational buildings (14.25 acres/5.77 ha); and
  - 9 existing residential properties (0.75 acre/0.3 ha).
- 1.3 The landholding also includes 165 acres (66.78 ha) of surrounding farmland. However, this is not developed and therefore does not form part of this Planning Brief.
- 1.4 Bury Green Farm lies within the settlement of Bury Green, located approximately 3 miles west of Bishops Stortford. Plan 2 identifies the location of this village in its sub-regional context. The site is located off the A120, which links to Bishops Stortford and with the A10, and the M11, which connects London with Cambridge.
- 1.5 In 2002 GSK announced the closure of the Bury Green facility, which it has operated since 1949. The facility comprises some 25,370 sq m (273,089 sq ft) of now vacant floorspace.
- 1.6 Bury Green Farm is situated in an area defined as a 'Rural Area Beyond the Green Belt' (RABGB) in the adopted East Hertfordshire District Council Local Plan where there is a presumption against most forms of built development. However, in the emerging East Herts Local Plan Second Review Re-deposit Version November 2004 the Council propose that the site should be designated as a "Major Developed Site" (MDS) in the RABGB where development would be permissible, subject to meeting certain criteria.
- 1.7 Following marketing by GSK, the Bury Green site has recently been acquired by a new owner. During initial discussions with East Herts Council (EHC) the new owner has confirmed the aim of making most effective use of the existing built assets and land uses, and securing environmental improvements wherever possible.
- 1.8 This Planning Brief has been prepared to indicate parameters for how this can be achieved, and sets out the context of the site, principal constraints and opportunities and development principles which would accord with the emerging MDS policy. The overall concept for re-use and redevelopment is illustrated at Plan 7.

1.9 The objectives of this Brief are to:

- ensure that any re-use and/or redevelopment proposals for the existing buildings are consistent with the aims, objectives and criteria of MDS policy;
- to enable the parameters for re-use and/or redevelopment of existing buildings to be discussed and agreed with key stakeholders including East Herts Council, Little Hadham Parish Council and existing residents;
- provide a robust planning framework for the determination of associated planning applications.

1.10 The brief cannot be formally adopted as a Supplementary Planning Document in recognition as it relates to a draft Policy for Major Developed Sites and does not accord with current adopted Local Plan Policy

**Scope**

- 1.11 In Section 2.0, the Bury Green site and its surroundings are described. This includes consideration of the opportunities and constraints presented by the site.
- 1.12 The historical development of Bury Green settlement and Bury Green Farm, is described in Section 3.0. The purpose of this assessment is to ensure that, given the close relationship between the site and Bury Green Village, any re-use and/or redevelopment of existing buildings is delivered in a manner which complements the historical character of the village and helps sustain the existing settlement.
- 1.13 The lawful use and planning history of the Bury Green site is set out in Section 4.0, including details of traffic generation associated with the former GSK facility.
- 1.14 The policy background is summarised in Section 5.0. This includes national and sub-regional together with local plan policy, both approved and emerging.
- 1.15 Section 6.0 pulls together the preceding material and sets out the parameters for the re-use and/or redevelopment of the existing buildings at the Bury Green MDS site.

## 2.0 SITE AND SURROUNDINGS

### The Site

- 2.1 The site is located on the north west edge of Bury Green, a small village in the parish of Little Hadham.
- 2.2 The site boundary is shown on Plan 1. This plan shows that outside the MDS designation, the Bury Green site also includes 165 acres/66.78 ha of surrounding farmland. The overall landholding comprises an area of 180 acres/72.85 ha in a rural, countryside setting.
- 2.3 However, the focus of this Planning\_Brief is on the land and buildings within the defined MDS and the existing residential properties, and their relationship to the existing village settlement (refer to Plan 6).
- 2.4 The 165 acres/66.78 ha of surrounding farmland within the site ownership does not form part of the Planning\_Brief and will remain undeveloped and unaffected by the re-use and/or redevelopment of the MDS site. The agricultural landholding is being actively managed as such, and is used by a number of local farmers as grazing and arable farmland.
- 2.5 Vehicular access to the existing animal breeding buildings within the MDS is via an access road from the north of the village. The existing residential dwellings immediately to the south of the MDS (along the northern edge of the green) have two separate accesses from within the village. These accesses also serve the animal breeding accommodation within the MDS site.
- 2.6 An overall description of the 180 acres/72.85 ha landholding can be split into three parts;

i) *Animal accommodation and associated buildings (the MDS site)*

This part of the site broadly accords with the MDS boundary and comprises some 14.25 acres/5.77 ha. It is occupied primarily by four main buildings (and associated administration block). These modern buildings are built, fitted out and maintained (internally and externally) to a high specification.

At the southern end of the MDS site, the quality and character of the buildings is distinctly different. This area measures 1.58 acres/0.64 ha and comprises a variety of workshops, stores and accommodation housed in poor quality barns and agricultural type buildings. Due to their deteriorating condition and non-compliance with current requirements, they are not suitable for continued scientific use.

The above southern sub-area of the MDS lies in closest proximity to the village and listed buildings. It is also located within the Bury Green Conservation Area. Therefore, there is scope for significant environmental improvement through replacement of the existing operational structures.

All the existing buildings within the MDS are one and two commercial storeys high. The total floor space amounts to 25,370 sq m (273,089 sq ft) gross – see Table 1.

The main operational buildings have red tiled pitched roofs and sand coloured brickwork. This part of the site is furthest from Bury Green village and is accessible by a private drive, which leads to a covered gateway of three storeys in height. The whole of the operational part of the site is enclosed by significant security fencing.

ii) *Residential Properties*

There are 9 existing residential properties within the landholding. These properties include the listed Farmhouse and modern Orchard Bungalow which are located immediately to the south and south east of the MDS site. They are served by accesses from within the village itself (which also serve the MDS site), and together enclose the north western edge of the common land at the centre of the village.

In addition to the above, there are 7 existing dwellings at The Grove. These are located slightly further to the north of the properties adjoining the village green, at the northern edge of the settlement.

In total, the 9 residential properties account for some 0.75 acre/0.3 ha.

iii) *Agricultural area*

The surrounding agricultural area extends to 165 acres/66.78 ha and is used as fields.

### **Description of Surroundings**

- 2.7 The main focus of the village is its green, onto which the existing residential properties front. The green, which is common land, is identified as a County Wildlife site. Bury Green is characterised by low level residential development with large gardens with views across the green and the surrounding open countryside. The village contains approximately 40 buildings, of which approximately 20 are listed. The majority of existing dwellings in the village exhibit a strong rural vernacular and have been constructed using traditional house designs.
- 2.8 In topographical terms, the land falls gently from the north west to the south east across the site. Bury Green is situated in a shallow valley. There are a number of ponds within the village and a stream to the south east. The surrounding landscape is undulating in character.
- 2.9 There are public footpaths to the north west and south west of the village.

## Principal constraints and opportunities

- 2.10 Plan 6 appended to this Brief illustrates the issues discussed below.

### *Heritage*

- 2.11 The entirety of the village envelope of Bury Green is included within the Bury Green Conservation Area. This reflects the interest of the village's historic form and the architectural and historic importance of the buildings within it.
- 2.12 The Conservation Area boundary includes the south eastern part of the MDS site, including the poor quality operational buildings, and the existing residential properties (excluding The Grove).
- 2.13 The operational buildings in the southern part of the MDS site do not make a positive contribution to the Bury Green Conservation Area, and detract from the setting of nearby listed buildings including Bury Green Farm and Bury Green Farm Cottages. Therefore, there exists the potential for significant improvement to the local environment and Conservation Area through removal of the existing buildings to the south of the MDS and their replacement with sensitively designed and located new buildings. Environmental enhancements to the Conservation Area should also be achieved through creation of new open spaces and sensitive landscaping treatment.
- 2.14 The listed dwelling (Bury Green Farmhouse) within the landholding clearly makes a significant positive contribution to the character and appearance of the Conservation Area and should be retained. Wherever, possible opportunities to improve the setting of the listed buildings should also be sought, for example through the environmental improvements referred to above. The extracts from the statutory list of buildings of architectural and historic interest are attached at Annexe 1.
- 2.15 In the interests of sustainability and maintaining the strong rural vernacular, any new build development should seek to recycle, wherever possible, materials used from the demolition of existing buildings.
- 2.16 Plan 6 shows the indicative extent of the settings of the listed buildings in Bury Green. The key setting to the majority of these buildings is the common land or green which forms the heart of the settlement. Any re-use or redevelopment of buildings within and adjacent to the MDS site needs to take account of the listed buildings, their setting and the important contribution that built development in this location makes to the character and appearance of the Bury Green Conservation Area.
- 2.17 Plan 7 shows an indicative layout for new building to the south of the MDS site, which it is considered creates attractive new open spaces and reinforces the character and quality of the existing settlement. The proposed layout also delivers the benefits of permanently closing the existing accesses to the MDS site from the village (thus reinforcing the residential edge of the village), and providing enhanced screening between the operational complex and adjoining settlement.

CLOSURE  
OF ACCESS  
TO MDS  
SITE



### *Landscape and Visual Considerations*

- 2.18 The MDS area is largely screened from views from public vantage points due to well established boundary planting. During the winter months, glimpsed views of the roofs of existing buildings within the MDS area are gained from the public footpath to the north-east and from gaps in the hedge to the northern side of the road to the south-west. A lack of planting along the northern edge of the MDS area allows clear views into the site year round.
- 2.19 Due to the undulating nature of the landscape and the degree of existing buffer landscaping around the MDS area, the operational buildings are for the most part quite well screened and therefore do not have an adverse impact on the character of the landscape. However, there are areas where the boundary planting could be enhanced, for example to the north of the site, and this would deliver landscape and visual benefits.

### *Access and Circulation*

- 2.20 There are currently 3 existing vehicular accesses to the animal breeding accommodation within the MDS site. These are all suitable for retention, however if it were possible in land use terms to extinguish the two southern accesses (also serving the residential properties), the northern access road would provide a sufficient and secure single access for the continued use of the animal breeding facility.
- 2.21 The site provides a secure compound for the parking of 57 cars outside the security gatehouse in addition to substantial parking within the main MDS site. This is suitable for retention and re-use.
- 2.22 Whilst the residential properties to the south of the MDS site have existing accesses, efforts could be made to enhance linkages, both pedestrian and vehicular, to the village.

### **3.0 HISTORICAL BACKGROUND**

- 3.1 The first record of Bury Green, or "Burey Greene" as it was formerly defined, was in the 14<sup>th</sup> century although the history of the area can be traced to the Anglo-Saxon period, when the villages of Much Hadham and Little Hadham are believed to have formed part of one estate. The estates of Clintons and Bury Green Farm are early manorial centres and Clintons in particular can be traced to the 13<sup>th</sup> century.
- 3.2 The current form of the village was already largely defined by the mid 16<sup>th</sup> century. Clintons Estate map of 1588 (see Plan 3) shows properties set out around a defined, triangular-shaped area of common land. Clintons and the Burey are annotated on the map and are likely to have been the most important properties in the village during this period.
- 3.3 By the middle of the 19<sup>th</sup> century the majority of the properties that make up the village were in place and are clearly identified on the Little Hadham Tithe Map (1844). Bury Green farmhouse is shown, as are farm buildings to the north-west.
- 3.4 By 1879, the existing group of stables had been erected to the south-west of the farmhouse.
- 3.5 The extent of common land with Bury Green village is shown at Plan 4 and it is evident from the historical mapping that this has had a key role in the evolution of this village. In effect Bury Green consists of a number of properties that either front onto this linear common land or have developed along the access routes into the village. The common land has thus played a key role historically in defining the physical form and character of the village and a central focus for buildings.
- 3.6 During the 20<sup>th</sup> century the development of Bury Green was largely confined to the erection of buildings within the GSK site. The 1923 map shows a new building, probably a barn, to the north west of the earlier farm buildings. By 1976 much of the site was intensively developed, albeit much of that development was subsequently replaced.
- 3.7 The Grove was developed in the 1960s / early 1970s to the north east of the site and Orchard Bungalow built to the south. Both of these residential properties form part of the former GSK site. It is apparent from the 1976 map that access was formerly gained directly from the village green to the south of the site.

## **4.0 CURRENT SITUATION**

### **Former Use**

- 4.1 GSK occupied the Bury Green Farm site for over 50 years as a dedicated animal breeding and research facility, including surrounding farmland. The site became non-operational in 2002 and was marketed by agents for disposal to similar user groups. Since becoming vacant, security and maintenance of the operational buildings has been continued.
- 4.2 With regard to historic traffic levels, when the facility was being operated by GSK, there was a peak of approximately 90 employees at the site, with around 80% travelling by car. In addition, there were visits by contractors and delivery vehicles.
- 4.3 Bearing in mind the historic traffic levels and the MDS policy requirement not to significantly increase motorised traffic, traffic capacity considerations will serve to limit the amount of development. Further investigation via a Transport Assessment will be required addressing specific development proposals.

### **Schedule of Existing Accommodation**

- 4.4 Plan 5 shows the site plan layout for the former GSK facility.
- 4.5 The existing accommodation comprises some 25,370 sq m (273,089 sq ft) gross floorspace which was previously operational as the animal breeding facility. A breakdown of this space is set out at Table 1.
- 4.6 In addition to the operational facility, the residential component of the landholding comprises eleven existing dwellings:
- 7 dwellings at The Grove;
  - Bury Green Farm House (Grade II listed) to the south of the site; and
  - Orchard Bungalow to the south of the site.
- 4.7 The existing residential properties are grouped to the south of the MDS site and located along the northern edge of the common land at the centre of the village.
- 4.8 The total Bury Green site, including the surrounding farmland, comprises approximately 180 acres/72.85 ha, of which some 15 acres/6.07 ha comprises the designated MDS site and existing residential properties within the village. In terms of existing built accommodation, the site currently contains 25, 370 sq m (273,089 sq ft) of operational accommodation and 9 dwellings.

## **Planning History**

- 4.9 An investigation of the planning history of the site confirms that the earliest planning record dates from 1949, with permissions granted for built development for agricultural use and research purposes.
- 4.10 The existing complex of animal breeding buildings and associated administration, energy and storage buildings has developed since this time. The last major application for additional floorspace was approved in January 1988 (Reference No. 3/87/1139/FP). This permission enabled a net increase of 5,742 sq m/61,808 sq ft.
- 4.11 Therefore the existing lawful use of the MDS site is defined by the former GSK use and is considered to be 'sui generis'. This expansion was accompanied by highways measures to improve Millfield Road and its junction with the A120.
- 4.12 The residential properties have a lawful use as Class C3 dwelling houses.

## **5.0 POLICY CONTEXT**

### **Introduction**

- 5.1 The site is identified in the adopted East Herts Local Plan, 1999, as lying outside the Green Belt, which takes in the eastern part of the Bury Green village. However, it lies within the RABGB, a Landscape Conservation Area and partly within the Bury Green Conservation Area.
- 5.2 The emerging Local Plan includes a Major Developed Site (MDS) designation of the former animal breeding facility. These designations are shown on Plan 6.

### **National Planning Guidance**

- 5.3 MDS policy is normally applicable to existing major developments within the Green Belt. Guidance on them is contained in Annexe C of PPG2 Green Belts.
- 5.4 EHC has also adopted this concept in its draft local plan review within the Rural Areas Beyond the Green Belt where similar constraints on development apply.
- 5.5 The site has all the characteristics of an MDS in being substantial in size and offering considerable opportunity for environmental benefit through redevelopment of some of the existing buildings. Hence such a designation is considered to be wholly appropriate. Para C4 of PPG2 provides guidance on the approach to MDS development and states that any redevelopment should:

- “(a) have no greater impact than the existing development on the openness of the Green Belt and the purposes of including land in it, and where possible have less;
- (b) contribute to the achievement of the objectives for the use of land in Green Belts;
- (c) not exceed the height of the existing buildings; and
- (d) not occupy a larger area of the site than the existing buildings (unless this would achieve a reduction in height which would benefit visual amenity).”

5.6 PPG2 also confirms:

- that the site should be considered as a whole. Any proposals for partial redevelopment should be put forward in the context of comprehensive, long term plans for the site as a whole;
- that, given the need to integrate the new development within its surroundings, it may be more appropriate to site any new development closer to existing buildings;
- Redevelopment proposals should be considered in the light of all material considerations including, for example, visual amenity and traffic and travel implications;

- Suitable re-use, where the buildings are of architectural or historic interest, is preferable to redevelopment. Any proposals for altering or demolishing listed buildings, or which affect their settings, should be considered in the light of the advice in PPG15: "Planning and the Historic Environment".

### **Regional Planning Guidance**

- 5.7 Regional guidance is contained in Regional Planning Guidance for the South East (RPG9) 2001. Hertfordshire is now included within the enlarged East Anglia region; the draft Regional Spatial Strategy (RSS14) known as the "East of England Plan" 2004 is under consideration and subject of public consultation.
- 5.8 RPG9 does not deal specifically with the application of MDS policy recognising that detailed guidance is set out in PPG2: Green Belts.
- 5.9 RPG9 recognises at para. 7.4 that, while sites may be abandoned by businesses due to changes in the fortunes in different economic sectors, it remains important to enable flexibility in the range of premises available and to make best use of existing developed land.
- 5.10 It is also noted at para 5.20 that rural areas need to grasp the opportunities to promote sensitive economic activity by utilising positively their environmental advantages and improving the long-term viability of the local community.

### **Structure Plan**

- 5.11 The adopted Hertfordshire Structure Plan (1998) at Policy 6 confirms that in the RABGBs, development will be accommodated only to support facilities and services needed to meet the housing and employment needs for those settlements. However, at para 116, it is recognised that Local Plans will address the scope for redevelopment of the major development sites as well as the potential for identifying MDS's.
- 5.12 Whilst the principal development strategy of concentrating development in the main settlements remain unchanged, Policy 5 of the emerging Structure Plan confirms that development within an MDS is not an inappropriate form of development, but its acceptability will need to be considered in the light of other relevant policies and considerations, in particular traffic impact. The preamble confirms that this policy supports the preparation of suitable redevelopment proposals on MDS's subject to compliance with the criteria in Annexe C of PPG2.
- 5.13 The Deposit Structure Plan 2003 (not currently being progressed) continues to encourage (Policy 18) development in rural areas in accordance with national policy in PPG2 (Green Belts) and PPS7 Sustainable Development in Rural Areas that contributes to a diverse and thriving rural economy or help to meet the economic and social needs of the local

community and enhance the rural environment. In addition, the design and location of any new development must be in sympathy with the local character and landscape, avoiding damage to environment assets and, wherever possible, be accessible by passenger transport, walkers, cyclists and horse-riders.

### **Local Plan**

- 5.14 The adopted plan is the East Hertfordshire Local Plan 1986 – 2001, adopted 1999. The emerging plan is the East Herts Local Plan Second Review Redeposit Version November 2004.

### *Adopted Plan*

- 5.15 The RABGB (Policy RA3) allocation means that there is a presumption against new buildings or changes of use except for mineral extraction, agriculture, forestry, small scale facilities for outdoor sport/recreation, limited extensions/alterations, replacement dwellings subject to compliance with specified criteria, small scale affordable housing for local needs, the adaption and re-use of rural buildings in accordance with policy RA6 and other essential small scale facilities or uses which are appropriate to a rural area and assist in rural diversification.
- 5.16 Within the Landscape Conservation Areas, policy RA11 confirms that special consideration will be given to the landscape implications of proposed developments with particular regard to setting, siting, design and external appearance. Landscape improvements will be sought wherever new development is proposed.
- 5.17 The following policies are also relevant:
- Policy BE15 – Archaeology. A part of the site lies within one of the 300 defined “Areas of Archaeological Significance”.
  - Policy BE16 – Listed Buildings. There are a number of listed buildings within the Bury Green site (see Plan 6).
  - Policy BE18 – Conservation Areas. Plan 5 identifies the boundary of the Bury Green Conservation Area in relation to the site.
  - Policy H5 – Affordable Housing.
  - Policy H6 – Rural Area Housing Needs.

### *Emerging Plan*

- 5.18 The emerging Plan covering the site is the East Herts Local Plan Second Review Re-deposit Version November 2004.
- 5.19 This Plan includes a proposed Village Development Strategy which classifies Bury Green as a Category 3 village where development will not be permitted (Policy OSV3) except for that appropriate in the Green Belt and RABGB and rural affordable housing (exception sites) required to meet the identified needs of the village or parish.
- 5.20 Bury Green is designated as a Major Developed Site (MDS). The Redeposit Plan notes that MDS's are generally well established substantial sites either in the Green Belt or RABGB where development can offer the opportunity for environmental improvement.
- 5.21 Policy GBC7 relates to the redevelopment of the Bury Green MDS site and advises that redevelopment:
- Should be accompanied by a planning brief and landscape scheme
  - should have no greater impact on the character of the RABGB;
  - should make a positive contribution to the achievement of the RABGB aims and objectives listed in paragraph 4.1.1 of the Local Plan;
  - should not exceed the height of the existing buildings;
  - should not occupy a larger area of the site than the existing buildings (unless this would achieve a reduction in height which would benefit visual amenity);
  - should not lead to any significant increase in motorised traffic generation; and
  - should not unduly impact upon the amenities of adjacent properties.
- 5.22 The site lies within a Landscape Conservation Area and, as such, for any development, special consideration will be had to the landscape implications in particular the setting, siting, design and external appearance. Landscape improvements will also be sought where appropriate. Wherever possible, EHC will require the conservation and enhancement of landscape features which it identifies as desirable.
- 5.23 In addition policies BH1 – 3 deal with archaeology, BH5 – 11 with Conservation Areas and BH12 – 15 with Listed Buildings, HSG7 & 8 with Affordable Housing and HSG9 with Rural Exceptions Affordable Housing.



5.24 Elsewhere, the following policies may apply:

- Policy SD4 – EHC expect for every proposed significant development scheme a tree planting scheme on a hectare of land equivalent to 50% of the land area of the development proposal.
- Policy SD10 – in major development proposals EHC will have regard to the proposed provision of waste recycling facilities.
- Policy LRC5 – EHC will encourage where there are no adverse effects on the natural environment or local amenity the provision information recreation facilities and opportunities for increasing public access to countryside recreation.
- Policy LRC6 – further provision of sport, recreation and open space facilities is encouraged in the RABGB subject to compliance with specified criteria.
- Policy LRC14 – EHC encourage the provision of suitable additional community facilities.

5.25 The affordable housing target for East Herts as set out in the Redeposit Local Plan (Policy HSG7) is 40% for all housing developments and the Affordable Housing Supplementary Planning Document. The threshold identified for Category 1 and 2 villages where this requirement applies is three or more dwellings or on sites in excess 0.09 ha. The adopted Local Plan also includes Policy H6 which seeks provision of affordable housing in rural areas as "exceptions releases".

5.26 Given the prevailing policies on affordable housing, EHC will seek to negotiate that any new development at the Bury Green site delivers a provision in accordance with its targets. An undeveloped site within The Grove has been identified as suitable for this purpose.

## **6.0 PARAMETERS FOR RE-USE AND/OR REDEVELOPMENT**

6.1 This Section draws together the physical, historical and planning policy context of the Bury Green site. Using these factors, the following parameters have been established to ensure that the re-use and/or redevelopment of the Bury Green MDS site achieve the objectives of the Planning Brief, namely to:

- ensure that any re-use and/or redevelopment proposals for the existing buildings are consistent with the aims, objectives and criteria of MDS policy;
- to enable the parameters for re-use and/or redevelopment of existing buildings to be discussed and agreed with key stakeholders including East Herts Council, the Parish Council and existing residents;
- provide a robust planning framework for the determination of associated planning applications.

### **Development Brief Parameters**

#### *Land Use and Development*

- 6.2 The most logical land use approach to the use of the operational buildings within the MDS site is to continue the existing sui generis use. This can be either as a single occupier or by multiple occupiers.
- 6.3 Re-use of existing buildings for other employment uses such as Class B1a offices, Class B1b laboratories and high tech industries and B1c light industrial will be acceptable, as long as it can be shown via a full Transport Assessment that the use will not generate a significant increase in motorised traffic. Early discussion with East Herts Council and Little Hadham Parish Council is advisable on alternative uses of the site.
- 6.4 In the event of the alternative employment uses not proving feasible following comprehensive marketing of the site the Council will be prepared to consider other low impact uses for the buildings that are compatible with the character of the rural area and do not result in additional traffic problems.
- 6.5 The re-use and/or redevelopment of existing buildings within the MDS site should not result in an increase of the existing built floorspace i.e. 25, 370 sq m/273,089 sq ft.
- 6.6 Any new or replacement buildings should not exceed the height of the existing buildings. At the south end of the site within the Conservation Area, the height of new buildings should be generally lower profile in accordance with the design considerations for dwellings for dwellings applicable in a rural conservation area.
- 6.7 Proposals to increase the existing residential component of the Bury Green landholding will be acceptable subject to the following criteria:
- a) Any new dwellings should be confined to the areas indicated on Plan 7, which measure approx 0.9ha and by their design and spacious layout

demonstrate that they will facilitate environmental improvements through replacement of existing poor quality buildings;

- b) New dwellings should be sited and designed to integrate with the existing residential properties, in particular the listed Bury Green Farm House, the wider village character and Bury Green Conservation Area.
- c) The development shall provide for a range of house sizes and tenures incorporating the Council's target for a 40% affordable housing provision.
- d) Environmental and amenity improvements should be secured through the provision of generous landscaping/woodland and new open space to act as a setting for the new development and integrate it with the existing village context. Such improvements should also seek to reinforce the physical and visual separation between the village/conservation area and MDS complex to the north. This could be achieved through new landscaping, building and access arrangements.
- e) Site investigations shall be conducted and remediation measures shall be implemented as necessary to ensure land is fit for residential use

6.8 As a guidance for developers, it is considered unlikely given the constraints of design; layout and access that the overall number of dwellings would exceed 15 although it is the quality of the scheme that is important rather than any particular figure.

6.9 The refurbishment and improvement of existing properties at The Grove will be encouraged.

#### *Conservation*

6.10 The siting and design of any new buildings must preserve or enhance the setting of listed buildings and the character and appearance of the Bury Green Conservation Area.

6.11 The creation of new areas of open space linked visually and functionally to the existing village should be considered. This would act as a means to increasing environmental improvements to those parts of the MDS site which contain outdated and poor quality buildings and also to enhancing the amenity of existing and new residents.

6.12 The existing village green should remain as the focus of the village and influence and integrate with the area and layout of any new open space.

6.13 Wherever possible, proposals should seek to reinforce the physical, visual and landscaped separation of the village/conservation area and MDS operational buildings to the north. This will deliver significant improvements to the character and appearance of the conservation area.

6.14 The planning brief site includes recorded areas of archaeological interest and evaluations should be carried out in liaison with the County Archaeologist prior to submission of planning applications in accordance with advice in PPG16.

### *Landscaping/Wildlife*

- 6.15 Opportunities should be taken to enhance perimeter landscaping around the MDS site, particularly to the north, and also to provide new habitat and enhance biodiversity.
- 6.16 Where new development such as residential is proposed, this must incorporate appropriate landscaping measures and landscaped links and boundaries through the site to reflect and enhance the character of the village Conservation Area.
- 6.17 A landscape management plan may be required as appropriate to the scale of planning proposals for the site
- 6.18 Protected species such as newts and bats may be present at the site. Planning submissions should therefore be accompanied by investigations by qualified experts to make recommendations on mitigation measures as appropriate

### *Highways*

- 6.19 The village of Bury Green is only reached via narrow country lanes with few passing places which are therefore generally unsuitable for larger vehicles or high levels of traffic.
- 6.20 In view of the narrowness of local lanes and existing traffic problems from rat running through the area, any planning applications for change of use of the employment buildings will need to be supplemented by a Transport Assessment and a Green Travel Plan
- 6.21 A particular issue for a Transport Assessment should be to consider the impact of proposals on Millfield Cottage a listed building on the lane between the site and the A120.

### *Access and linkages*

- 6.22 The existing separation between operational buildings and residential properties must be maintained and should be reflected in separate accesses.
- 6.23 Access to any dwellings at the southern end of the MDS site must be from the south, adjacent to the village green.
- 6.24 Improved pedestrian and vehicular linkages between the existing residential properties and any new development in this area will be promoted.
- 6.25 In view of the large area of land associated with the site, opportunities to improve the public rights of way network will be encouraged in the event of a change of use of the employment buildings from their existing use.

### *Flooding*

- 6.26 The site lies outside the floodplain but development could have implications for surface water run off which may affect local ponds too. Any application should therefore be accompanied by a Flood Risk Assessment to be conducted in liaison with the Environment Agency. This should incorporate measures for sustainable drainage systems as part of new development.

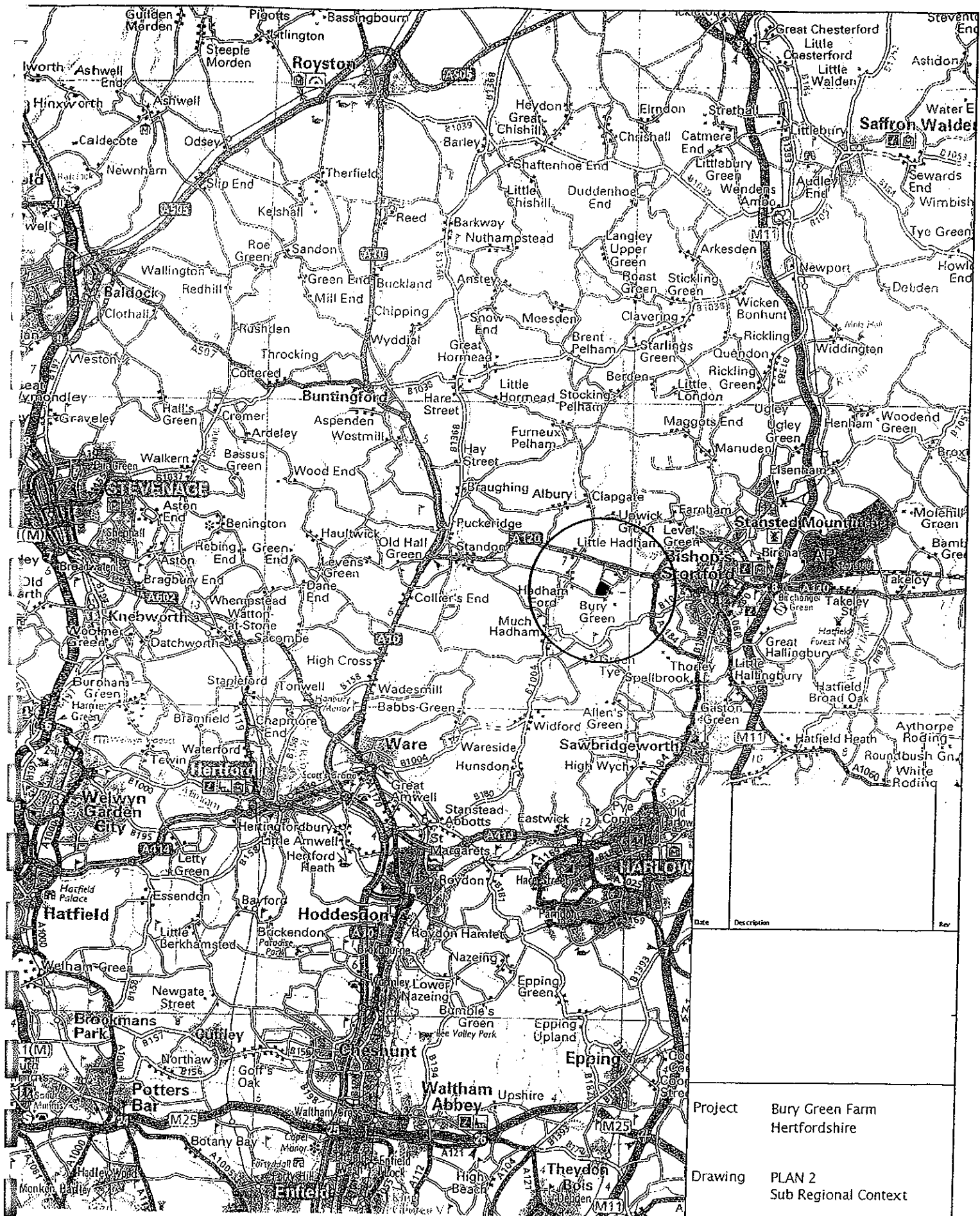
### *Sustainable Construction*

- 6.27 The development of the site will incorporate measures to achieve low energy and water use in accordance with principles of sustainable development.
- 6.28 High eco ratings for new dwellings and the incorporation of sustainable drainage systems shall be achieved for new development.
- 6.29 Opportunities for construction vehicles to access the site via the Millfield Lane entrance should be fully exploited to avoid the need for traffic to pass through the central Village Green.

### *Conclusion*

- 6.30 The land use and design parameters for the re-use and redevelopment of the site have been brought together and illustrated within Plan 7 which provides a concept for the implementation of this brief.

## ANNEXES

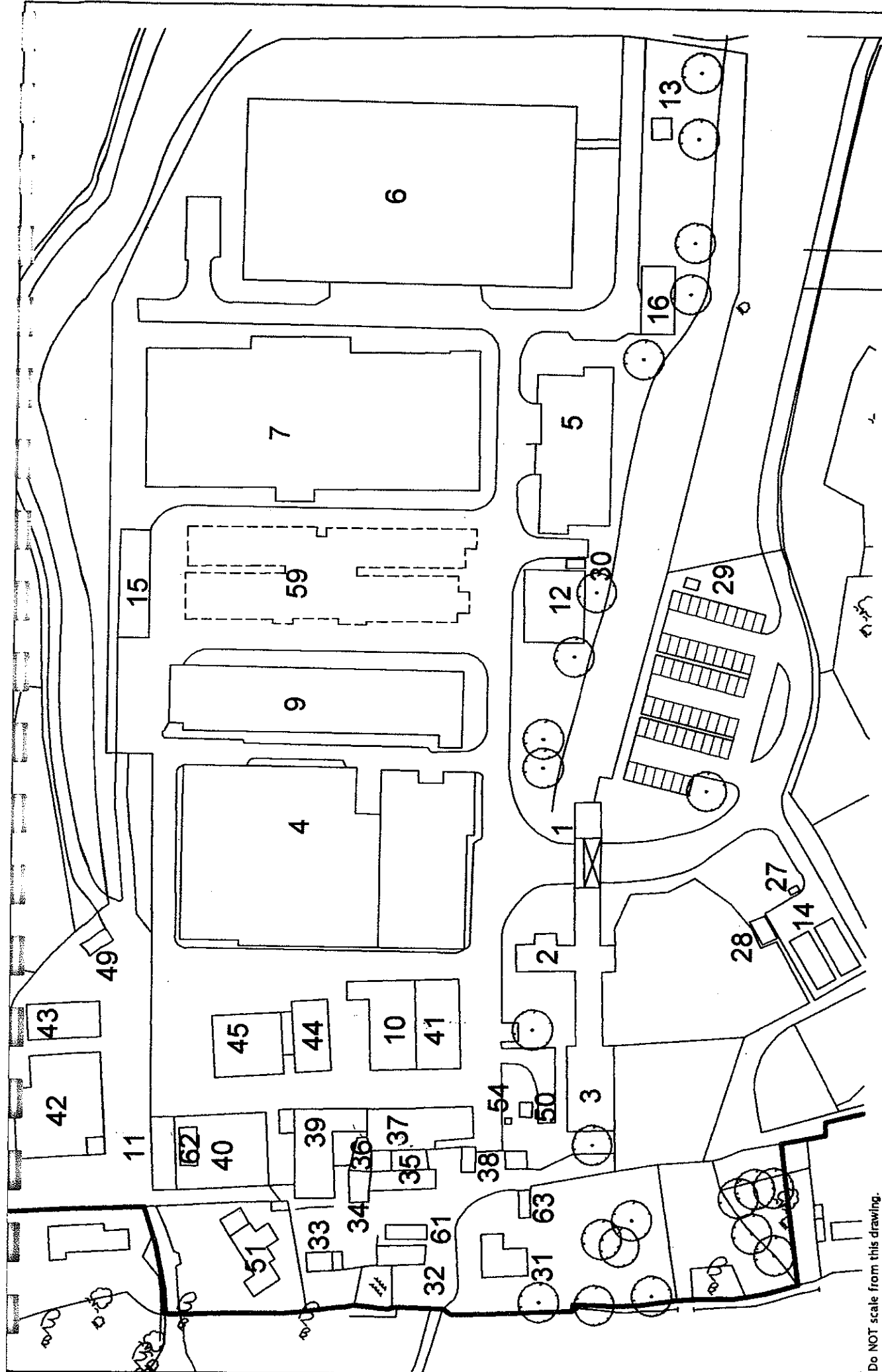


SITE LOCATION  
STANSTED  
AIRPORT

Date	Description	Rev
Feb '04	Project	Bury Green Farm Hertfordshire
NTS	Drawing	PLAN 2 Sub Regional Context
MA	Drawn	
	Revision	6815/B/PL2







Do NOT scale from this drawing.

Project	Bury Green farm Hertfordshire	Drawing	Site Plan Layout & Building References	Date	Feb.'04	Scale	1:1250
Drawn	MA	6815/B/PL5	B				

Table 1: Schedule of Existing Accommodation – read with Plan 5

Building No.	Building Description	Gross Floor Area (sq m)
1	Security gatehouse	70
2	Administrative building	361
3	Restaurant building	263
4	Operational accommodation	6,275
5	Energy centre	721
6	Operational accommodation	7,595
7	Operational accommodation	2,981
9	WAALT unit facility	1,375
10	Engineering workshop	269
11	Fire station	87
12	Condenser compound	TBC
13	Water tower	TBC
14	Sewage plant (underground)	TBC
15	Condenser compound	TBC
16	Washdown facility/store	TBC
27	Sewerage plant control kiosk	TBC
28	Gas reducing station	15
29	Fuel oil pump kiosk (1)	4
30	Fuel oil pump kiosk (2)	4
31	Farmhouse (Grade II listed)	224
32	Farm building	61
33	Farm building	52
34	Farm building	50
35	Farm building	72
36	Farm building	48
37	Farm building	304
38	Farm building	35
39	Furniture store	286
40	Barn	804
41	Cattle pens storage area	269
42	Sheep house	391
43	Barn	125
44	Farm building	169
45	Operational accommodation	266
49	Overhead fuel tanks	12
50	Sewage pump house	9
51	Farm bungalow	264
54	Electrical switch room	6
59	Operational accommodation	1,697 (recently demolished)
61	Project office	25
62	Operational accommodation	73
63	Garage	20
	TOTAL	25,370

— TL 4521

LITTLE HADHAM

BURY GREEN  
(west side)

12/20

Farmhouse at Bury  
Green Farm

19.10.51

GV

II

House. Late C15 or early C16 (RCHM Typescript). (Probably c.1513 when manor of Joyces sold to Henry Patmore (VCH (1914) 55)). Largely rebuilt mid-late C17. SW wing probably after 1910. Small L-shaped, 2 storeys, timberframed, manor house, facing E. Plastered with weatherboard apron and hipped old red tile roof. Higher SW wing plastered with 2 panels of fan pargetting flanking its W side chimney, and a gabled, tiled roof. Tiled single storey lean-to at rear (W). Smoke blackening on S side of roof and tension bracing in E wall on 1st floor remain from the earlier stage when the house was a simple rectangle open to the roof. Converted in C17, by insertion of floor. Stair housed in shallow W extension of S room. Back-to-back fireplaces on Ground floor and fine, 4-centred arched fireplace to N, inner chamber above, chamfered and plastered. This room has cranked tie beam over and exposed timbers with swept jowled posts. 2 windows to E front with central door under moulded flat canopy carried on moulded consoles. Fine central chimney built to give effect of 3 engaged square shafts set diagonally. A small house of manorial status showing clearly the C17 revolution in domestic interiors. Part of a group of historic buildings around the green (RCHM (1911) 146: VCH (1914) 51: RCHM Typescript).

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— TL 4521

LITTLE HADHAM

BURY GREEN  
(west side)

12/21

Bury Green Farm Cottages  
Nos 1 and 2

—  
GV

II

House, now 2 houses. C16 or earlier (on Clintons Estate map of 1588 (HRO)). Timber frame plastered with steep gabled roof now covered in asbestos slates. 3-unit plan former open hall house with inserted floor (RCHM Typescript notes C16 beam), and central chimney at upper end (N) of hall. Door and probable cross passage at S end of hall. Late C19, 3-light wooden casement windows. External gable chimney at S and single storey lean-to end extension. Now unequally divided into 2 houses.

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