

# *WEST BERGHOLT VILLAGE APPRAISAL*



## *Supplementary Planning Guidance*



August 1995

Colchester Borough Council

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## INTRODUCTION

### Aim

A rolling programme of Village Appraisals is now under way. Their purpose is to provide a fuller policy framework for individual villages than is possible within the Council's statutory local plans.

In particular, it is felt that appraisals can be of distinct value in:

- a) Providing a more detailed and solid basis for defining and justifying each Village Envelope.
- b) Assisting with the determination of planning applications, particularly in respect of Policy B/H21 which aims to prevent unacceptable infilling within Village Envelopes.
- c) Identifying whether or not there is a need for environmental improvements at particular sites.
- d) Providing greater insight into the character and functioning of specific villages.

The appraisal document focuses on each village as it is today, rather than providing an in-depth analysis of the recent past.

### Content

Each Village Appraisal has been divided into two different sections:

#### Part I

The first part of the document explains the policy context for the Village Appraisals. It details the Borough Council's policy objectives for the villages and the surrounding countryside. In addition, all the planning policies that are relevant to the village being examined are listed in a separate Appendix (Table 2). These are all fully set out in the Adopted Review Colchester Borough Local Plan [1995].

#### Part II

The second section of the Appraisal exclusively appertains to the village of West Bergholt; particular proposals which the Borough Council have adopted as Supplementary Planning Guidance are emboldened in the text.

Set in a historical context, the appraisal consists of an analysis of the form, character and function of the settlement; and pinpoints sites within or adjoining each settlement, that would benefit from environmental improvements. In addition, the appraisal includes basic information on the facilities and services that the village has to offer. An explanation of how Local Plan policies have been applied to West Bergholt is also included.

Each appraisal is seen as a joint venture, between the Council, the Parish Council and local residents.

# **Part I**

## **(General)**

## POLICY FRAMEWORK

The general policy framework is set out within the Adopted Review Colchester Borough Local Plan, extracts of which are detailed below:-

The distribution of new housing development in the Borough's rural areas takes the form of extensions to village envelopes, and is guided by the settlement classification set out in Table 1.

The Borough Council's Rural Settlement Policy groups the villages into three categories. These are based on the function they perform, or potentially could perform, as providers of services rather than on their size or suitability for housing development. The categories are Principal Villages, Small Villages, and Minor Villages and Hamlets.

A majority of villages in the Borough experienced rapid population growth in the sixties and seventies, although the rate of development has decreased in more recent years as the Council's restraint policies have taken effect. There are still pressures for further growth in the villages and particular housing problems in some settlements such as the lack of housing for first time buyers. It is important, however, that the character of the villages and their settings are safeguarded.

Employment opportunities and services in the rural area have declined in the post-war period. The Adopted Review Plan seeks to halt this decline insofar as it can be influenced through a land-use plan. Its policies also provide a framework for more detailed action, through, for instance, community action. In seeking to improve the "quality of life" in the villages, it is important to take account of the consequences of such action, eg ensuring that additional employment does not lead to unacceptable levels of heavy lorry traffic on small country lanes.

The Council's objectives for the villages are therefore:-

- a) To make provision for some additional housing development, including a variety of house types and tenures. Development should not be of an estate form, other than in principal villages. In addition, the provision of low cost housing may be agreed as an exception outside village envelopes.
- b) To permit some expansion of employment opportunities consistent with the need to safeguard the environment.
- c) To encourage the provision of further services in the villages, and in particular, provide a land-use policy framework within which further action to improve village services can take place.
- d) To protect and safeguard the rural character of the villages and their settings, in particular Conservation Areas, the Dedham Vale Area of Outstanding Natural Beauty, the Coastal Protection Belt and Countryside Conservation Areas.
- e) To prevent the coalescence of settlements and to protect the rural character of the open countryside; green wedges between villages, between villages and Colchester, and between villages and the A12.

The Adopted Review Colchester Borough Local Plan also recognises the importance of the setting of the countryside.

**The Borough Council's policy objectives for the countryside are therefore:-**

- a) To safeguard and enhance rural resources. In particular to protect valuable agricultural land of Grades 1, 2 and 3A; the Dedham Vale Area of Outstanding Natural Beauty, the Coastal Protection Belt, and Countryside Conservation Areas, nature reserves, Sites of Special Scientific Interest, Protected Lanes, and Sites of Importance for Nature Conservation.**
- b) To resist non-essential development in the countryside in order to protect its open and undeveloped character.**
- c) To encourage the co-operation of all interest groups in the countryside so as to resolve conflict and to safeguard and enhance its character and resources.**

## TABLE 1 - SETTLEMENT CLASSIFICATION

### Class A : Sub Regional Centres

A1 - Colchester

### Class B : Local Urban Centres

B1 - Stanway

B2 - Tiptree

B3 - West Mersea

B4 - Wivenhoe

### Class C : Principal Villages

C1 - Abberton - Langenhoe

C2 - Dedham

C3 - Eight Ash Green  
(including Choats Corner and Fordham Heath)

C4 - Layer de la Haye  
(including Malting Green)

C5 - Great Horkesley  
(including Horkesley Heath)

C6 - Marks Tey

C7 - Rowhedge

### C8- West Bergholt

### Class D : Small Villages

D1 - Aldham

D2 - Birch

D3 - Boxted Cross

D4 - Chappel - Wakes Colne

D5 - Copford (London Road)

D6 - Dedham Heath

D7 - Fordham

D8 - Ford Street (Aldham)

D9 - Great Tey

D10 - High Park Corner (Fingringhoe)

D11 - Langham Moor

D12 - Layer Breton

D13 - Messing

D14 - Peldon

D15 - St Margaret's Cross (Langham)

D16 - Salcott and Virley

D17 - Wormingford

### Class E : Minor Villages and Hamlets

E1 - Abberton Road, Fingringhoe

E2 - Bargate Lane/Long Road, Dedham

E3 - Birch Church\*

E4 - Boxted Church Street\*

E5 - Copford Green

E6 - Easthorpe

E7 - East Mersea

E8 - Fingringhoe (Whalebone Corner)\*

E9 - Great Wigborough

E10 - Hardy's Green, Birch

E11 - Heckford Bridge, Birch\*

E12 - Inworth\*

E13 - Lamb Corner, Dedham

E14 - Little Horkesley

E15 - Little Tey

E16 - Mount Bures

E17 - Mulberry Green\*

E18 - Smythes Green, Layer Marney

E19 - Swan Street, Chappel

E20 - Wakes Colne Green/Middle Green

E21 - Workhouse Hill, Boxted

(\* Denotes no Village Envelope)

## **TABLE 2 - RELEVANT PLANNING POLICIES**

### **HOUSING POLICIES**

- B/H2 - Settlement Classification
- B/H3 - Housing Concentration
- B/H4 - Balanced Range of Housing

### **Residential Design**

- B/H5 - Standards for the layouts of residential areas
- B/H6 - Infilling and minor extensions
- B/H7 - Diversity in the density of development
- B/H8 - Gaps for site boundaries (900 mm rule)
- B/H9 - Highway and car parking standards

### **Meeting Different Needs**

- B/H15 - Low-cost rural housing outside Village Envelopes
- B/H16 - Mobile homes/permanent caravans

### **Change of Use**

- B/H18 - Presumption against non-residential developments in residential areas

### **Rural Housing**

- B/H19 - Housing in the Rural Area
- B/H20 - Housing Outside main Urban Areas and Village Envelopes
- B/H21 - Housing within Village Envelopes
- B/H22 - Housing development restrictions within, and outside Principal Villages
- B/H26 - Extensions to houses in the Countryside
- B/H27 - Replacement dwellings in the Countryside
- B/H28 - New agricultural workers dwellings
- B/H29 - Dwellings for Essential Agricultural Workers (removal of conditions)
- B/H30 - Extension of domestic gardens into the open countryside

### **EMPLOYMENT POLICIES**

- B/EMP3 - Small scale offices in principal villages

### **Industry and Warehousing**

- B/EMP9 - Help for small businesses
- B/EMP12 - Scrapyards, car breakers, builders yards and similar businesses



### Employment Uses in the Countryside

B/EMP13 - Employment generating uses in the Villages and open countryside (including the use of redundant agricultural buildings)

### SHOPPING POLICIES

- B/S1 - New shopping development
- B/S5 - Sale of goods from farms or horticultural holdings
- B/S6 - Sale of goods from garden centres and similar outlets
- B/S7 - Applications for change of use to public houses and other selected retail outlets

### TRANSPORT POLICIES

#### Traffic Management

B/T4 - Traffic management measures

#### Public Transport/bus

- B/T11 - Encouragement and support for the public transport service
- B/T12 - Rural Bus Services

#### Pedestrians and Cyclists

- B/T15 - Safe and convenient conditions for cyclists and pedestrians
- B/T16 - Cycle Route Network
- B/T17 - Pedestrian Environments

#### Facilities for Travellers

- B/T18 - Traveller's facilities
- B/T19 - Proposals for new petrol filling stations

#### Water and Road Freight

- B/T21 - Lorries and the Road Hierarchy
- B/T22 - Haulage Depots
- B/T23 - Lorry and Coach Parking

### COMMUNITY SERVICES POLICIES

B/CS3 - Accessibility requirements for public buildings

#### Education/General

- B/CS4 - Provision of relocatable class-rooms
- B/CS5 - Community use of educational facilities

**Nursery and Pre-School Education**

B/CS6 - Establishment or expansion of Day Nurseries/Playgroups

**Primary and Secondary Education**

B/CS9 - Schools surplus to Education Authority requirements

**Social and Health Facilities**

B/CS12 - Healthcare provision

B/CS13 - Doctors' and Dentists' surgeries

**Veterinary Services**

B/CS14 - Veterinary surgeries

**Community Facilities**

B/CS15 - Development of Community Facilities

**Police, Fire and Ambulance**

B/CS16 - Adequate provision for police, fire and ambulance services

**Public Utilities**

B/CS17 - Land release in relation to availability of essential services

B/CS18 - Proposals for within the flood-plains of water-courses

B/CS20 - Placing power lines underground

B/CS21 - New Telecommunications Development

B/CS22 - Satellite dishes

**ENVIRONMENT POLICIES**

**Non-Residential Design**

B/ENV1 - Standards for the form and layout of non-residential development

B/ENV2 - Traffic calming schemes

**Listed Buildings**

B/ENV7 - Demolition of Listed Buildings

B/ENV8 - Material alterations to Listed Buildings or to other buildings and structures dating from before 1 July 1948 within their curtilage

B/ENV9 - Alternative uses for listed barns and agricultural buildings

B/ENV10 - Grant Aid for Listed and non-listed Buildings

### **Non-listed Buildings**

- B/ENV11 - Alternative uses for redundant buildings, not listed, but worthy of retention for their architectural, historic or community value
- B/ENV12 - Protection for unlisted buildings outside of Conservation Areas

### **Archaeology**

- B/ENV13 - Development affecting Scheduled Ancient Monuments and other sites of national or local archaeological interest
- B/ENV15 - Co-operation of landowners in conserving sites of archaeological importance
- B/ENV16 - Excavation and recording

### **Advertisements**

- B/ENV18 - Controlling advertisements applications outside of Conservation Areas
- B/ENV19 - Advertisements in the Open Countryside
- B/ENV20 - Advertisements in Residential Areas
- B/ENV21 - Advertisement Hoardings at building/redevelopment sites
- B/ENV22 - Advertisements on or within the curtilage of listed buildings

### **Environmental Conservation and Enhancement**

- B/ENV23 - Environmental Assessments
- B/ENV28 - Road and pavement surfacing, and street lighting and furniture
- B/ENV29 - Removal of eyesores
- B/ENV30 - Safeguarding Natural Features in Villages

### **Trees and Woodland**

- B/ENV31 - Tree planting in areas where the landscape needs improvement
- B/ENV32 - Retaining existing trees, hedges and woods
- B/ENV33 - Woodland Management
- B/ENV34 - Replanting of commercial woodland

### **Nature Conservation**

- B/ENV35 - Protection of important wildlife habitats
- B/ENV36 - Management of important wildlife habitats
- B/ENV37 - Establishment of Local Nature Reserves
- B/ENV38 - Protecting the habitats of barn owls, bats and badgers

### **Countryside/General**

- B/ENV39 - Safeguarding and enhancing rural resources
- B/ENV40 - Protected Lanes of Historic or Landscape Value
- B/ENV41 - Non-essential development in the countryside
- B/ENV42 - Resolving conflict between different uses and users

### **Agriculture and other Rural Land Uses**

- B/ENV43 - Presumption Against Development involving loss of good farmland
- B/ENV44 - Criteria for assessing proposals for intensive Livestock Rearing
- B/ENV45 - Facilities for breeding or boarding horses, dogs or cats

### **Countryside Conservation Areas (CCA's)**

- B/ENV47 - Special Protection for CCA's

### **Pollution**

- B/ENV48 - Preventing detrimental effects on nearby amenity
- B/ENV49 - Preventing uses resulting in pollution
- B/ENV50 - Manufacture, storage or use of materials potentially hazardous to public health and safety

### **Contaminated Land**

- B/ENV51 - Known or suspected Contaminated Land
- B/ENV52 - Sites known or suspected as being Unstable

### **Recycling**

- B/ENV53 - Provision and promotion of Recycling Facilities

### **Economy of Land Use**

- B/ENV54 - Best use of Vacant, Derelict and under used Land

## **RECREATION, LEISURE AND TOURISM POLICIES**

### **Indoor and Outdoor Leisure Facilities**

- B/R1 - Dev. and management of an appropriate range/standard of sports facilities
- B/R3 - Sites allocated as open space: not to be developed for any other purpose
- B/R7 - Retention of existing private playing fields, sports grounds and open spaces
- B/R8 - Guidelines for open space provision in residential developments
- B/R9 - Allotments: the standard of half acre per 1,000 population
- B/R10 - Proposals to establish or expand Adventure Playgrounds
- B/R11 - Assistance in the provision of adequate village sports facilities
- B/R12 - Criteria for considering proposals for indoor/outdoor sports clubs
- B/R13 - River Colne Countryside walk
- B/R14 - Golfing facilities

### **Water Recreation**

- B/R19 - Recreation along/by main river courses

**Countryside Recreation**

- B/R20 - Informal recreational facilities
- B/R22 - Protection of Common and Heathland
- B/R23 - Maintenance and enhancement of existing footpaths and bridleways
- B/R24 - Riding Schools

**Noisy and Spectator Sports**

- B/R25 - Noisy Sports
- B/R26 - War Gaming and Woodland
- B/R27 - Cultural & entertainment facils. (inc. proposals associated with spectator sports)

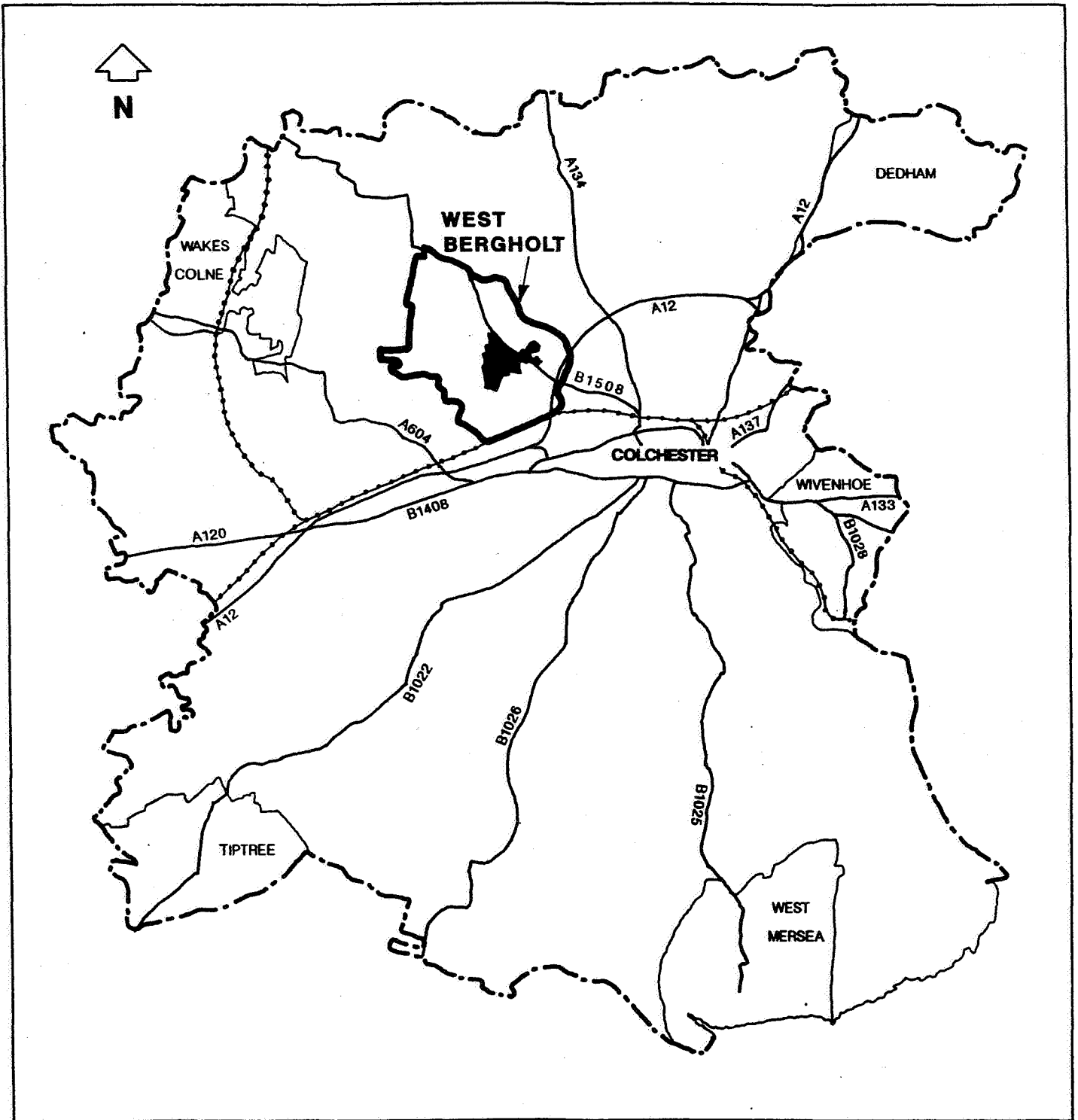
**Arts and Culture**

- B/R29 - Retention/Extension of existing Library Service
- B/R30 - Promoting Arts in the Environment

**Tourism**

- B/R31 - Support and encouragement for the promotion of tourism
- B/R32 - Establishment, extension or change of use of premises for hotels, guest houses or bed and breakfast accommodation
- B/R33 - Holiday residential development (including static caravans and chalet sites)
- B/R34 - Facilities for touring/transit caravans and tents
- B/R35 - Development of small countryside plots for leisure provision.

**Part II**  
**(West Bergholt)**



**FIG.NO.1**  
**IDENTIFICATION MAP**

## WEST BERGHOLT VILLAGE APPRAISAL

### INTRODUCTION

West Bergholt village is largely a compact settlement that is located 3 miles north-west of Colchester Town Centre. Apart from various clusters of dwellings near to the village periphery, there are no other significant settlements within the Parish. The population of the Parish more than doubled between 1951-91. The provisional population figure in respect of the 1991 Census is 3,027. As of 31 December 1994, the parish had a dwelling stock of 1,225 properties.

**TABLE 3 - WEST BERGHOLT POPULATION: 1951 - 1991**

<b>* Census Figures</b>	
<b>Year</b>	<b>Population</b>
1951	1,272
1961	1,294
1971	2,332
1981	2,977
1991	3,027

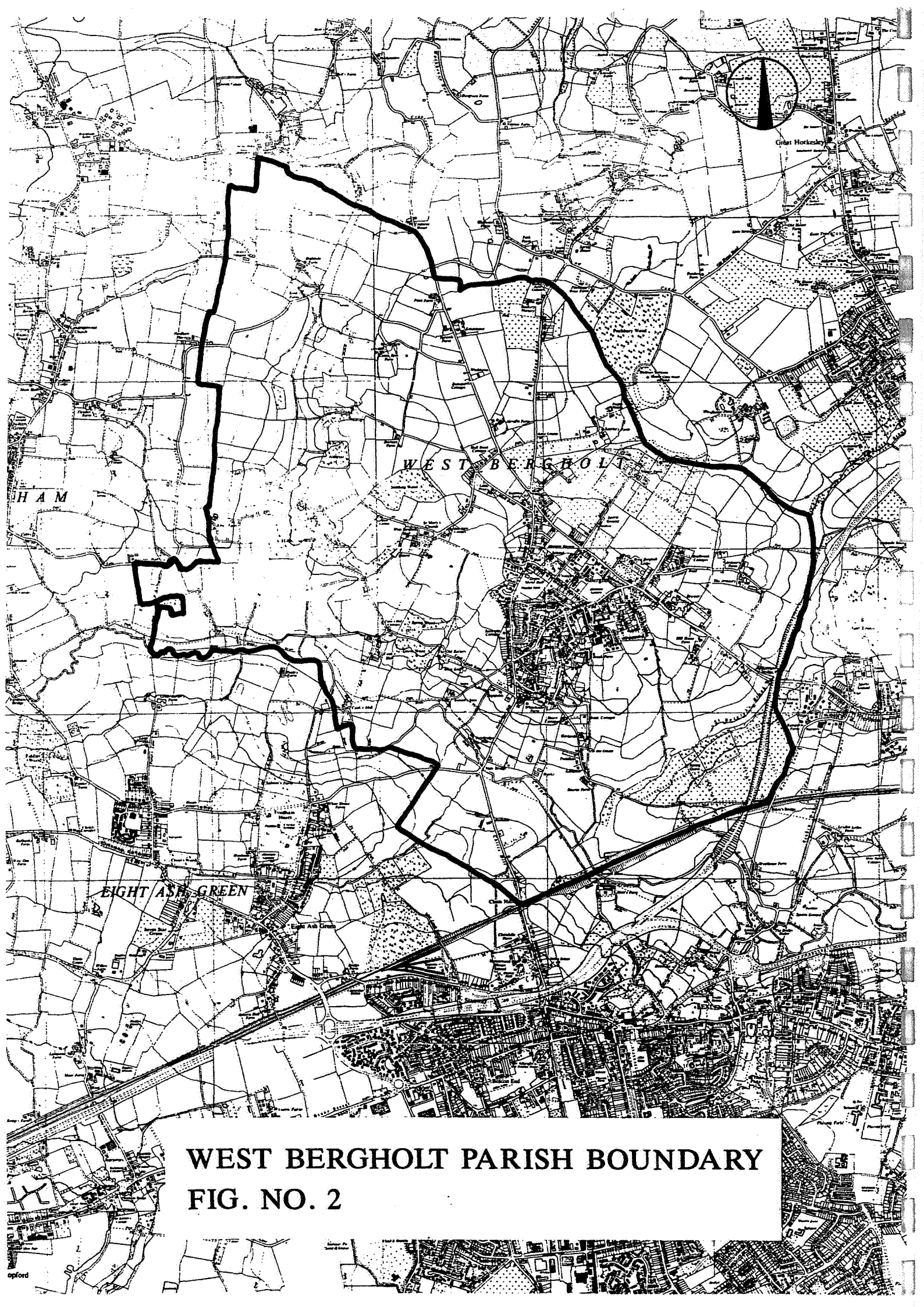
#### Sources:

\* Census of Population: 1951, 1961, 1971, 1981 and 1991

The 1991 Census Monitor for Essex produced by the Office of Population Censuses & Surveys (OPCS) identified a variety of interesting statistics relating to the parish of West Bergholt:

- In 1991 the population of the parish was 3,027; consisting of 1,484 males and 1,543 females.
- The parish covers 1,034 ha and has a population density of 2.9 residents per hectare.
- 20.7% of the 1991 population were aged under 16 years old, whereas 11.2% were between pensionable age and 74 years old, and 5.9% of residents were aged 75 and over.
- 9.6% of parish residents had limiting long term illnesses.
- 63.2% of resident women aged between 16-59 were in employment.
- 29.3% of the occupied housing within the parish was owned outright. A further 52.5% was in the process of being bought, and 12.2% was rented from the local authority.





**WEST BERGHOLT PARISH BOUNDARY  
FIG. NO. 2**

- 24.5% of households with residents consisted only of pensioners.
- 19.4% of households with residents consisted of one person living alone.
- 2.6% of households with residents contained one person aged 16 or over with child(ren) aged 0-15 years old.
- Some 18.7% of households with residents did not possess a car.
- 38.6% of all households with residents operated two or more cars.

### HISTORICAL DEVELOPMENT AND ARCHITECTURAL WORTH

West Bergholt's name can be traced right back to:

1. Bercolta (1086)
2. Bergholt (1248)
3. Bergholt Saukevill' (1323)
4. Westbergholt Sakevyle (1491).

The name Bergholt means 'hill-wood' and derives from beorg (hill) and holt (wood). It was named Bergholt Sackville after the Sackville family who held the main manor from the early 12th century until the late 17th century. It was called "West" to distinguish it from East Bergholt in Suffolk.



Pic No. 1 - West Bergholt Hall



Pic No. 2 - Cooks Hall

People have long settled in Bergholt. Prehistoric remains including flints and axes have been found in the parish, as well as later bronze-age and iron-age remains. Coins, pottery fragments and building material show that the parish was also inhabited in the Roman period.

Bergholt Hall occupies the site of the main manor in the parish (see Pic No. 1). After the Sackville family sold the manor it passed through the hands of many families until inherited by the Round family. The historian John Horace Round was lord of the manor from 1887 to 1928. The current building is a Georgian house of three storeys with an attractive facade.

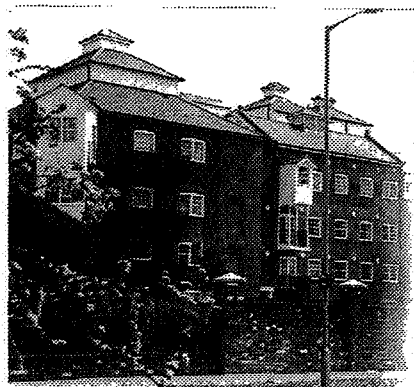
There were several other manors in the parish in the early medieval period, but they were apparently amalgamated in the 14th and 15th centuries to form the combined manor of Cooks Hall or Netherhall with Beaumonds. In the 14th century it was owned by the family of Adam Cook from whom it took its name. Cooks Hall (see Pic No. 2) is located south south-west of the church. The backwing was built late in the 16th century or early in the 17th century. The main block was built in the 18th century.

The oldest building in West Bergholt is St Mary's Church (see Pic No. 5). The earliest written reference to the church records a dean of Bergholt, Robert, c. 1168-1184, but the building is Saxon in origin for excavation has shown that the existing 11th century masonry church overlies a timber predecessor. The Saxo-Norman church was of single celled apsidal plan and contained a door with an arch turned in Roman tiles. The existing building was heavily re-modelled in the late 13th and 14th centuries, with the addition of the squared chancel and south aisle.

The church of St Mary was declared redundant in 1976 following a gradual transfer to a new church (St Mary the Virgin) built in the village and consecrated in 1904. Since about 1960 St Mary's has been used only for special services and had fallen into disrepair. In 1977 the Redundant Churches Fund decided to restore the building and again hold occasional services. There were originally two bells in the 15th century bell turret, but one has now been removed to the new church.

Some of the farms in the parish can be linked to the names of their holders in the medieval period. Horsepits Farm is probably associated with the family of Stephen Horsepet of Great Horkesley. Bourne Farm may be associated with Maud atte Bourne recorded in 1327, and Pond Farm with Henry atte Pond recorded in 1341.

In the middle ages a large area in the centre of the parish was a heath. Much settlement was scattered around the roads and greens facing the heath which was mainly used for common grazing. From the 16th century onwards parts of the heath began to be inclosed in a piecemeal fashion and used for other activities such as farming, brickmaking, and residential development.



Pic Nos. 3 & 4 - The Redeveloped Brewery Site

A brewery had become established in the early 19th century and expanded under the ownership of the Daniell family. The brewery built and owned many houses for its workers and the settlement began to coalesce into a larger nucleated village. When the nearby heath was finally enclosed in 1865 parts of it quickly became built up in order to house workers from the expanding brewery and other workers from Colchester (see Pic Nos. 3 & 4).

Brewing operations ended in 1959 but the site was used for new offices and a bottling plant and did not finally close until 1982. Many of the old Brewery buildings have since been converted to flats, houses and offices.

Sources:

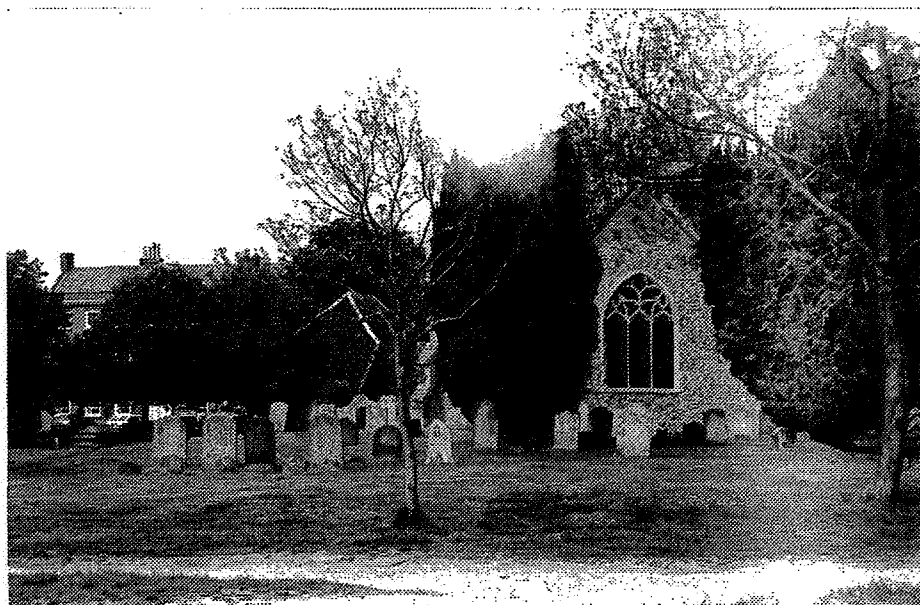
- \* The Victorian History of the County of Essex (main source)
- \* Place names of Essex (vol 12)
- \* Royal Commission of Historical Monuments (vol 3) North East Essex
- \* Col. Gazette 2/8/66
- \* Col. Express 22/6/72
- \* Excavations at St Mary's Church (West Bergholt)  
1978 by Robin Turner

VILLAGE FORM, CHARACTER AND FUNCTION (See Fig No 3)

Form

West Bergholt rises out of the Colne Valley which lies to the south of the village. The village is somewhat compact in appearance and is not as straggly as many of the surrounding settlements. There are many attractive hedge and tree-lined lanes located within, and on the edge of the village. The settlement also contains several good examples of buildings of local architectural importance. In recent years residential expansion from the core of the village has occurred to the south, and to a lesser extent, the west.

Hall Road (also known locally as Old Church Road) contains both West Bergholt Hall and St Mary's Church. Today, it is slightly isolated physically from the nucleus of the village. However, in times gone by, the area would have constituted the heart of the local community.



Pic No. 5 - Church of St Mary

# WEST BERGHOLT

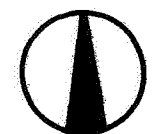
FIG. NO. 3  
MAIN CHARACTERISTICS  
AND JUSTIFICATION MAP

- Compact settlement
- Varied character
- Bordered by the Colne Valley Countryside Conservation Area to the south and west
- 37 Listed Buildings
- 19 Tree Preservation Orders
- 6 Sites of Importance for Nature Conservation (S.I.N.C.) See appendix 3

## JUSTIFICATIONS FOR THE VILLAGE ENVELOPE BOUNDARIES

- Edge of agricultural land
- Road
- ▭ End of continuous ribbon development
- ▬▬▬▬ To prevent backland development
- Trees
- ▲▲▲▲ Edge of open field

SETTLEMENT ANALYSIS	WEST BERGHOLT
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### West Bergholt (North)

The triangular area of land that encompasses Chapel, Lexden and Colchester Roads contains several important parcels of open space. There have been many modern housing developments within the area in recent years, including executive style housing.

### West Bergholt (South)

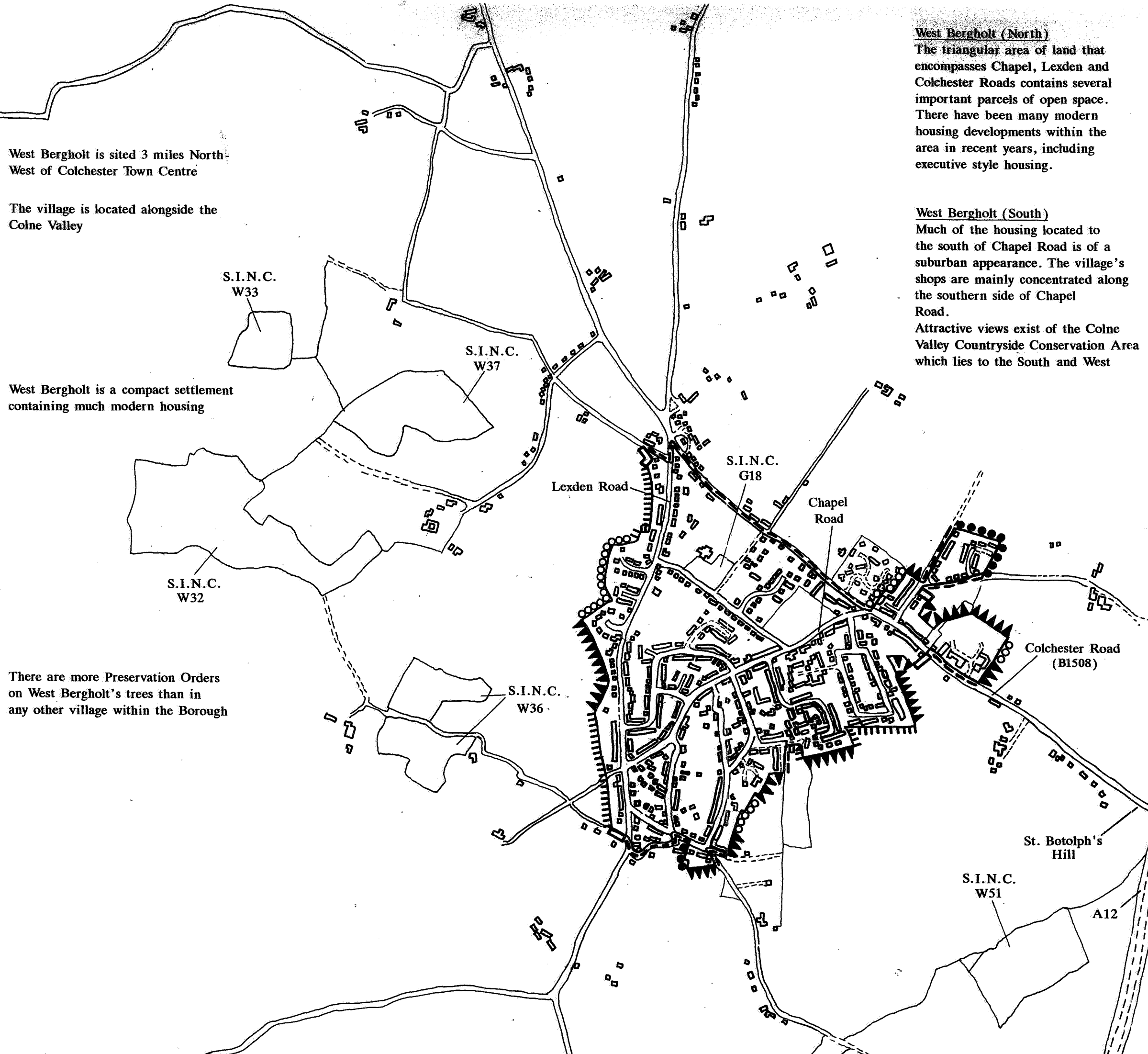
Much of the housing located to the south of Chapel Road is of a suburban appearance. The village's shops are mainly concentrated along the southern side of Chapel Road. Attractive views exist of the Colne Valley Countryside Conservation Area which lies to the South and West

West Bergholt is sited 3 miles North-West of Colchester Town Centre

The village is located alongside the Colne Valley

West Bergholt is a compact settlement containing much modern housing

There are more Preservation Orders on West Bergholt's trees than in any other village within the Borough



### Character (sub-areas of the village)

For illustration purposes only, the village has been split into two separate areas (north and south).

(a) West Bergholt - North (see Fig No 4)

The northern part of the village of West Bergholt is largely based around a triangular shape of land consisting of three roads: Chapel Road, Lexden Road and Colchester Road (B1508).

The original housing in this locality has been very heavily supplemented over the years by modern housing developments. These have been predominantly suburban in appearance.

Examples of residential expansion in northern West Bergholt include: Mumford Road (built in the 1960s), Firmins Court/Sackville Way (constructed in the mid-1970s) and Garthwood Close (built in the early 1990s). The latter development represents but one example of executive type housing built in the village over recent years.

Sizeable areas of open space exist within the locality, these mainly consist of the playing fields adjoining the Orpen Memorial Hall and primary school, and the allotments in Chapel Road.

(b) West Bergholt - South (see Fig No 5)

The part of the village located southwards of Chapel Road contains mostly modern housing developments. Examples of these include: Albany Road (early 1960s), Valley Crescent (mid 1960s), Granville Close/Pirie Road/Erle Havard Road (mid 1970s), and more recently an eastern extension to Valley Crescent (1994).

Although much of the housing is suburban in appearance, many of the dwellings possess extensive and attractive gardens, together with very good tree cover. Indeed, West Bergholt's trees are protected by more Preservation Orders (see Appendix 2) than any of the Borough's other villages.

The majority of the village's shopping facilities are located on, or very close to, the southern side of Chapel Road.

When approaching West Bergholt from the direction of Lexden/Stanway, the village becomes visible on the skyline. There are impressive views available of the Colne Valley as you travel northwards and up Newbridge Hill. Similarly, on journeys from Braiswick, the former Truman's Brewery buildings represent a highly visible village feature on the skyline ahead. The village is separated from Braiswick by the Blackbrook Vale which contains a tributary of the River Colne. The Vale is highly important to the setting of the village from the east/south-east. By contrast, plateau land exists to the north and north-west of the settlement.

Views both westwards and southwards from Cooks Hall Road and Newbridge Hill of the Colne Valley Countryside Conservation Area are extremely important to the setting of West Bergholt and will be protected. As will the crucial countryside gap in between Colchester Road, West Bergholt and Braiswick, Colchester, which prevents the village from coalescing with northern Colchester.

### **Function**

West Bergholt's position close by to the main railway station for Colchester, inevitably has meant that it has become a desirable residence for commuters to London. The village is also handily placed for those people who work in Colchester itself, or in Ipswich.

Agriculture continues to be of importance locally.

### **VILLAGE FACILITIES**

The 1990 Village Facilities survey highlighted the availability of the following facilities and services within West Bergholt.

#### **Public Utilities**

The village is partly served by main drainage, it possesses some street lighting (although more is required in certain areas), and is partly connected to a gas supply.

There is also a police house/police station situated in Chapel Road.

The Parish Council identified a need for bottlebanks to be positioned within the village. These have since been sited near to the Orpen Memorial Hall.

#### **Shops**

West Bergholt possesses several general stores which serve the every day needs of the village. These offer a range of retail services which include: video rental, post office, grocer, greengrocer, butcher, confectioner/tobacconist, newsagent, off-licence and chemist services. There is also a hairdressers, an estate agents and a motor repair garage.

#### **Services**

West Bergholt possesses a doctor's surgery which operates six days per week. There is also a general building contractor present in the village.

There are bus services running seven days a week to Colchester and six days a week to Sudbury. There are four buses every hour to Colchester on Weekdays, on Sundays they run at two hourly intervals. There is also a taxi operator based within the village.

The Parish Council have identified a need for a chiropodist within the village. It also believes that there is a requirement for more litterbins and bus shelters.

#### **Educational Facilities**

Educational facilities in West Bergholt consist of Heathlands Church of England primary school, two nursery groups (operating on a four or more days a week basis) and five registered childminders. A mobile library visits West Bergholt once a week.





#### **Social and Recreational Facilities**

As for recreation/social facilities, the village has the following; two churches, and church halls, a village hall, a football pitch, a cricket pitch, common land, a children's conventional playground, a village green, and allotment areas (with approximately 60 plots).

















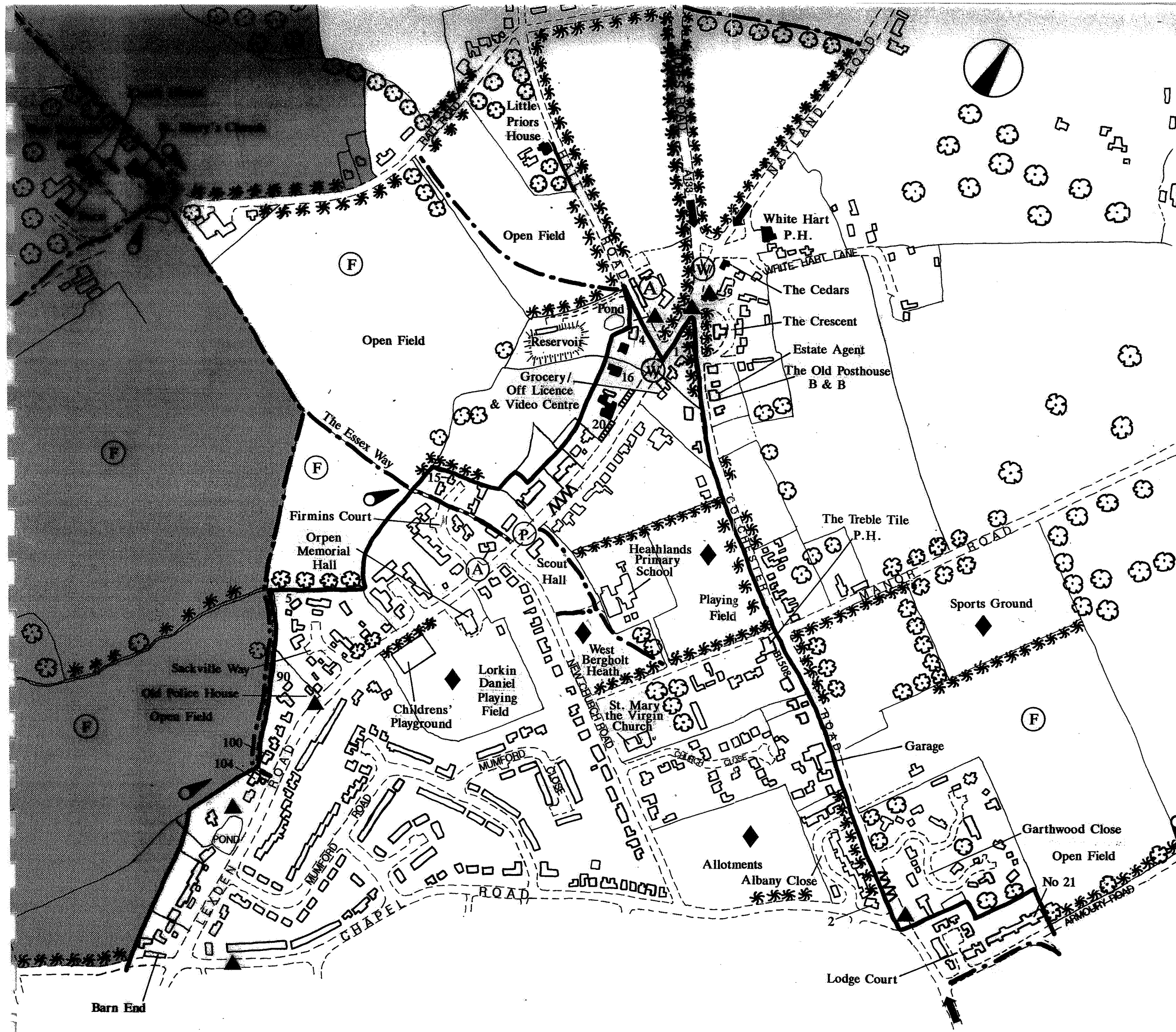
# WEST BERGHOLT (NORTH)

FIG. NO. 4  
DESIGNATIONS

-  Listed Building
-  Definitive Footpath
-  Village Envelope
-  Countryside Conservation Area





## CHARACTER ANALYSIS

-  Important area of trees and woodland
-  Visual Entry point
-  Views
-  Hedgerows that form a strong visual edge
-  Important area of local space
-  Building of local architectural interest
-  Wirescape
-  Parking Clutter
-  Farmland
-  Landmark
-  Possibility for environmental improvements (see table 4)
-  Heavy traffic
-  Walls or buildings that form a strong visual edge
-  Site suitable for tree/hedge planting















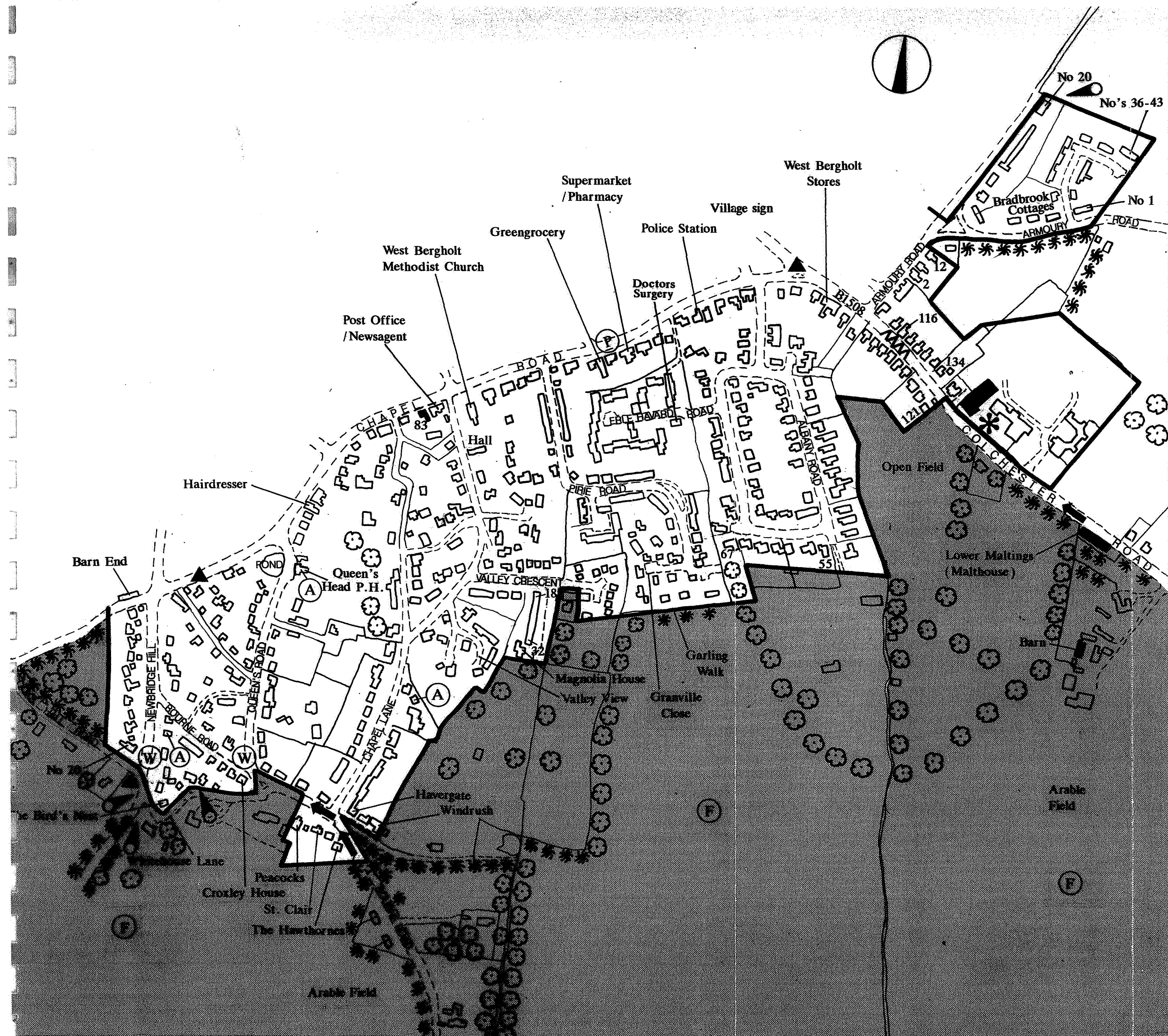
# WEST BERGHOLT (SOUTH)

FIG. NO. 5  
DESIGNATIONS

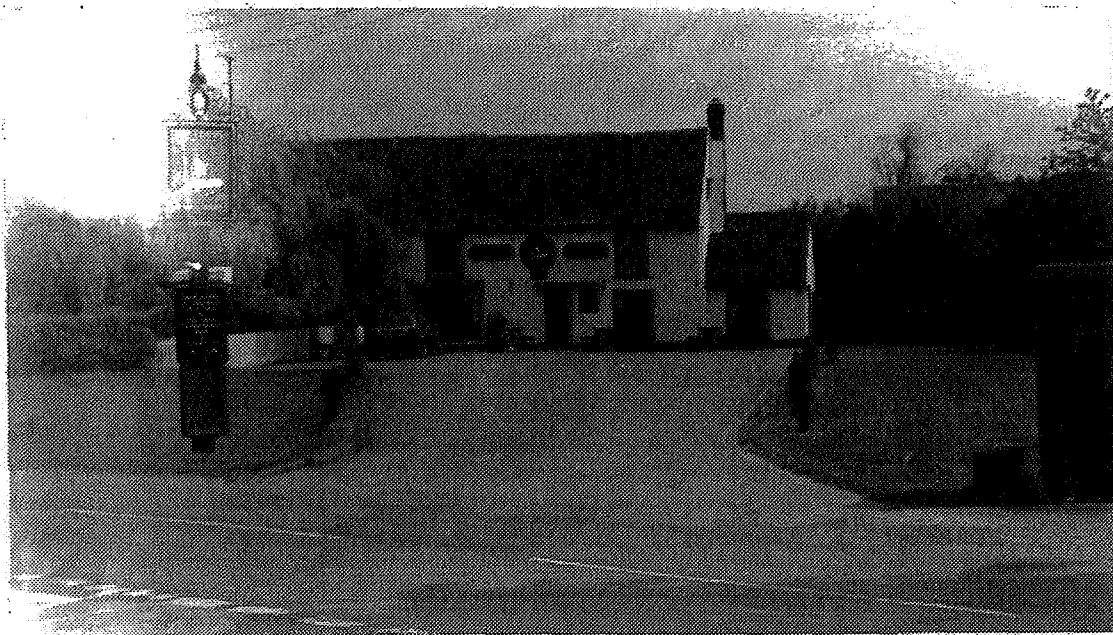
-  Listed Building
-  Definitive Footpath
-  Village Envelope
-  Countryside Conservation Area

## CHARACTER ANALYSIS

-  Important area of trees and woodland
-  Visual Entry point
-  Views
-  Hedgerows that form a strong visual edge
-  Important area of local space
-  Building of local architectural interest
-  Wirescape
-  Parking Clutter
-  Farmland
-  Landmark
-  Possibility for environmental improvements (see table 4)
-  Heavy traffic



There are three Public Houses sited in West Bergholt. The Queens Head, The Treble Tile and The White Hart.



Pic No. 6 - The White Hart Public House

### Social Clubs and Groups

There is a football club, cricket club, indoor bowls club, darts team, senior citizens club, keep fit class, arts class, two womens groups, brownies, girl guides, cubs, scouts, an amateur dramatic group and a history group.

Low cost housing is considered by the Parish Council to be needed within the village.

### PLANNING POLICY

West Bergholt lies within the rural area of the Review of the Adopted Colchester Borough Local Plan, in which it is classified as being a Class C (Principal Village) settlement.

**Important physical attributes within the village such as buildings, walls, trees, hedges and verges will all be considered as material planning considerations in determining specific applications for development, as, of course, will designated features such as Listed Buildings, Tree Preservation Orders (see Fig Nos 6 & 7), Sites of Importance for Nature Conservation (see schedules in Appendices 1, 2 and 3) and definitive footpaths (see Fig Nos. 4 & 5).**

### Countryside Conservation Areas

West Bergholt is partly located within the Colne Valley Countryside Conservation Area. The majority of the Borough's important scenic, ecological and historic resources are located within Countryside Conservation Areas. These are, therefore, given special protection from any adverse development proposed, that would be located either within or just outside their boundaries. The Borough Council is keen to promote public enjoyment of Countryside Conservation Areas as long as their rural resources can be protected.

### Sites of Importance for Nature Conservation (SINC's)

The Borough Council is committed to the protection of SINC's of which there are seven in West Bergholt Parish. These being: part of the River Colne, West Bergholt Heath, Hillhouse Wood, Aldercar, Spring/Grove Wood, Stitching Wood and Spring Wood.

### The Village Envelope

It is intended that new development be contained in the Village Envelope (C8) shown in the Adopted Review Colchester Borough Local Plan. The Council will however, resist proposals even if located inside the village envelope, if development would result in the development of an open space important to the character of an area.

The Borough Council did not propose to extend the village envelope as part of the Borough Local Plan Review, apart from the incorporation of the former Truman's Brewery site.. A number of sites were put forward by landowners as being suitable for inclusion within an enlarged village envelope. However, the Inspector who presided over the subsequent Local Plan Inquiry recommended that the sites be excluded. The Borough Council agreed with him. Consequently, no new residential allocations have been made in respect of West Bergholt.

### Justification for the Village Envelope Boundaries

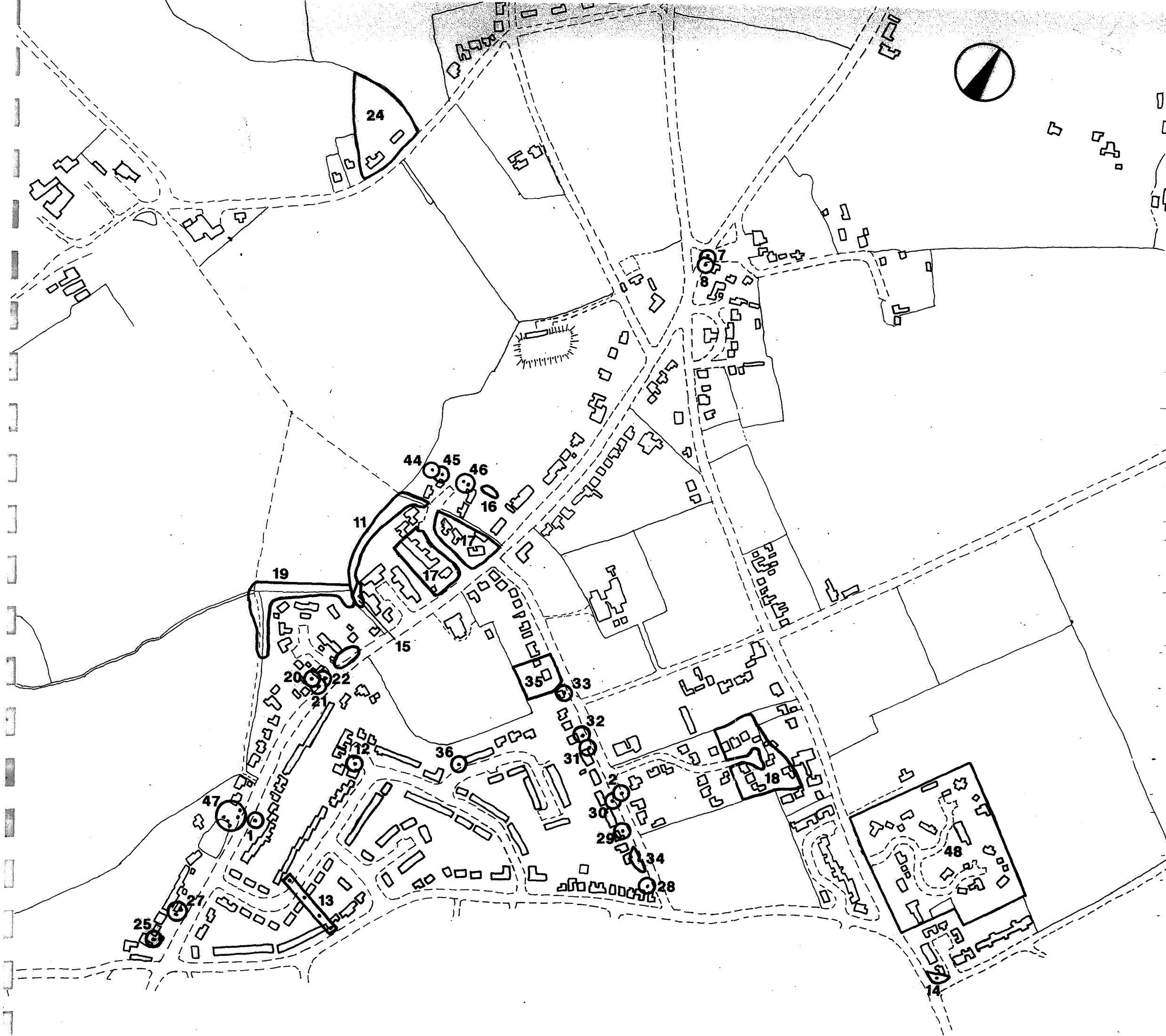
When entering West Bergholt from the south, the village envelope commences from the new bungalow at the junction of Newbridge Hill and Cooks Hall Road (No 20 Newbridge Hill). It represents the southern end of continuous ribbon development. The envelope then proceeds northwards along the rear boundaries of properties on Newbridge Hill, and up to No 104 Lexden Road. It has been drawn in such a way as to deter backland development taking place. The village envelope then moves north-westwards, parallel to the footpath which divides the rear gardens of properties stretching between Nos 90-100 Lexden Road from an open field. Up to No 5 Sackville Close, the village envelope follows along the borderline of the Colne Valley Countryside Conservation Area. It then follows the rear garden boundaries of properties located between Nos 5 Sackville Way and 15 Firmins Court. These gardens are separated from an adjoining field by a group of trees. Subsequently, the envelope turns inwards and then runs off northwards up to No 4 Lexden Road. It cuts through many of the rear gardens along this stretch of Lexden Road in order to prevent backland development. The latter mentioned property represents the end of continuous ribbon development.

From the side of No 4 Lexden Road the village envelope extends back along Hall Road and up past the frontage of No 1 Lexden Road (which is sited at the northern most tip of the village envelope). From there, the envelope then turns back and proceeds along the rear confines of No 1 Lexden Road and down the southern side of Colchester Road (B1508), running parallel to the edge of the roadway. It crosses over onto the northern side of Colchester Road and travels along the rear boundary lines of properties sited in Lodge Court and Armoury Road. A belt of preserved trees (see appendix 2) marks the edge of the envelope in this area, and separates it from the new residential development at West Bergholt Lodge (Garthwood Close) to the west. At No 21 Armoury Road the village envelope passes along the side garden of that property, bordering onto an open field. It then proceeds up the edge of the roadway until it reaches No 20 Bradbrook Cottages, Armoury Lane. From there, the envelope skirts eastwards and past Nos 27-43 Bradbrook Cottages travelling along the boundary of their rear gardens with agricultural land. It then turns south-westwards and goes past the side garden of No 1 Bradbrook Cottages. In this part of West Bergholt the village envelope follows the edge of an agricultural field which

# WEST BERGHOLT (NORTH)

FIG. NO. 6  
TREE PRESERVATION ORDERS  
MAP  
(See Appendix 2)

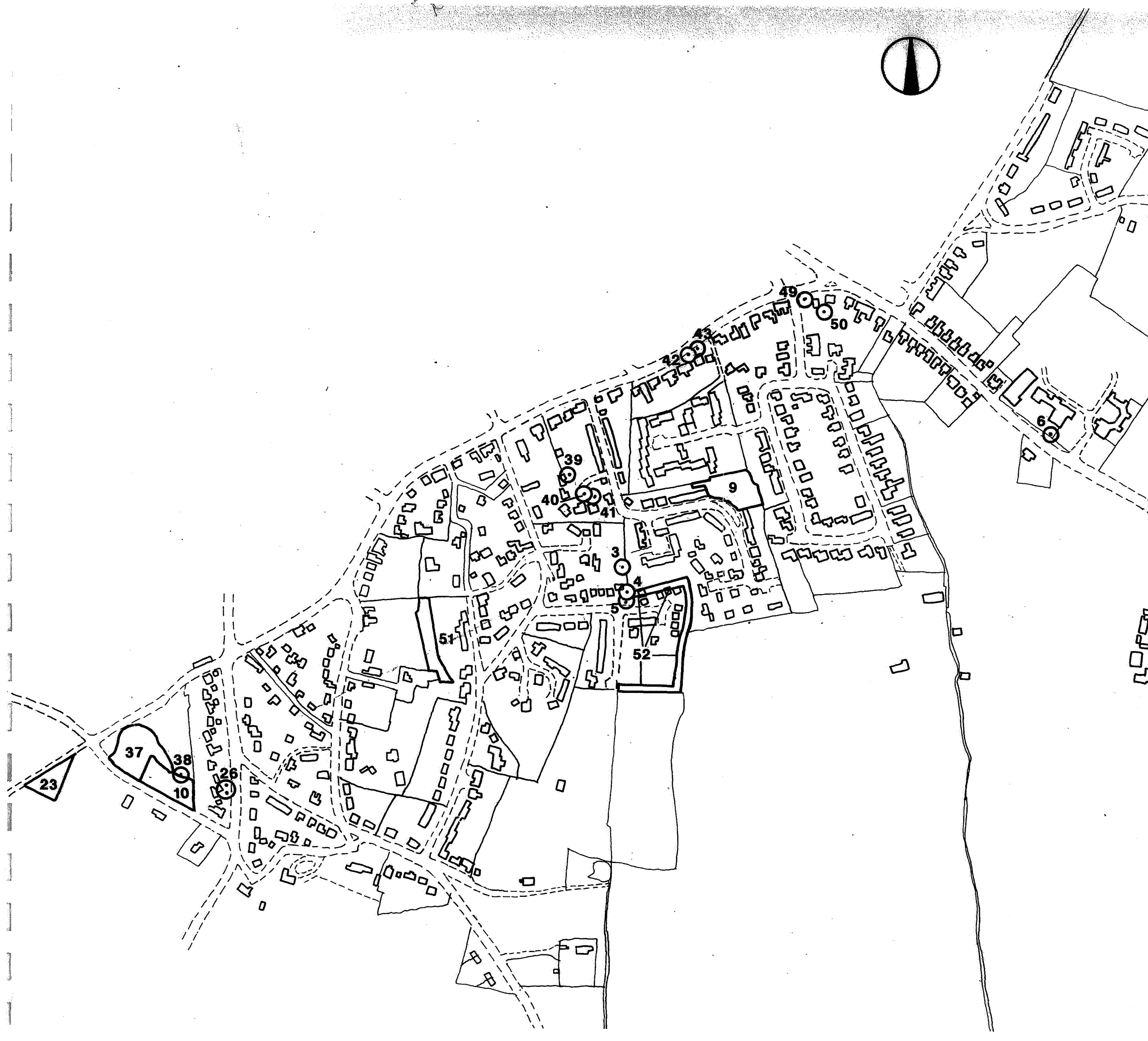
NO. ON MAP	TPO NO. & LOCATION
1,2,7-8 & 11-16	TPO 14/63 Central West Bergholt
17	TPO 28/72 Firmins Court, Lexden Road
18	TPO 49/72 Shrublands, Church Close
19-22	TPO 8/74 Sackville Close
24	TPO 10/75 Church Cottage, Hall Road
25 & 27	TPO 3/76 Lexden Road/ Newbridge Hill
28-36	TPO 6/76 New Church Road
39-41	TPO 15/79 Oak Close, Pirie Road
44-46	TPO 11/81 Land adj. to Firmins Court
47	TPO 1/83 Sackville Cottage, Lexden Road
48	TPO 14/88 Former West Bergholt Lodge



# WEST BERGHOLT (SOUTH)

FIG. NO. 7  
TREE PRESERVATION ORDERS  
MAP  
(See Appendix 2)

NO. ON MAP	TPO NO. & LOCATION
3,4,5,6, 9 & 10	TPO 14/63 Central West Bergholt
23	TPO 5/75 Horspits Farm
26	TPO 3/76 Lexden Road/ Newbridge Hill
37 & 38	TPO 11/79 Cooks Hall Road
42 & 43	TPO 9/81 Chapel Road
49 & 50	TPO 20/88 Ormonde House, Chapel Road
51	TPO 6/89 rear of Spring Lane
52	TPO 4/90 Land off Valley Crescent



adjoins some of the gardens of Bradbrook Cottages. It next moves westwards, moving along the roadway, then bearing off past the side garden of No 12 Armoury Road. The aforementioned property constitutes the end of a ribbon of continuous frontage development along this part of Armoury Road. The nearby 1960s bungalow located off the bend in the road sited outside of the envelope. From the rear of No 12 Armoury Road the village envelope extends along the limits of the rear gardens until No 2 Armoury Road. It subsequently continues behind the backs of the gardens of Nos 116-132 Colchester Road, abutting an open grass field as it goes. The envelope skirts around the perimeters of the old Brewery site, running along the edge of open fields and scrub, before returning past the frontage of the brewery and along Colchester Road. The site of the former Truman's Brewery was included in the Review of the Adopted Colchester Borough Local Plan (1990) as a proposed extension to the village envelope. It was the only residential allocation made at that time in respect of West Bergholt.

Opposite the former brewery, the village envelope crosses over onto the southern side of Colchester Road (B1508) and passes along the side boundary of No 121, which forms the end of continuous ribbon development. The envelope next travels along the edge of rear gardens situated in Colchester Road (B1508) and Albany Road, these all face onto open fields which form part of the Colne Valley Countryside Conservation Area. Subsequently, it cuts through the rear gardens of properties located between Nos 55-67 Albany Road in order to deter backland development. The route of the envelope tracks the pathway in front of dwellings located along Garling Walk, these abut an open field. It then follows the rear boundary line of the new eastern extension to Valley Crescent. However, the two dwellings that have just been constructed on the site of Brook Farmhouse (and result from a recent planning appeal decision) are located outside of the village envelope, which had been drawn in such a way as to deter the residential development of that particular area.

The envelope extends southwards down the edge of the roadway and past the frontages of Nos 18-32 Valley Crescent. It then tracks the edge of the southern boundary of Magnolia House and moves in a south-westerly direction along the rear boundaries of properties sited in Valley View and Chapel Lane, finishing at the side boundary of "Windrush" in Bourne Road. Its route mainly passes along the edge of an open field, but does in part border onto an area of trees.

From "Windrush", the village envelope retreats westwards along Bourne Road to "Havergate" and then south-eastwards to "The Hawthorne", following along the fork in the roadway. The envelope next passes behind the rear boundary of the latter property and continues westwards along the perimeter of the back gardens of dwellings up to "St Clair". It travels along the edge of an open field as it goes. At the neighbouring "Peacocks" the village envelope follows the edge of the agricultural field before turning west along the roadway frontage of Bourne Road and Whitehouse Lane. It subsequently crosses over Newbridge Hill to end up back at its starting point at No 20 Newbridge Hill. The entire route of the village envelope from No 121 Colchester Road, up to No 20 Newbridge Hill, runs along the edge of the Colne Valley Countryside Conservation Area.

**ENVIRONMENTAL IMPROVEMENTS** (see Table 4)

**Traffic**

Essex County Council's Traffic Accident statistics (based on incidents reported to the Police) show that between July 1992 - June 1995 there were twelve road traffic accidents resulting in injuries within West Bergholt. These occurred at:

(i) Colchester Road

- junction with Hall Road (slight injuries)
- junction with Nayland Road (serious injuries)
- 150 yards Colchester side of junction with Armoury Road (serious injuries)
- 75 yards Colchester side of junction with Armoury Road (slight injuries).

(ii) Newbridge Hill

- junction with Whitehouse Lane (slight injuries)
- junction with Whitehouse Lane (slight injuries)
- junction with Bourne Road (slight injuries)

(iii) Lexden Road

- 150 yards Lexden side of junction with B1508 (slight injuries)

(iv) Chapel Road

- 15 yards Lexden side of junction with Colchester Road (slight injuries)

(v) Heath Road

- 0.3 miles Fordham side of junction with Newbridge Hill (slight injuries)

(vi) Chitts Hill

- 80 yards Lexden side of junction with Newbridge Hill (serious injuries)

(vii) St Botolphs Hill

- 400 yards West Bergholt side of A12 bridge (serious injuries).

West Bergholt's through-traffic primarily passes along Newbridge Hill/Lexden Road or Colchester Road (B1508). These two routes represent the most suitable localities for further investigation should any traffic-calming measures (eg reduced speed limits, pedestrian crossings, more warning signs and physical constraints) be considered within the village, particularly in light of their recent accident records. Within the core of the village, Chapel Road is another potential candidate for traffic calming measures, it possesses many of the villages key local facilities.



### **Tree Planting**

As mentioned earlier, West Bergholt possesses a very large number of sites which contain trees that warrant Preservation Orders. Nevertheless, scope still exists for additional tree planting in and around the village. Field boundaries represent but one example of sites that may prove suitable.

### **Other Improvements**

In addition to the suggested environmental improvements listed in Table 4, West Bergholt Parish Council has identified (during the Village Appraisal process) further enhancements that it would like to be made to the village:

- (i) The provision of bus shelters (NB limited pavement widths and lack of advertising opportunity have hindered this).
- (ii) The resiting of the telephone box in Chapel Road (the present site is considered dangerous).
- (iii) Diversion of the water flow from the springs at Newbridge Hill.

The Parish Council also listed particular features that it wishes to see preserved, these include the:

- (i) Colne Valley Countryside Conservation Area
- (ii) Green island junction at Queens Road/Whitehouse Lane

**The features listed above will be protected from adverse development.**

### **FUTURE IMPROVEMENTS**

The following table highlights a number of suggested environmental improvements, together with agencies for implementation and possible sources of finance.

Suggested private sector improvements relating to privately owned properties will be for their owners to determine whether or not they should go ahead. They are likely to finance them unless suitable individuals or companies can be persuaded to sponsor them or contribute towards their cost.

**The Borough Council, in association with the Parish Council and other interested parties, will investigate whether or not these improvements can be implemented.**

**TABLE 4 - SUGGESTED ENVIRONMENTAL IMPROVEMENTS**

Proposals	Agencies	Possible Source of Finance
<p><u>Services</u></p> <p>(i) Reduction/removal of overhead cables - service underground.</p>	<p>Private Sector CBC</p>	<p>Eastern Electricity British Telecom CBC - Environmental Improvements Grant</p>
<p><u>Landscape</u></p> <p>(i) Planting of trees/ hedgerow to shield the builders yard at the junction of Nayland Road and Colchester Road.</p> <p>(ii) Planting of trees/ hedgerows around field boundaries.</p>	<p>Private Sector CBC - BTCV</p> <p>Private Sector CBC - BTCV Parish Council</p>	<p>Landowner CBC Stock</p> <p>Landowners CBC Stock MAFF Rural Action</p>
<p><u>Other Improvements</u></p> <p>(i) Clearance of Hall Road and Lexden Road ponds.</p> <p>(ii) Provision of litter bins.</p> <p>(iii) Fill in the ditch outside the old Police House in Lexden Road.</p> <p>(iv) Improvements to the footpath surface at the lower end of Chapel Road.</p> <p>(v) Completion of the footpath in New Church Road.</p> <p>(vi) Provision of a footpath at Newbridge Hill</p> <p>(vii) Improve the road junctions at Lexden Road/Colchester Road and Chapel Road/ Colchester Road.</p>	<p>BTCV</p> <p>CBC</p> <p>BTCV</p> <p>ECC CBC</p> <p>ECC CBC</p> <p>ECC CBC</p> <p>CBC ECC Highway Authority</p>	<p>Rural Action CBC Parish Council</p> <p>CBC Stock</p> <p>Landowner Rural Action CBC ECC</p> <p>ECC Funds CBC Funds</p> <p>ECC Funds CBC Funds</p> <p>ECC Funds CBC Funds</p> <p>Highway Authority Funds</p>

**KEY:**

CBC = Colchester Borough Council  
ECC = Essex County Council  
BTCV = British Trust for Conservation Volunteers  
MAFF = Ministry of Agriculture, Fisheries & Food

\* It is BTCV policy to actively involve village residents in environmental improvements.

## CONCLUSIONS

- West Bergholt is a compact settlement.
- Many modern housing developments have occurred as the settlement has expanded both to the south and to the west.
- There is much greenery within the village and also along its outskirts.
- Farming is important in terms of employment and its impact on the landscape.
- West Bergholt sits on a peak overlooking the Colne Countryside Conservation Area, of which it enjoys highly scenic views.
- The close proximity of northern Colchester's rail link to London has made the village popular with commuters.
- It is necessary to maintain the physical gap between West Bergholt and northern Colchester if the character of the village is to be safeguarded.

## APPENDIX 1

### SCHEDULE OF LISTED BUILDINGS FOR WEST BERGHOLT

The following descriptions relate to properties identified within the "List of Buildings of Special Architectural or Historic Interest", as published by the Department of the Environment. The list is now, however, the responsibility of the Department of National Heritage.

Address: The Armoury, Armoury Road

Grade: II

Description: C16 house with C18 additions. L-plan. Timber framed and plastered with red brick north front, of 2 storeys with roofs ridged, gabled, hipped and pegtiled. One red brick chimney at return and another at south-east end, a third inside the return. North front with a range of 3 sash windows, small paned on first storey and 2 on ground storey under segmental stucco heads with central front door between. Door has Regency over light and case and hood. The east frontage of circa 1750 with parapet and central front door with pedimented case, dentils and consoles, 6 fielded panels on leaves.

Address: Garden wall at The Armoury, Armoury Road

Grade: II

Description: C18 garden wall of red brick in Flemish-bond, with 8 Bee-boles under pointed arches.

Address: Coney Byes, Armoury Road

Grade: II

Description: Late C17 house, on a square plan. Comprising 2 parallel ranges with ridged gabled roofs and intervening valley. Red brick chimney stack central to main range. Timber framed and plastered, recently bricked in parts. Main elevation has 3 pairs of sashes, with glazing bars on first storey. Also 3 to latch on ground storey. Roofs pegtiled. Returns pilastered.

Address: Bourne Farmhouse, Bourne Road

Grade: II

Description: Circa 1600. Timber framed and plastered 2 storeys with ridged fly-hipped pegtiled roof, central square red brick chimney. Existing windows modern casements irregularly spaced. T-plan with single storeyed gabled and pegtiled extension to east.

Address: Alcrofts, Bures Road

Grade: II

Description: C17 house, of 2 storeys timber-framed and plastered with ridge and gable pegtiled roofs. Red brick chimney each end. A range of 3 modern casements on first storey. Modern porch central to ground-storey with semi-circular bow-window to left and right both with modern casements. Central to the rear a wing extends, of 2 storeys with pegtiled ridge and gable roof, this is of unit height, a single storeyed one bay extension furthers this and is also ridged, gabled and pegtiled.

Address: The Sprawls, Bures Road  
Grade: II  
Description: C17 house, timber framed and plastered, faced in red brick, Flemish bonded, on south front. Roof ridged and gabled, pegtiled with central red brick chimney on ridge. First storey has 2 sashes in exposed boxes, central gabled porch on ground storey with small pane sashes left and right. Lean-to addition at rear (north).

**NB The above description is now outdated.**

Address: Timber-framed barn at Kinkhams Farm, Bures Road  
Grade: II  
Description: Circa 1700 barn. Timber framed, black weatherboarded, on cruciform plan. Ridged gabled roof, clad in corrugated asbestos. A pair of small pane domestic sashes in east gable. North midstrey with flat roof and great doors, south midstrey of red brick and Flemish-bonded, ridged gabled roof and great doors. Weatherboarded gable, and seed-bin on left.

Address: Pond Farmhouse, Bures Road  
Grade: II  
Description: C17 house, on a T-plan. Possibly a moated site. Two storey range east to west, with painted brick end, timber framed and plaster sides, roof ridged and gabled with pegtiles. Red brick chimney on east gable, larger stack on ridge. South elevation with a range of 4 sashes with glazing bars on first storey; ground storey with 2 casements left 3-part sash central, and a casement on right. A single storey range with pegtiled ridge and gable roof extends south with a set of 3 heavy C17 casements with a transom. Right of this a C18 6 panel door in case with hood on trilobed brackets.

Address: Cart lodge to east of Pond Farmhouse, Bures Road  
Grade: II  
Description: Early C19 cart lodge with granary over. Red brick ground storey with framed and weatherboarded walls above. Shall pitched slate clad roof, ridged and gabled. Three bays, open to road, binders on knees, as are the end-bay side-girts. Former external stair to first floor.

**NB The building is believed to have burned down about 10 years ago.**

Address: Barn 60 yards north-west of Bourne Farmhouse, Bourne Road  
Grade: II  
Description: C16 timber framed with flat studs and rafters. One storey height on a red brick footing and black weatherboarded. Five bays long, with midstrey facing north. Bracing primary. Arch-bracing at middle bays, collar and purlin roof.

Address: No. 83 (Rocklands), Chapel Road  
Grade: II  
Description: Circa 1830-40 house. Red brick in Flemish-bond, 3 bays and 2 storeys. Roof hipped and slated with 2 red brick end chimneys. Central door on ground storey, 4 panels in wide case scroll consoles and leaded flat hood, 3 window range of Regency style, sashes with margin glazing under brick arches, with 2 matching windows on ground floor.

Address: The Brewery House (Truman's), Colchester Road  
Grade: II  
Description: C18 house. Of 3 storeys and 5 window range. Red brick in Flemish-bond, roof slated with ridge and hips, eaved. One red brick chimney at rear. Flat topped central porch to ground storey with round headed doorway and door with 2 Edwardian leaves; Regency styled side-lights, paned. Matching sash window ranges of 5 on both first and second storeys, all under stucco segmental arches - originally paned sashes, now clear-glazed.

Address: Main building at Former Truman's Brewery, Colchester Road  
Grade: II  
Description: C18. Range of 4 storeys in red brick laid in Flemish-bond. Roofs slated, ridged and gabled with various eaves and ridge heights. One roof having stone-coped gables second from left) and a louvered lantern and wind-vane of wrought iron. Windows under segmental brick arches, small paned sashes in exposed boxes, originally in orderly ranges - now mostly blocked. Wall anchors of cast iron exist at most floor levels.

Address: West range at Former Truman's Brewery, Colchester Road  
Grade: II  
Description: Mid C19. A range of 2 storeys. Twelve bays with slated ridged and gabled roof. Pilastered at each bay and having a range of 12 windows on north (some now blocked) all under yellow brick arches. Eaves corbelled, wall-anchors at first floor level.

Address: Lower Maltings (former Malthouse), Colchester Road  
Grade: II  
Description: Mid C19 building of uncertain purpose. Long range in red brick laid in Flemish-bond with ridged, gabled and slated roof. One gabled lucarne faces road (east) and a louvered lantern near south end. Four grilled windows on west and 14 pilasters of brick. Ends weatherboarded.

**NB The building has recently been redeveloped. Consequently, the description shown is outdated.**

Address: Barn to north-west of Hill House, Colchester Road  
Grade: II  
Description: C17, single storey, 5 bay timber framed with ridged and gabled roof pantiled; aligned north-west - south-east. Midstrey facing south-west gabled. Tie beams on knees, flat studs, primary bracing in walls.

Address: No.2, Colchester Road  
Grade: II  
Description: Early C19 house of 2 storeys and 3 bays with red brick in Flemish-bond with obtuse ridge and gable slated roof. Two red brick end chimneys, eaves and troughing. Three sashes on first storey, central one with arched head and narrow, central front-door on ground storey in wide case with brackets and hood. A pair of clear hornless sashes left and right of door.

Address: Cooks Hall, Cooks Hall Road  
Grade: II\*  
Description: Medieval House, with C16, C17 and C18 additions on much extended L-plan. North elevation of 3 bays and 2 storeys with exposed timber frame. Long range to rear, pegtiled roof gabled to east, and hipped at the return on west. The whole L-planned, of which the stem is of 2 builds with broken ridge-line. Exposed framing on east face, of heavy timber, ground storey-plastered. Chimney stack central to second build. Side-girts and primary bracing. Central front door on ground storey, of 6 fielded panels in eared case, dentilled and hooded. Windows modern (RCHM 2).

Address: The Old Rectory, Cooks Hall Road  
Grade: II  
Description: C18 and later, faced in gaults, 2 storeys and 3 bays with painted brick extension to north. Central front door on ground storey in wide case, Ionic columns, semi-circular fanlight and mutuled pediment. Straight arched windows left and right hornless sashes. Range of 3 to match on first storey, parapet, pegtiled roof hipped at ends. A wing extends to the rear, at west of painted brick, forming on L-plan. Red brick garden wall left and right with ball-capped piers at ends.

Address: Horsepits Farmhouse, Cooks Hall Road  
Grade: II\*  
Description: C16 or earlier timber framed with crosswings east and west, H-plan of 2 storeys throughout with one continuous jetty and a first floor hall. Exposed frame with external carved wind-bracing. Roofs ridged and gabled, pegtiled. Jettied tie-beams to wing gables. Red brick chimney south of cross-entry. Plaster infill. Red brick wall to ground storey of north wing. C18 door and case against north wing. Tripartite window (restored) to ground storey and a total of 6 different windows on first storey including the wing-gables. Venetian window to ground storey of right wing, mainly original. Wings extend, far to the rear, where frame is also exposed. (RCHM 3).

Address: Cooks Mill House, Fordham Heath  
Grade: II  
Description: C18 red brick in Flemish-bond, 2 storeys, 3 bays, on east front with central door on ground storey; having 6 fielded panels under semi-circular fanlight and open pediment. Wide doorcase with fielded returns. Three part sashes left and right matching sashes above, with narrow one central to first storey. Eaves with dentil cornice, hipped, pegtiled roof. Three ranges, similar, aligned east-west, red brick chimneys left and right. Gatepiers of stone, pineapple topped, and wrought iron gate.

Address: King's Farmhouse, Fordham Road  
Grade: II  
Description: C16 or earlier house, timber framed and plastered on an L-plan. The roofs ridged and gabled steeply pitched but now slateclad. The crosswing is of 3 bays, and hall range has an intruded floor on end wall clamps. Rendered brick chimney close to return, fenestration all modern and varied in types.



Address: Highfields Farmhouse, Fordham Road  
Grade: II  
Description: C17 or earlier house, externally restored. Timber framed, plastered, with ridge and gambrel roof, pegtiled. Long range with eaves, of 2 storeys. Four window range of modern wooden casements on first storey. Ground storey with door on right and 6 casements of various types and sizes. Red brick chimney near centre of length, another small one on left end and a third red brick chimney on extension on right end which is ridged, gabled and pegtiled, and has an oven external to its end wall.

Address: Church of St Mary, Hall Road  
Grade: I  
Description: Comprising: nave with west bell-turret, chancel, south aisle and south porch - the whole redundant but still consecrated. The nave is built of indurated conglomerate, locally 'mined' and its north wall dates from circa 1000 AD as excavation has revealed. This building has an apsidal east end, later converted into the present square ended chancel. The south aisle was added and the 3 bay arcade during the C14, the chancel was also extended east, in circa 1300, and has Y-tracery side windows, the south aisle windows being curvilinear. Numerous early romanesque carved stones were reused in the present walls. All roofs are ridged, gabled and pegtiled including that of the timber south porch which has a red brick plinth.

Excavation proved that the west end was originally of timber and items from this were reused in the existing belfry which is of 2 builds; both medieval. Inside: massive tiebeams to 7 canted roof of nave which plastered, as is that of chancel. Gallery at west end on 2 Ionic columns with 3 bay panelled front rail above entablature with triglyphs. South aisle has trefoiled piscina at south east return. Font with square stem and cylindrical bowl; chest, large and ironbound with 6 hinges to its 2 lids. (RCHM 1).

Address: The Hall (formerly listed as West Bergholt Hall), Hall Road  
Grade: II\*  
Description: C18. Three storey red brick range of 7 sashes with slate clad ridge and gable roof behind parapets having 2 end chimneys and 2 at rear of ridge. Main front (east) with pedimented central bay, 3 windows wide, projecting wide circular recess in the gable. Second storey has a central Diocletian window at second floor and 3 pairs of sashes in exposed boxes. Ground storey with central door under open pediment on 2 Ionic half round columns, semi-circular fanlight over door of 6 fielded panels. Three pairs of small pane sashes in exposed boxes left and right stone sills to all windows. Circular iron wall-anchors to floors.

Address: Coachouse to north-east of Hall, Hall Road  
Grade: II  
Description: C18, 3 bay, 2 storeys with hip-roof having outshuts in pitch-plane at both ends. White weatherboards on outshuts, central front door, one original window on right under gauged straight arch. Round headed central window with keystone and imposts projecting. White, arched recesses left and right with the same trim. Dentilled eaves cornice, pantiles, blue glazed with lead flashed ridge and hips.

Address: Barn to south of The Hall, Hall Road  
Grade: II  
Description: C18 timber framed and black weatherboarded with ridge and gables clad in corrugated iron. Red brick footing in Flemish bond, 5 bays, roof with side purlins, collars and ties on knees. Midstrey faces north.

Address: Little Prior's House, Hall Road  
Grade: II  
Description: C17 house, 2 bays and central chimney bay with front entry and rear winding-stair. Timber framed and originally wattled and daubed. Two storeys with ridged, gabled and pegtiled roof now having wooden modern paned casements. Later lean-to along rear. Inside an intact frame and several original creased doors.

Address: Garden wall at Little Prior's House, Hall Road  
Grade: II  
Description: Circa 1800. A ridge-capped red brick garden wall the length of the road frontage, laid mainly in stretcher bond.

Address: High Trees Farmhouse, Lexden Road  
Grade: II\*  
Description: C16 or earlier timber framed, 2 storey house on H-plan. Both crosswings jettied to east. Roofs ridged gabled and pegtiled. Walls plastered. Porch against right jetty, also gabled. One red brick chimney central with single arched recess in front, another chimney at east and with 2 off-sets and 2 diagonal shafts having broached bases. Windows on ground, 3 tripartite sashes, hornless, 2 to match in wing gables, one over central tripartite. Extension at rear, with lean-to on east side. (RCHM 4).

Address: Nos. 10 and 12 (Virginia Cottage), Lexden Road  
Grade: II  
Description: C17 T-plan house, timber framed and rendered. Two storeys with ridge and gable, roof pegtiled. Central red brick chimney (L-plan). C18 stucco doorcase left, pair of casements right of it and a set of 3 casements on the first storey - description to this point is of the wing facade. The stem range has ridge and gable roof pegtiled. Central porch with round headed doorway. Window left and right each with 2 mullions and one transom, the casements square headed. Two casements above these on first storey. Eaves and troughing. Single storeyed, pegtiled, ridged and gabled extension on right.

Address: No.16 (The Grays), Lexden Road  
Grade: II  
Description: Circa 1840-50 house, of red brick with gault quoins and window surrounds. Two storeys and 3 bays. Roof slate-clad, hip-ended. Two red brick chimney stacks, north and south ends. Central door of 6 fielded panels with rectangular fanlight over, 2 circular iron columns and flat dentilled entablature. Pair of small hornless sashes in exposed boxes to left and right 3 matching sashes on first storey.

Address: No.20 (Bures House), Lexden Road

Grade: II

Description: C17 timber framed and plastered house, later additions. Long range roughcast of 2 storeys with ridge and gable roof pegtiled. Central front door, semi-hexagonal bay with 5 paned casements above with flat roof. Door 6 fielded panels between 2 Ionic columns. Two sash windows left and right on first storey in exposed boxes. Modern square bays left and right of door on ground storey, dentil cornices. Casement on left, a pair of sliding sashes on right. Red brick chimney on left gable and another near centre of length. Iron railings in front.

Address: The White Hart Public House, Nayland Road

Grade: II

Description: C17. Timber framed and plastered. Two storeys, long range with ridged gabled roof pegtiled. Two red brick chimneys at ends. Plastering panelled with roll-moulded demarcations. Two doors on ground storey, modern, but under leaded hoods on roll and drop brackets. Semi-hexagonal bow window central with 2 hornless sashes with glazing bars left and right. Range of 3 irregularly spaced similar sashes on first storey. Single storeyed gabled extension at east end with one pair of horned 8-pane sashes.

Address: Scarletts, Nayland Road

Grade: II

Description: C18, or earlier, red brick house. Two storeys. Roof hipped and pegtiled with crested ridge-bonnets and red brick chimneys left and right and another central to rear pitch. A range of 5 hornless sashes on first storey in exposed boxes under a bold wooden eaves. Central door on ground storey in wide case, first floor band of 3 courses and in-plumb range of exposed box sashes (4) beneath gauged straight arches.

Address: Rookery Farm (Blackheath Bulb Co), Nayland Road

Grade: II

Description: C17 house, on T-plan. Timber framed and plastered stem range and red brick wing in Flemish bond. Roofs ridged and gabled, pegtiled with 2 red brick chimneys. Sham timbers on east facade, sash windows with glazing bars hornless, 3 on first storey east, lean-to on east, also has 2 hornless sashes with modern porch in front of a probable brick stairs tower.

Address: Newbridge Mill House, Newbridge Hill

Grade: II

Description: C16, T-plan, timber framed house, plastered at rear with later red brick front. Stem range with lean-to on front and a red brick chimney near return. Wing has lean-to toward stem range and a flanking red brick chimney. Wing at east has vergeboards and finial. Stem range has what may be a stairs-tower at rear (west). Fenestration various dates, styles, irregular placing.

## APPENDIX 2

### SCHEDULE OF TREE PRESERVATION ORDERS FOR WEST BERGHOLT

REF NO. ON MAP	PREMISES OR LAND	TPO	REMARKS
1 - 16	<u>Central West Bergholt</u>	<u>14/63</u>	
	Front garden 79 Lexden Road, West Bergholt	T1	Cedar
	Opposite 40 New Church Road, West Bergholt	T2	Oak
	Rear boundary St Chads, Chapel Lane, West Bergholt	T3	Oak
	Land off Valley Crescent, Tarmac Development	T4 T5	Oak Oak
	West Bergholt Brewery Site, Colchester Road	T6	Cedar
	Front of The Cedars, Colchester Road, West Bergholt	T7 T8	
	Pirie Road, West Bergholt Public Open Space area with 2 Oaks at rear of 35 & 37 Pirie Road	A1	16 Oaks
	Within triangle of land formed by Cooks Mill Lane & Newbridge Hill	A2	Whatever species. Now in individual rear gardens
	Properties off Firmins Court & Orpen Close	A3	Whatever species 1 Oak, 1 Holly, 2 Willow on public footpath off Firmins Court 4 Oaks, 2 Ash rear 5 & 7 Orpen Close
	70/72 Mumford Road, West Bergholt	G1	1 Oak
	96 Chapel Road, West Bergholt	G2	2 Oaks
	77 Mumford Road 104 Mumford Road 1 Lodge Court, Armoury Road, Bergholt, Public Open Space adjacent to above	G4	1 Oak 1 Oak 1 Lime
	Rear of 5 Orpen Close, West Bergholt 'Penneys', 44 Lexden Road, West Bergholt	G5 G6	2 Corsican Pine 2 Oak, 2 Field Maple, 1 Ash 2 Oak

REF NO. ON MAP	PREMISES OR LAND	TPO	REMARKS
17	<u>Firmins Court, Lexden Road, West Bergholt</u>  Amongst new development Firmins Court, originally grounds of house "Firmins"	<u>28/72</u>  A1	1 Oak - rear garden No.6 6 Field Maple, 1 Hornbeam, 2 Western Red Cedar, side and rear garden No.1 Firmins Court
18	<u>Shrublands, West Bergholt</u>  Amongst new development 'Shrublands', Former grounds of large house	<u>49/72</u>  A1	The Cypress, Oak and Silver Birch within area A1 on map as follows:-  19 Church Close, 1 Oak 17 Church Close, 1 Oak, 3 Cypress 11 Church Close, 1 Oak 13 Church Close, 7 Cypress 10 Church Close, 4 Cypress 9 Church Close, 1 Oak 14 Church Close, 1 Cypress, 1 Silver Birch 8 Church Close, 1 Oak, 1 Silver Birch 15 Church Close, 1 Cypress
19 - 22	<u>Sackville Way, West Bergholt</u>  New development off Lexden Road, Sackville Way, West Bergholt  Driveway to 7 & 8 Sackville Way  Rear of 1 Sackville Way  Now on highway verge adjacent to 1 Sackville Way  2 Oaks in 10 Sackville Way, 1 Oak in 68 Lexden Road Remainder on highway verge	<u>8/74</u>  A1  T1  T3  T4 T5  G1	Whatever species marked A1 on the map A1 also included in G5 of TPO 14/63 4 Oaks - 4 Sackville Way 3 Oaks - 3 Sackville Way  Oak  Walnut  Horse Chestnut Oak  8 Oak, 1 Holly, 1 Field Maple
23	<u>Cooks Hall, West Bergholt</u>  Cooks Hall Farm, Cooks Hall Road, West Bergholt	<u>5/75</u>  G1 G2	2 Pine, 2 Sycamore 3 Sycamore

REF NO. ON MAP	PREMISES OR LAND	TPO	REMARKS
24	<u>Hall Road, West Bergholt</u>	<u>10/75</u>	
	Land at the rear of The Oaks and Church Cottage, Hall Road, West Bergholt	T1	Oak
	" " "	T2	Oak
	" " "	T3	Oak
	" " "	T4	Oak
	The Oaks, Hall Road, West Bergholt	T5	Oak
	Church Cottage, Hall Road, West Bergholt	G1	Group consisting of 30 Oaks
" " "	G2	Group consisting of 6 Oaks	
25 26 27	<u>Lexden Road/Newbridge Hill, West Bergholt</u>	<u>3/76</u>	
	Front of 124 Lexden Road	T1	Oak
	Front of 18 Newbridge Hill	T2 T3	Oak Oak
	Front of 118 Lexden Road	T4 T5	Horse Chestnut Horse Chestnut
28 29 30 31 32 33 34 35 36	<u>New Church Road, West Bergholt</u>	<u>6/76</u>	
	The Gables, 44 Chapel Road, West Bergholt	T1	Lime
	46 New Church Road	T2	Lime
	46 New Church Road	T3	Lime
	32 New Church Road	T4	Lime
	30 New Church Road	T5	Oak
	24 New Church Road	T6	Lime
	Public Open Space adjacent to 19 Mumford Close	T8	Oak
	50 New Church Road	G1	3 Limes
	Garden of 20 New Church Road and Chesten House, New Church Road	G2	2 Horse Chestnut, 2 Oaks, 1 Lime, 1 Walnut
37 38	<u>Cooks Hall Road, West Bergholt</u>	<u>11/79</u>	
	Triangle of land between Cooks Hall Road and Newbridge Hill	T1	Sycamore
	Rear gardens from No.20 to No.2 all now extended to include A1 of TPO 11/79 and A2 of TPO 14/63	A1	Whatever species

REF NO. ON MAP	PREMISES OR LAND	TPO	REMARKS
	<u>Oak Close, Pirie Road, West Bergholt</u>	<u>15/79</u>	
39	Front garden 5 Oak Close	T1	Oak
40	Front garden 1 Oak Close	T2	Oak
41	" " "	T3	Oak
	<u>Chapel Road, West Bergholt</u>	<u>9/81</u>	
42	31 Chapel Road	T1	Oak
43	33 Chapel Road	T2	Oak
	<u>Firmins Court, West Bergholt</u>	<u>11/81</u>	
44	Land adjacent Firmins Court	T1	Oak
45	" " "	T2	Oak
46	" " "	G1	3 Oak
	<u>Lexden Road, West Bergholt</u>	<u>1/83</u>	
47	Sackvill Cottage, Lexden Road, West Bergholt	T1	Horse Chestnut
	" " "	T2	Oak
	" " "	T3	Oak
	" " "	T4	Holly
	" " "	T5	Holly
48	<u>Garthwood Close, (West Bergholt Lodge), West Bergholt</u>	<u>14/88</u>	
	4 Garthwood Close	T1	Oak
	5 Garthwood Close	T2	Dawn Redwood
	4 Garthwood Close	T3	Pinus Nigra
	5 Garthwood Close	T5	Oak
	7 Garthwood Close	T6	Holly
	7 Garthwood Close	T7	Holly
	7 Garthwood Close	T8	Oak
	4 Garthwood Close	T13	Rowan
	4 Garthwood Close	T14	Rowan
	4 Garthwood Close	T15	Rowan
	5 Garthwood Close	T16	Pinus Nigra
	4 Garthwood Close	T17	Ash
	4 Garthwood Close	T18	Pinus Nigra
	5 Garthwood Close	T19	Norway Spruce
	5 Garthwood Close	T20	Horse Chestnut
	5 Garthwood Close	T21	Horse Chestnut
	8 Garthwood Close	T22	Ash
	8/9 Garthwood Close	T23	Lime Pollard
	8/9 Garthwood Close	T24	Lime Pollard
	9 Garthwood Close	T26	Lime
	9 Garthwood Close	T27	Cupressus

/ ... Continued ...

REF NO. ON MAP	PREMISES OR LAND	TPO	REMARKS
48 cont'd	<u>Garthwood Close, West Bergholt</u>  9 Garthwood Close 9 Garthwood Close 3 Garthwood Close 3 Garthwood Close 9 Garthwood Close 9 Garthwood Close 9 Garthwood Close 9 Garthwood Close The Lodge 3 Garthwood Close 6 Garthwood Close 3 Garthwood Close 2 Garthwood Close 3 Garthwood Close 6 Garthwood Close 9 Garthwood Close 9 Garthwood Close 6 Garthwood Close 6 Garthwood Close 9 Garthwood Close 9 Garthwood Close 9 Garthwood Close 9 Garthwood Close 2 Garthwood Close 2 Garthwood Close 6 Garthwood Close 6 Garthwood Close 6 Garthwood Close 6 Garthwood Close 6 Garthwood Close 2 Garthwood Close 2 Garthwood Close 10 Garthwood Close 10 Garthwood Close 1 Garthwood Close 10 Garthwood Close 1 Garthwood Close 1 Garthwood Close 11 Garthwood Close 11 Garthwood Close 11 Garthwood Close 11 Garthwood Close 1 Garthwood Close 1 Garthwood Close 1 Garthwood Close 11 Garthwood Close 10 Garthwood Close 1 Garthwood Close 1 Garthwood Close 1 Garthwood Close	<u>14/88</u>  T28 T29 T30 T31 T32 T34 T35 T36 T38 T40 T42 T43 T44 T45 T46 T47 T48 T49 T50 T51 T52 T53 T54 T55 T56 T57 T58 T59 T60 T62 T64 T65 T66 T67 T69 T71 T72 T73 T75 T76 T77 T78 T79 T81 T82 T84 T85 T87 T88 T89	Cuppressus Lime Acacia Silver Birch Cuppressus Beech Ash Holly Silver Birch Birch Rowan Lebanese Cedar Walnut Oak Acer Yew Oak Oak Oak Lime Lime Lime Lime Oak Wellingtonia Holly Beech Oak Beech Holly Atlantic Blue Pinus Nigra Cuppressus Rowan Beech Beech Cuppressus Thuja Cuppressus Birch Birch Birch Birch Oak Red Horse Chestnut Oak Monkey Puzzle Oak Monkey Puzzle Holly Beech  / ... continued ...



REF NO. ON MAP	PREMISES OR LAND	TPO	REMARKS
48 cont'd	<u>Garthwood Close, West Bergholt</u> 1 Garthwood Close 1 Garthwood Close 1 Garthwood Close 1 Garthwood Close 12 Garthwood Close 12 Garthwood Close 11 Garthwood Close 11 Garthwood Close 10 Garthwood Close 10 Garthwood Close 10 Garthwood Close 6 Garthwood Close 6 Garthwood Close	<u>14/88</u>  T90 T91 T92 T94 T95 T97 T99 T100 T103 T105 T106 T107 T108	Holly Holly Sycamore Oak Holly Holly Beech Sycamore Silver Birch Beech Holly Beech Holly
49	<u>Chapel Road, West Bergholt</u> Ormonde House, Chapel Road	<u>20/88</u>  T1	Oak
50	" " " " " " " "	T2	Walnut
51	<u>Spring Lane, West Bergholt</u> Land rear of Poplar Cottages, Spring Lane, West Bergholt	<u>6/89</u>  G1	Narrow Leafed Ash Ash Sweet Chestnut Rowan Silver Birch Coppiced Hazel Laburnam Spruce Walnut Sapling Holly Hawthorn Oak
52	<u>Valley Crescent, West Bergholt</u> Land north of Valley Crescent "	<u>4/90</u>  T1 T2 T3 T4 T5 T6 T7 T8 T9 T10 T11 T12 T13 T14 T15	Oak Oak Oak Oak Ash (Multistemmed) Oak Oak Oak Oak Oak Oak Oak Oak Oak Oak Oak

/ ... continued ...

REF NO. ON MAP	PREMISES OR LAND	TPO	REMARKS
52 cont'd	<u>Valley Crescent West Bergholt</u> Land north of Valley Crescent	<u>4/90</u> G1 G2 G3	Group of 6 multistemmed Willow Group of 6 Willow Group of Willow
Not shown on Map  Not shown on Map	<u>Hill House Wood &amp; Grove Wood, West Bergholt</u>  Hill House Wood, West Bergholt  Grove Wood, West Bergholt	<u>3/49</u>  W189  W190	Principally scrub with a few hardwoods and bracken covered open patches  Entirely Oak
Not shown on Map	<u>Colchester Road, West Bergholt</u>  Front of "Brooklands" 183 Colchester Road, West Bergholt	<u>2/91</u>  T1 T2	Beech Yew

## APPENDIX 3

### SITES OF IMPORTANCE FOR NATURE CONSERVATION (SINC's)

The information shown below has mainly been extracted from 'Nature Conservation Colchester - A Reference Guide' (1992). The Report was produced by the Essex Wildlife Trust in association with: English Nature, Colchester Borough Council, Essex County Council and a number of other individuals and organisations.

The 6 SINC's located within West Bergholt Parish are:

(i) **G18. West Bergholt Heath (0.6 ha)**

This small heath is a relict of a rare Essex habitat, with an acidic grassland flora which is of note for the presence of Heath Grass (*Danthonia decumbens*) and Harebell (*Campanula rotundifolia*).

(ii) **W32. Hillhouse Wood (15.4 ha) [Now managed by the Woodland Trust]**

This large ancient wood is composed of predominantly Hazel (*Corylus avellana*) coppice with Pedunculate Oak (*Quercus robur*) standards and some Ash (*Fraxinus excelsior*), Sweet Chestnut (*Castanea sativa*) and Alder (*Alnus glutinosa*). The grassy ground flora includes abundant Dog's Mercury (*Mercurialis perennis*) and Early Purple Orchid (*Orchis mascula*), with a small marshy area comprising Soft Rush (*Juncus effusus*), Fine-leaved Water-dropwort (*Oenanthe aquatica*), Reedmace (*Typha latifolia*) and Sedge (*Carex* Sp.) being of particular interest.

(iii) **W33. Aldercar, West Bergholt (2.4 ha)**

Alder (*Alnus glutinosa*) and Hazel (*Corylus avellana*) dominate this wood, with some Hornbeam (*Carpinus betulus*), Hawthorn (*Crataegus monogyna*) and Spindle (*Euonymus europaeus*). The ground flora is rich and includes Pendulous Sedge (*Carex pendula*), Dog's Mercury (*Mercurialis perennis*), Ramsons (*Allium ursinum*), Bracken (*Pteridium aquilinum*), Horsetail (*Equisetum* sp.) and Bluebell (*Hyacinthoides non-scripta*).

(iv) **W36. Spring/Grove Wood (5.8 ha)**

These two ancient woods comprise mainly Pedunculate Oak (*Quercus robur*) standards over Hazel (*Corylus avellana*), with some Ash (*Fraxinus excelsior*), Field Maple (*Acer campestre*) and interplanted Scots Pine (*Pinus sylvestris*). The Bracken (*Pteridium aquilinum*) /Bramble (*Rubus fruticosus*) dominated ground flora also includes Dog's Mercury (*Mercurialis perennis*) and Bluebell (*Hyacinthoides non-scripta*).

(v) **W37. Stitching Wood (6.7 ha)**

Stitching Wood has a mixed broadleaved canopy of Pedunculate Oak (*Quercus robur*), Ash (*Fraxinus excelsior*), Sweet Chestnut (*Castanea sativa*) and Silver Birch (*Betula pendula*), with a scrubby Hawthorn (*Crataegus monogyna*) margin. Open glades are dominated by Bracken (*Pteridium aquilinum*) whilst elsewhere Red Campion (*Silene dioica*) and Yorkshire Fog (*Holcus lanatus*) predominate.

(vi) W51. Spring Wood (6.2 ha)

This streamside wood comprises a mixed broadleaved canopy of Pedunculate Oak (*Quercus robur*), Silver Birch (*Betula pendula*), Sweet Chestnut (*Castanea sativa*) and Ash (*Fraxinus excelsior*) over Hazel (*Corylus avellana*) and Field Maple (*Acer campestre*). The ground flora is typified by Bramble (*Rubus fruticosus*), Bracken (*Pteridium aquilinum*), Bluebell (*Hyacinthoides non-scripta*) and Red Campion (*Silene dioica*).

NB 1 hectare = 2.4711 acres