

# Copford with Easthorpe Neighbourhood Plan 2019-2033





**Copford with Easthorpe Neighbourhood Plan 2019-2033**





## Contents

What is a Neighbourhood Plan?	4
Copford with Easthorpe - The Ongoing Story	5
Neighbourhood Plan Objectives	6-7
Neighbourhood Plan Policies	8-16
History & Landscape of Copford with Easthorpe	17-26
Boundary Maps	27-28
Historic England Listed Buildings in Copford with Easthorpe	29-31
Habitat Regulations Assessment	32-35
Strategic Environmental Assessment	36-37
Asset of Community Value	38





### What is a Neighbourhood Plan?

The Copford with Easthorpe Neighbourhood Plan provides a Vision for the future of the Villages up to 2033 but reviewed periodically. It contains a number of Policies which must be taken into account by those preparing and submitting planning applications for proposed development in the Parish and those determining planning applications including Colchester Borough Council and planning inspectors. It will also be used by the Parish Council in preparing consultation responses to planning applications as a consultee during the period of the plan. Alongside the Vision and Objectives, the Policies included in the Neighbourhood Plan have been developed over four years based on the views of those who live and work here, coupled with independent research.

The Plan will be subject to local referendum, to ensure local people have their say, as well as scrutiny by an examiner and Colchester Borough Council. The adopted Plan will have the same weight as planning policy documents prepared by Colchester Borough Council. It provides additional details that reflect local circumstances and conditions which cannot feasibly be dealt with by higher level planning authorities. It therefore will sit alongside Colchester Borough Council's Development Plan.

Neighbourhood Plans such as this are made possible by community powers contained within the 2011 Localism Act, which seeks to provide communities with greater powers to shape the place they live in.

### Vision for Copford with Easthorpe

The Neighbourhood Plan seeks to conserve and enhance the distinctive nature of our rural community, recognising the challenge of the climate emergency while taking a sustainable and optimistic view of future development by ensuring:

- The separate identities and distinctiveness of the villages within the parish boundary (the plan area) are respected
- The scale of growth and location of new buildings is proportionate to the size of the village and designed to retain the sense of space and community well-being in the villages
- Building is planned to meet a broad range of local housing needs
- Opportunities are provided to actively favour ecologically sustainable building, including self-build and small developments with a low or zero carbon footprint
- A successful economy which provides local employment, accommodating small businesses and retaining agriculture.
- Conservation, biodiversity and green open spaces are at the heart of the plan.
- Improved connectivity within the Parish promoting sustainable travel, with footpaths, cycle ways, safe roads, and rail access.
- Improved community amenities

## Copford with Easthorpe - The Ongoing Story

The Parish of Copford with Easthorpe comprises three distinct villages, Copford, Easthorpe, and Copford Green, the latter being a designated conservation area. Copford with Easthorpe is a vibrant, modern community, but retaining a largely agricultural landscape. Positioned with direct connections to road, rail and airport infrastructure, the Parish straddles ancient roads, has 45 listed buildings and an eclectic mix of housing. Its varied natural environment, typical of north Essex, reflects rich history, with ancient fields and lines of historic oak trees. Long-established working farms contribute strongly to the rural landscape. This juxtaposition of rural setting and transport connections make the villages appealing yet vulnerable, with an absolute need for careful, sensitive planning.

The character of modern day Copford with Easthorpe has been shaped since pre-Roman times, the remains of which have been found in places such as Hall Road. The Roman invasion of nearby Colchester in AD 43 changed the direction of our history, reminders of which are evident throughout the parish. The northern extremity of the parish is traversed by London Road, following the course of Roman Stane Street. Easthorpe also lies on an old Roman road. A Roman villa stood north of Copford Church and Hall. Much of Copford Church is built of Roman tile and brick, and there is similar evidence in Easthorpe Church. The parish has an intriguingly named "Roman River" though its name is of uncertain origin.

Over the centuries and as woodland was cleared, the parish developed its agricultural character, which has remained up to the present day. Until recently, development was limited to a few scattered farmhouses and cottages, a cluster of houses at Copford Green and piecemeal development along London Road during the late nineteenth and early twentieth centuries. During the 20th century, both sides of London Road and School Road have undergone ribbon development and more recently, there have been further developments of land off London Road and Church Road in Copford, and at Easthorpe.

Overall, such building has had little impact on the character of the parish, which remains what it has been for centuries – agricultural. By far the greatest part of the parish comprises large, open fields interspersed with woodland and magnificent solitary oak trees. Open countryside and rural walks abound, with wide horizons; extensive, unbroken views and big skies to delight the eye and refresh the spirit. Such is the heart and soul of the parish.

As nearby Colchester rapidly grows, it is vital to safeguard the special rural character of Copford with Easthorpe. Some new development is necessary and newcomers refresh the vitality of the villages. But such development must respect and enhance the heritage and ongoing story of the parish, for the continuing enrichment of current and future generations.





## Neighbourhood Plan Objectives and Policies

The Objectives set out below provide a clear view of the priorities, hopes and ambitions of the Neighbourhood Plan on behalf of the Community. Following on from these Objectives, the Policies set out what will be supported, what will be done and actions which will, in the interests of the Parish, be discouraged or opposed.

### Objective 1 *Parish Identity*

- Ensure that the villages maintain their separate and distinctive rural identity
- Protect and improve the most valued areas of biodiversity and landscape

*See policies CE1, CE2, CE3*

### Objective 2 *Design and Character*

- Ensure that all development maintains and enhances the character of the area, respecting local heritage alongside high quality new architecture

*See policies CE3, CE4, CE5 and C opford Design Guidance and Codes(pages 31-73).*

### Objective 3 *Housing*

- Favour and promote the use of brownfield sites over greenfield land
- Ensure a mix of well designed, high quality housing that meets local needs.
- Favour small developments, including self-build, with a commitment to low or zero carbon housing

*See policy CE4 and C opford Design Guidance and Codes (pages 44-73).*

### Objective 4 *Transport and getting around*

- Promote an enhanced, connected network, enabling sustainable travel by public transport, foot and cycle
- Protect and enhance accessibility, linkages and permeability by utilising existing historic tracks, foot paths, roads and green spaces
- Discourage the use of local roads by non-agricultural heavy goods vehicles
- Manage parking provision by considering and influencing provision in each development

*See policy CE5 and C opford Design Guidance and Codes (pages 76-84).*

## Objective 5 *Infrastructure and Community Use*

To ensure that infrastructure is sufficient for existing and future needs, the plan requires

- New facilities for all age groups as well as protecting and improving the existing ones
- The protection of reliable, long-term supply of water services and all utilities serving the community

*See policies CE4, CE5, CE6, CE7, CE9*

## Objective 6 *Economy*

- To encourage local employment, proportionate in scale to the villages
- To enable local job opportunities and provide services for local residents and visitors

*See policy CE8*

## Objective 7 *Environment and Climate Emergency*

Copford with Easthorpe Parish Council takes the climate emergency and environmental impact in the Parish very seriously. The Department for Environment, Food and Rural Affairs (DEFRA) is developing a National Framework for the protection and stewardship of the natural environment through positive Environmental Land Management (ELM), which the Neighbourhood Plan needs to recognise and facilitate.

### Our objectives are to:

- minimise the generation and emission of greenhouse gases by adopting alternatives to fossil fuels to heat new homes
- provide community owned renewable energy projects
- provide energy efficient lighting, particularly to reduce light pollution
- include measures to control and reduce air, light and noise pollution
- promote the collection, control, conservation and effective use of water, including surface water
- provide facilities to encourage additional recycling, including public and household waste
- promote sustainable transport, favouring cycling, walking and connection to public transport

*See policies CE3, CE5, CE7 and Copford Design Guidance and Codes (pages 87-88).*





## Policy CE1 Settlement Boundaries and Development:

The Neighbourhood Character Assessment describes the separate character and identities of the three village areas within the Parish, namely Copford, Copford Green and Easthorpe, and their respective settings within the rural landscape. Residents value the individuality of these distinct villages and thus wish to ensure that they are not damaged by coalescence either with each other; or with neighbouring parishes; or with any significant new adjacent developments. Therefore in principle, development will only be supported within the identified settlement boundaries of the three villages, in order to enhance their separate identities.

Recently, residents have been much concerned by the large housing developments currently underway in Stanway immediately to the east of the Parish; and the 26,000 homes “garden community” proposed at Marks Tey immediately to the west (has been removed from the emerging local plan). Such large scale development in adjoining parishes directly impacts on, and significantly diminishes, the rural character of Copford with Easthorpe.

Furthermore, Colchester Borough Council has stated in its emerging Local Plan that it does not want any degradation of rural separation, and thus supports the Parish’s opposition to coalescence with neighbouring parishes.

This Policy protects the Parish by resisting development which may lead to the merging of separate village settlement areas; coalescence with neighbouring parishes; the loss of agricultural land; damage to the rural character of the Parish; and urban sprawl. The Neighbourhood Plan is fully compliant with HRA and SEA

### The Policy:

New development must:

- Preserve the separate and distinctive identities of the three villages of Copford, Copford Green and Easthorpe by avoiding any coalescence between the three villages
- Avoid coalescence between the Parish of Copford with Easthorpe and any adjoining parishes
- Large scale development of land will not be supported within the Parish which impacts on its rural character and sense of place.
- Avoid the loss of greenfield agricultural land
- Protect vulnerable Grade 2 listed buildings such as Copford Place and see them returned to housing.

The policy seeks to protect areas of existing open space, views and the bio-diversity of the natural environment which underpins the character of those places within the landscape.

The idea of a 'view' is an emotive one, often a matter of personal connection. The parish has a varied landscape, blessed with diverse habitats and many views across fields which, in turn, have been shaped by routeways, settlement and human activity for thousands of years, often in very subtle ways which are not immediately obvious. This 'quiet' beauty needs to be acknowledged and should inform high quality development, rather than preventing it.

This policy applies mainly, but not exclusively to key features of landscape and environment identified (page 26). These valued places should influence development, so that the landscape of the parish harmoniously blends new and old.

New development should take every available opportunity to enhance existing open space, views and the environment as well as providing new amenities. Any future developments, should settle into a blend which represents the periods through which the parish passes, with attention paid to changing needs alongside the biodiversity and landscape which is the bedrock for the continuing story of the village.

### The Policy:

New development must:

- Provide new areas of accessible public open space as appropriate to the scale and type of development
- Maintain existing views and environmental features identified in Map 1, which contribute to the unique character of the Villages
- Support, promote and protect biodiversity
- Retain indigenous and other trees, hedgerows, boundaries and other natural features
- Replace landscape features where they are unavoidably lost
- Incorporate design or landscape features which preserve the balance of environmental types and provides new wildlife habitats and corridors
- Provide planting schemes and soft boundaries
- Protect and enhance the amenity and biodiversity of Aldecar Road, a protected lane as a valued amenity which we would wish to protect by mitigating against damage. There are other areas such as Hall Road and Fountains Lane which are also valued, despite not having protected lane status.
- All applicable developments will require a 10% Biodiversity Net Gain following the introduction of the Environment Act 2021 and Policy ENV1 of the emerging local plan.





### Policy CE2b Essex Coast RAMS Policy

Habitat Regulations Assessments have been completed for Colchester Borough Council's Section 1 Local Plan and Section 2 Local Plan. Both of these assessments identified that the in-combination effects of the Section 1 and Section 2 Local Plans (including the cumulative effects of the Section 2 allocations), together with neighbouring local planning authorities Local Plans and neighbourhood plans are likely to adversely affect the integrity of European designated nature conservation sites (habitats sites), in particular the Colne Estuary Special Protection Area and the Blackwater Estuary Special Protection Area (both are protected under the Ramsar international treaty) and also the Essex Estuaries Special Area of Conservation.

In view of that, Colchester Borough Council is working with eleven other Greater Essex local planning authorities, and Natural England, on the Essex Coast Recreational disturbance Avoidance and Mitigation Strategy (RAMS). The Essex Coast RAMS is a strategic solution to protect the Essex coast from the recreational pressures of a growing population. A RAMS is usually driven by challenges and opportunities arising from planning issues. RAMS generally applies more broadly than at a single designated habitat site, provides strategic scale mitigation and enables the development of a generic approach to evidence collection and use.

Financial contributions will be sought for all residential development, which falls within the zones of influence, towards a package of measures to avoid and mitigate likely significant adverse effects in accordance with policy SP2 of the Shared Strategic Section 1 Plan and policy ENV1 (Environment) of the Section 2 Colchester Borough Local Plan. This includes development allocated in Neighbourhood Plans within Colchester Borough. The whole of Colchester borough is located within the zone of influence. Details of the zones of influence and the necessary measures are included in the Essex Coast RAMS Strategy Document and Supplementary Planning Document (SPD).

In addition to payment of the RAMS tariff, all development sites over 100 dwellings should include provision of well-designed open space/green infrastructure, proportionate to its scale, to avoid likely significant effects from recreational disturbance alone. Such provisions can help minimise any predicted increase in recreational pressure to habitats sites by containing the majority of recreation within and around the development site, away from habitats sites. New Suitable Accessible Natural Greenspace (SANG) should include: high-quality, informal, semi-natural areas; a circular dog walking route of 2.7 km; dedicated 'dogs-off-lead' areas; signage/information leaflets to householders to promote these areas for recreation; dog waste bins; and a commitment to the long term maintenance and management of these provisions.

#### POLICY: ESSEX COAST RECREATIONAL DISTURBANCE AVOIDANCE AND MITIGATION STRATEGY (RAMS)

All residential development within the zones of influence of habitats sites will be required to make a financial contribution towards mitigation measures, as detailed in the Essex Coast RAMS, to avoid adverse in-combination recreational disturbance effects on habitats sites.

### Policy CE3 Design and Character

This policy requires that all new developments meet the highest standards of design, taking account of sources of best practice.

The Plan is ambitious in encouraging imaginative, high quality development which merges well with the mixed character of the Parish, while not seeking to imitate. This policy expects developers to meet local needs and respond to the challenge of climate emergency, while respecting the character of the Parish and its unique sense of place. Copford design guidance and codes provides clear principles for new developments.

Good design can also enhance affordability. This policy champions a principle that affordable homes will not be compromised to reduce cost.

## The Policy:

Development must be designed in a way which:

- Is ambitious in tackling the challenge of climate emergency by meeting and where possible exceeding the minimum energy standards; reviewing and adopting new ideas and technology as they arise.
- Responds to its local context and ensures that its visual impact respects that context
- Protects the positive features of the eclectic characteristics of the local area and its heritage as defined in the Heritage list.
- Uses materials that are sympathetic to the palette within the parish and maintains this diversity
- Provides amenity space which meets or exceeds the modest standards set by the 'Technical housing standards – nationally described space standard'  
<https://www.gov.uk/government/publications/technical-housing-standards-nationally-described-space-standard>
- Has lighting of a quality and design to prevent light pollution and promote 'dark skies'
- Minimises water run-off by applying permeable surface drainage
- Ensures the privacy of adjoining residences

## Policy CE4 Housing

**CE4a:** New development must promote:

- Small scale development appropriately located, on 'brown field' sites where and when they become available.
- Developments which have the least impact on sites with heritage, landscapes, or biodiversity of importance or significance.
- Housing which is planned in the light of the post-Covid world, to enable local home working and work hubs close to where people live.
- An appropriate housing mix, which respects the underlying character of the area, alongside the most up to date, assessed needs of households.

<https://www.copfordwitheasthorpeparishcouncil.co.uk/>

*Copford Design Guidance and Codes (pages 46-75). This is the premier source of design guidance for village developments and accompanies the Neighbourhood Plan as an intergral technical section.*

## CE4b: Affordable Housing

The Parish Council wishes to ensure that there are sufficient affordable homes for residents, relatives of residents who wish to remain in the Parish, those wishing to downsize, first time buyers, and those on low income, in line with Colchester Borough Council Policy H4 and the recommendations of the Rural Community Council of Essex (RCCE) Survey 2020. RCCE Survey recommends the need for affordable rented housing units, 6x1 bed & 2x2 bed. As of July 2020, data from the CBC Housing Register indicated that there were currently 7 applicants who have stated a local connection to Copford & Easthorpe.





### The Policy:

Policy on affordable housing will fall in line with Colchester Borough Council Policy.

All future development must promote:

- A mix of tenure with a minimum of 30% of rented properties including 1 and 2 bed units (ref CBC policy)
- Good design to intelligently reduce purchase and running costs, without sacrificing quality
- It is fully integrated with open market housing across development sites such that once completed any quality and location differences are indiscernible
- That it is first offered to existing residents or those who have recently been forced to leave the parish because of the current unaffordability of houses within Copford & Easthorpe and those with a local connection
- That where affordable houses are built on rural exception sites, they are held for the benefit of local residents in perpetuity.

### Policy CE5 Transport and getting around

Transport policy must increasingly take account of major changes in our way of life as well as the threats facing us into the future. The International Climate Emergency, together with the changes to work - life balance in a post-Covid world will offer significant challenges. To continue in the same way as we have always done in the past is simply not an option.

There are stark differences in access to public transport within the parish. Easthorpe is isolated from public transport, while Copford Green is a long walk from the only bus route on London Road. This inequality of access to public transport in the Parish means that cars will continue to dominate, thus creating a local strategic need for reduced car dependency and better infrastructure for walking and cycling.

### The Policy:

Development proposals will be supported where:

- They take account of 'Healthy Streets' guidance and advice in the Essex Design guide <https://www.essexdesignguide.co.uk/design-details/streets-and-roads>
- The traffic generated is managed to ensure road safety
- Measures are taken to reduce car usage by promoting alternatives including cycling, walking, horse-riding and public transport
- They include cycle ways, bridlepaths for equestrian use and footpaths which link into local networks and where possible, improve connections between routes and places, or create new networks
- Applications show clearly how they intend to enhance and connect to a growing network of 'Green' transport
- Adequate off-street parking is provided in order to minimise obstruction of the local road network

- Provision of electric charge points and other facilities are supported in anticipation of changes in travel technology
- There are clear measures to reduce the impact of heavy goods vehicles on local roads
- Narrow, rural roads are protected from excessive traffic and avoiding the creation of rat-runs, by careful planning with highways authorities

*Copford Design Guidance and Codes (pages 76-84).*

## Policy CE6 Infrastructure and Local Community Facilities

The key facilities and assets which contribute to life for existing and future residents need to be developed as part of the Neighbourhood Plan. Necessary developments include physical amenities and vital services, as well as intangible demands such as broadband access, which is essential for homeworking but is currently variable across the parish.

### The Policy:

All future development must enable:

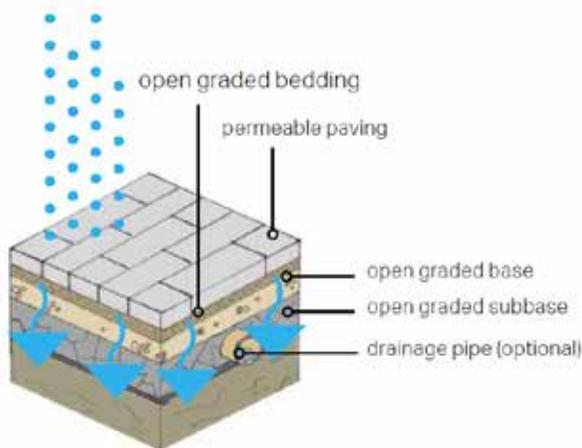
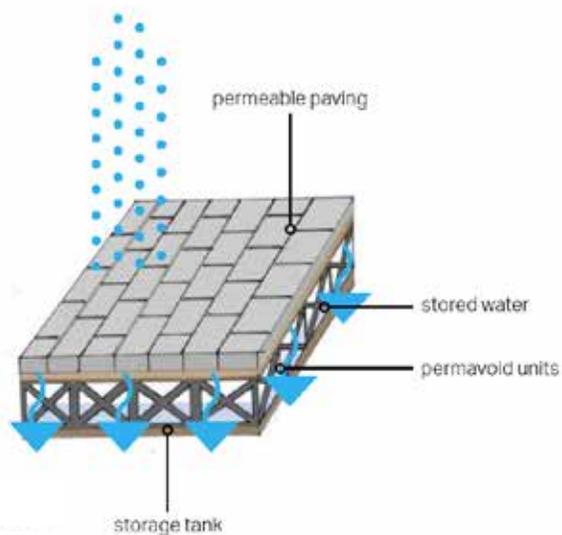
- Local community facilities to be protected, retained and enhanced. Any loss or harm to an Asset of Community Value (ACVs) will be strongly resisted
- Existing and future residents of the three villages to have access to a secure, reliable and fast broadband network, applying varied technologies
- Section 106 contributions to be applied to infrastructure priorities identified by the community with the Parish Council
- The preservation, protection and promotion of reliable long-term supply of water services.
- Protection of utilities and the promotion of sustainable, low carbon energy
- Effective collaboration with Health and Education authorities so that future health and education needs are accommodated

## Policy CE7 Environment

### CE7a Water Conservation:

Despite ancient origins, Copford with Easthorpe is a modern community, well aware of the environmental problems which it faces and the climate emergency declared by Colchester Borough Council in particular. Located in one of the driest areas in the country, residents are frequently affected by summer water shortages, and therefore actively support measures for the conservation and optimum utilisation of locally sourced water. Planning applications (which are otherwise acceptable) will be supported if they meet, and preferably exceed, environment agency requirements for the conservation and use of water.





*Diagrams illustrating the functioning of a soak away.*

### The Policy:

Development proposals will be supported which clearly show:

- Limited use of paved areas
- Provision of porous surfaces
- Rainwater harvesting
- Use of vegetation and planting schemes to slow run-off

Further Information:

Essex County Council is the Lead Local Flood Authority: [www.essexdesignguide.co.uk/suds](http://www.essexdesignguide.co.uk/suds)

### Rainwater harvesting systems

<https://webarchive.nationalarchives.gov.uk/20140329083319/http://cdn.environment-agency.gov.uk/geho1110bten-e-e.pdf>

### Greywater for domestic users

[https://sswm.info/sites/default/files/reference\\_attachments/ENVIRONMENT%20AGENCY%202011%20Greywater%20for%20Domestic%20Users.pdf](https://sswm.info/sites/default/files/reference_attachments/ENVIRONMENT%20AGENCY%202011%20Greywater%20for%20Domestic%20Users.pdf)

### Anglian Water Alternative Water Systems

<https://www.anglianwater.co.uk/siteassets/developers/water-services/alt-water-systems.pdf>

### CE7b Energy:

This Neighbourhood Plan encourages the Parish Council and residents to be increasingly ambitious in the efficient and effective use of energy. If we are to limit the increase in global temperature rises to a level that will avoid the worst impacts, housing development should not emit greenhouse gases.

### The Policy

Development will be supported if it adopts the following policy principles or criteria:

- The increasing adoption of alternatives to fossil fuels in all future developments
- The installation of energy efficient lighting.
- The adoption of highest standards of insulation in all future developments
- Proposals for housing development should demonstrate how 100% of the energy requirements of the development will be met from renewable and low carbon energy sources.
- Where the energy requirements of the proposed development cannot be met from onsite installations, developers should first demonstrate that all feasible steps have been taken to minimise energy consumption on the site and then identify and secure alternative sources of renewable and low carbon energy generation to meet the needs of the development.
- In demonstrating that the development will meet this requirement, developers are encouraged to

work with community energy organisations to provide the necessary energy generation.

- Where an existing building is extended or refurbished, or there is a change of use: high quality, thermally efficient building materials; double glazing (at a minimum); energy efficient lighting should be included where technically feasible; consideration should also be given to upgrading the whole property to meet higher energy efficiency standards

### CE7c Dark Skies:

Copford with Easthorpe is proud of its rural character, and very conscious of the adverse impact of unrestricted artificial light at night. Residents therefore support measures to control light pollution for the better preservation of the ambient countryside at night, the well-being of its resident wildlife, and the beauty of the night sky.

#### The Policy:

- Wherever possible new development will be required to avoid installing unnecessary outdoor lighting.
- If new lighting is unavoidable, steps must be taken to avoid its impacts on our dark skies by making sure that it is properly designed, taking into consideration the direction of lighting and number of lumens emitted.
- If that is not possible, adverse impacts of lighting will be required to be mitigated – for example, by installing timing restrictions and making sure that the light emitted is of a colour that won't disturb residents and wildlife.

### CE7d Recycling:

Residents endorse Colchester Borough Council's declaration of a climate emergency and support the Council's policies for the environmentally friendly recycling of household waste.

#### The Policy:

Development proposals and planning applications must show:

- Strategies for the re-cycling of household waste
- Provision of composters for gardens and cultivated areas

### CE7e Pollution:

Residents of the Parish, particularly those close to its northern and western access roads, are continuously aware of air and noise pollution from the nearby A12 trunk road and the busy B1408 London Road, to the detriment of their peace, health and well-being. The development plan will support measures to control and mitigate such pollution.





In the possible event of the car boot sale field site coming forward in the future, (off the B1408, London Road between Copford and Marks Tey) then it would be an aspiration for this to be developed subject to discussion and agreement with Marks Tey parish. This site was the most popular site for development in the 2015 and 2017 Copford with Easthorpe residents questionnaire responses.

**The Policy:**

- Favour the allocation of roads to sustainable transport to mitigate the effects of pollution.
- Support for noise restriction (with appropriate measures to baffle noise such effective bunds and by the management and restriction of road speed, reduction of car-dependency and encouragement of cycling and walking.



**Policy CE8 Existing, new and Expanding Businesses**

This rural parish and its Neighbourhood Plan will encourage a successful, mixed economy, taking account of both physical space and a need for digital infrastructure. The Pandemic has irreversibly altered working practices. For many, working life is likely to include a blend of home working, use of local, shared office hubs and more selective travel than has traditionally been the norm, where face to face meeting is needed.

Such adaptation also supports the necessary response to climate change by being inherently less wasteful of time and resources including energy and transport. The Neighbourhood Plan needs to support local business by anticipating and supporting such change as it emerges.

**The Policy:**

- To strongly encourage developers to install high standards of fibre, wireless and broadband connectivity to new and newly converted properties.
- Development proposals will be supported where there is a mix of workplaces in co-operation with existing community assets such as the village hall and the Alma to enable workplaces which provide a blend of options including home and local working.



## The History and Landscape of Copford with Easthorpe

The following sections summarise and evaluate the history and landscape features of the Parish. This will help draw a picture of Copford with Easthorpe as places with history and distinct character, so that the Objectives and Policies can be seen in the context of a strong sense of history and place.

### Historical Setting of the Parish

Today's civil administrative Parish of Copford with Easthorpe lies five miles to the west of Colchester. It was created in 1949 when the villages of Easthorpe and Copford were united, the area of the latter having been considerably reduced from its former size.

The Parish comprises, to the north and east, Copford which surrounds and includes the distinctive and picturesque nucleus of Copford Green (a conservation area); and, to the south and west, rural Easthorpe.

The name Easthorpe is of eighth century Danish origin, meaning eastern farm or hamlet. The name Copford (Coppanforde in the 10th century) is assumed to derive from "Coppa's Ford", spanning the Roman River where a Grade 2 listed 18th century bridge now stands on the eastern boundary of the Parish.

Much of the Parish goes back to Roman times, though evidence has recently been found of early Iron Age occupation off Hall Road near Keepers Cottage. To the north, London Road is part of Stane Street, an Iron Age trackway which was subsequently made into a major Roman road. To the south, Easthorpe Road may have led westwards from the famous Romano-British settlement at Gosbecks, through Copford and Easthorpe, to join the main Roman road to London. There have been Iron Age, Bronze Age and Roman finds north-west of Copford Hall; in the Hall grounds; and in the adjoining churchyard. A sizeable Roman villa stood on land to the north of Copford Hall. Much of the brick and stone with which both Copford and Easthorpe churches are built is of obvious Roman origin.

Over the centuries, the populations of Copford, Copford Green, and Easthorpe have fluctuated but have always been small, numbering just a few hundred until modern times. In 2019, the population is estimated to be 1900, living in some 680 dwellings of which 69 are in Easthorpe.

In the Middle Ages there were scattered cottages and farms throughout the parish. A number of ancient buildings dating from the 14th, 15th, 16th and 17th centuries still survive today (there are 45 listed buildings in the Parish). Little was added until the 19th and 20th centuries: then at various times individual houses were built along School Road (north of Copford Green) and London Road, and sporadically elsewhere. More recently, a larger estate has been built at Queensberry Avenue off London Road; and some smaller developments in Copford and





Easthorpe. But the greatest part of the Parish has seen little development and retains its historic aspect of open fields and agricultural landscape. Many buildings in the Parish back onto or overlook farmland. Most are within a few minutes' walk of the fields and the public footpaths.

Historically agriculture dominated the economy of the Parish and is still a vital element. There are however a number of small commercial and industrial businesses trading principally on the southern side of London Road, with a small number based in Copford Green.

The historic jewel of Copford is the Church of St. Michael and All Angels, which lies next to Copford Hall to the south-east of the Parish. The Norman church dates from about 1125 and is described by Nikolaus Pevsner in his seminal work "The Buildings of England", as "the most remarkable Norman parish church in Essex". The church was built with a tunnel vault roof, which is exceedingly rare in England. Unfortunately, this had been removed by 1390, but the original Norman piers which supported the stone vault still remain. More fortunately, the apsidal arch and the rare semi-circular eastern apse, with a semi-domed vaulted ceiling, remain almost exactly as they were built.

But the church's principal glory is its Romanesque medieval wall-paintings, which date from the time the church was built. Pevsner described them as "by far the most important medieval wall-paintings in Essex", and Simon Jenkins (England's Thousand Best Churches) similarly as "among the best in England". Hidden with lime-wash at the time of the Reformation, the paintings were re-discovered in the nineteenth century. About a third of the original paintings survive, the most important being The Raising of Jairus's Daughter which is of national significance; and the depiction of Christ In Majesty, seated on a Byzantine throne, which gazes down from the eastern semi-circular apse. Some of the paintings still retain examples of the compelling richness of colour with which the whole interior of the Church must have once glowed. After some inexpert repair in the nineteenth century, the paintings were painstakingly conserved in the early 1990s with subsequent periodic maintenance.

The Hall is a striking Grade 2 listed country house, comprising a square red-brick building with stone dressing and ornamentation. Its current facade is Georgian, the result of alterations in the early 1800s. But the majority of the structure dates from 1720, and parts of the interior to the early 1600s: an early seventeenth century mural has been found on an internal timber-framed wall. Some of the outbuildings, including the former farmhouse, close to the north side of the house may date from the sixteenth century or even earlier. The landscaped gardens are attributed to Richard Woods, landscaper of Wivenhoe Park, another significant building, particularly as the subject of a painting by John Constable and now a part of the Essex University estate.

The overall aspect of the Hall, its stables and other outbuildings, and the adjacent Church was described by Pevsner as "almost the beau ideal of what to a foreigner is an English landscape scene", an observation which is

enhanced today by the addition in the scene of the charming archetypal English Village cricket ground.

At the eastern boundary of the Parish on the London Road, one finds Copford Place, dating from 1698; Brook Cottage and Brewers Cottage, both built in the seventeenth century; and the eighteenth-century Old Mill House (which was the subject of a drawing by John Constable).

Clearance of woodland gave rise to picturesque Copford Green, another gem of the Parish located at the southern end of School Road. Around the Green and in its immediate vicinity are a number of disparate and distinctive houses, including The Pink (formerly Grays, fifteenth century); a block of former almshouses; The Old Post Office; The Trellis House (sixteenth century); Green Farm (seventeenth century); Vineyards (late fifteenth, early sixteenth century); and the popular Alma Pub built in 1857. An attractive 17th century cart lodge stands at the northern end of Copford Green, and beyond it stands the Village Primary School, built in 1851 and recently extended to accommodate growing demand in the Parish and its environs. Mascotts Farm stands at the top of School Road, and was recorded in 1350, with renewal in the late sixteenth century and subsequently.

To the east and north of Copford Green lies Copford Plains, known by this name since the mid eighteenth century and famous for oak trees which continue to be a strong part of Copford's identity.

Easthorpe remains a small rural village of some 872 acres, with a population of just 185 persons. Formerly a separate parish, it united with Copford in 1949. Its long history, including as a probable site of Roman settlement, has been previously referred to. Today, its surviving significant historic buildings are extant evidence of its long past. Easthorpe Hall is recorded in the Domesday Book (1086), although the current house is of fifteenth century origin. Easthorpe Church was built in the early twelfth century (in part using Roman brick and tiles). The two bayed Well Cottage and the timbered framed and plastered St. Mary's Grange (the former surprisingly large Rectory) date from the fifteenth century. Other significant properties include Badcocks Farm, Little Bircholt Farmhouse and Scotties, originally a moated farmhouse.

The remainder of the housing is a mix of nineteenth century cottages and more recent housing built in the first half of the twentieth century, mostly along Easthorpe Road. A small modern housing development was built in the village centre in the mid 1960s.

To the west of the village centre, where Easthorpe Road joins the A12, there is a Point-to-Point Racecourse. Part of this land was formerly a World War One night landing field, associated with airfields and Zeppelin defences at Stow Maries, Goldhanger, and St. Osyth.

The Church of St Mary, Easthorpe, is built of mixed materials including Roman brick. The nave and west end of the chancel, which originally had an apse, are twelfth century; and the north and south doorways are of the





same period. Originally, the chancel walls were probably decorated with murals: remnants of paintings in the splays of a nave window may be thirteenth century. The apse was destroyed in the thirteenth century, and the chancel was lengthened. In 1910, the church and its fifteenth century south porch were extensively restored.

The Church is ancient: all or part of five of its windows date from the twelfth century, others from the thirteenth and fourteenth centuries; the font is of thirteenth century origin, as is the double piscina; and the Holy Water stoup set into the south wall by the main door is fourteenth century.

It will be apparent from the foregoing that the Parish of Copford with Easthorpe has a long rural heritage. Despite gradual development over the last 120 years, the overall impact on the historic character of the Parish has been light. It is a valued, unspoiled rural landscape, adjacent to the increasingly dense Western boundary of Colchester, yet distinct from it.

## Neighbourhood Character Assessment for Copford with Easthorpe

This should be referenced alongside Colchester Landscape Character Assessment.

The Parish of Copford with Easthorpe, described by the poet Matthew Arnold as “deeply rural” lies within the farmlands of South West Colchester. Its landscape is formed from Boulder Clay, sand and gravel, supporting a mix of small pasture and large arable fields, which are cut through by the gentle slopes of the Roman River valley, and profuse areas of deciduous woodland including a substantial proportion of oak. The landscape and setting of the parish are characterised by an ancient village centre at Copford Green, forming a nucleus which then connects via ribbon residential development along School Road to London Road at the Northern end. London Road follows the line of Roman Stane Street, connecting the parish to Stanway and Colchester to the East, with the A12, Marks Tey and its railway station to the west. Rural Rectory Road connects Copford Green to Easthorpe at the south western edge of the parish.

The Parish of Copford with Easthorpe contains 45 listed buildings and the historic form of the settlement is still readable as connected places which have evolved from pre-Roman to modern times.

The topography of Copford with Easthorpe consists of a broad, low plateau 30-40 m above sea level with the Roman River Valley and Domsey Brook being the main water courses, both of which have flood plains and flood risk areas by them.

## Evaluation of distinct areas and features

### London Road

London Road is one of three distinct areas in the Parish of Copford with Easthorpe, which, seen together, describe a varied landscape, characterised by distinct origins. London Road follows the line of Roman Stane Street, crossing the Roman River over Stanway Bridge, which occupies the likely site of "Coppa's Ford", which may have given the village its name. The ancient route is bordered by residential and light commercial development, built sporadically over a long period, including 17th century houses e.g. Brook Cottage, Brewers Cottage and Copford Place, with dwellings, business premises and community buildings added through the 18th, 19th and 20th centuries, including Mill House, the Quaker Meeting House, Hope Villa, the Old Dairy, houses built on the site of the old windmill and a handsome Georgian lodge, named on the 1876 map as Copford Lodge. The Mill House was the site of a windmill drawn by John Constable but demolished in the 20th century and replaced by detached houses in the 1970s. This eclectic street scene along a long-used route makes a distinct and vital part of the parish.

While the varied built environment along London Road is its visible face, it is the land to the rear on both the north and south sides of London Road which form the fabric of a rich rural and ancient landscape which typifies the quiet beauty and distinct character of Copford. The individually built houses lining the South of London Road collectively include a large green buffer to the rear which borders a substantial arable field between Hall Road, Pits Wood and School Road, forming a central 'Green Lung' in the village. Land to the north of London Road includes grazing and woodland, once part of the farmland attached to Copford Place, forming an important rural boundary with the A12 trunk road. These areas have equal significance as rich habitat for plants, animals and birds, including species which are under pressure elsewhere. The presence of a small trading estate in London Road including light industrial units and a BT Exchange built over the 20th century makes this area of Copford distinct and presents flexible employment and development potential for the parish.

London Road has been a key route; the High Road to London, represented in successive maps including Chapman and Andre (1777). The road can maintain its significance in a re-imagined parish in which connectivity and transport need to be environmentally responsible and responsive to local needs. The road is wider than expected at various points, which would allow this to form a green transit corridor, capable of supporting pedestrian and cycle routes, while enabling future sustainable public transport with the exclusion of non-essential heavy commercial traffic. Such re-development underlines the on-going story and significance of this well-trodden route as part of the parish with the potential to embrace the evolution of human need, while respecting equally the natural world through which it passes.





### Hall Road

Ancient Hall Road is a single-track country lane which leads off London Road at the north-eastern periphery of the parish. At its London Road end, the lane is flanked by eight homes built over time including 3 bungalows, a contemporary house and further cottages, the oldest being Keepers Cottage which, although not listed, is a historic, picturesque landmark, dating from the 16th century. Running southward, the lane connects to Copford Hall and Copford Church, then joining historic Aldecar Road and the southern boundary of the parish. The road passes through Pits Wood, another rich and important feature of the parish with its woodland-covered gravel pits and pond, economically important over the centuries and latterly becoming an important recreational amenity. Comprised partly of metalled road, but otherwise a time-worn cart and footway, Hall Road carves and undulates its way through the landscape which drops eastward to the Roman River and rises westward over rolling fieldscape to School Road. Archaeological accounts show the road to have been at least Roman and probably Iron Age in origin. Abundant scattering of Roman brick and tiles provide evidence of at least one settlement and the likelihood of a substantial Roman Villa along the line of Hall Road.



### Meadowlands, commonly known as the Queensberry area.

This mature development of 2,3, 4 and 5-bedroom, brick-built houses and bungalows was built between 1986 and 2000s, consisting of Queensberry Avenue, Hedgelands, Foundry Lane, Coppingford End, Westbury Close and Grantley Close. The plots are generous with most homes having double garages, off road parking, with front and rear gardens. All adopted roads have pedestrian pathways and street lighting. Access to the development is via a single entrance road from London Road, leading into Queensberry Avenue. The development is built in an area originally used as small-scale greenhouse and agricultural production, with a number of other small-scale businesses including a foundry, scrap metal merchant and car repair.

Subsequent use of the land for scrap reclamation and in-filled ponds of the old brickworks, altered land heights.

The requirement for soil-based gases to be monitored and mitigated as part of the development process has made this now a stable, safe, and popular residential location.



Just beyond the entrance to Queensberry Avenue is a children's' play area and recreation field owned by Copford with Easthorpe Parish Council and registered as an area of public open space. There is a small, wooded area at the bottom of the recreation field, leading onto privately owned woodland which adjoins the A12. A field-side track and the remains of a pond connect the estate to woodlands which then continue parallel to the A12.

At the far end of Westbury Close there is a shared path which allows pedestrians and cyclists access to London Road. Foundry Lane derives its name from the long-gone brass casting works and now forms access between the London Road, the estate and woodlands beyond. At the Eastern end of the cul-de-sac of Queensberry Avenue, a small 'ransom strip' was originally owned by the developers and is now retained by a sheltered housing concern.

Following this strip is a partially tarmacked public footpath (FP1) leading in one direction to London Road and in the other, to Track 1 which connects the wooded area from the Foundry Lane wood to grazing land between London Road and the A12. Track 1 leads on to the Roman River, passing behind Copford Place (see London Road section).

The wooded areas close around the Queensberry area, Footpath 1 and Track 1, contain numbers of mature trees and shrubs, some over 70 years old, including Oak, Beech, and conifers, though no trees are currently assigned Tree Preservation Orders. The woodland provides habitat for a range of animals and birds, including deer, rabbits, foxes, badgers and green woodpeckers.

### School Road

Leading southward from London Road at the western edge of the parish, School Road is the main artery between the London Road, Copford Green and onward to Easthorpe. The road winds down a gentle hill passing on its eastern side, the Village Hall and the footpath into the Eastern side of Pits Wood, then onward past Copford School to Copford Green, forking along Rectory Road to Easthorpe on the right and to the left toward Birch.

The carriageway is of reasonable width, with verges outside front garden boundaries. Most houses throughout its length have countryside views giving an open countryside feel, with hedges and ditches where the road passes arable fields lined by varied cottages, many originally connected to farms.

School Road is characterised by a mix of 20th century housing infilled over decades, including bungalows and larger family houses, many improved and extended. Substantial back gardens add to the open, rural character.

Among the mix of buildings are a few notable old houses which mark the persona of School Road including Mascots House built in 1350, with later additions. Mascots Farm was arable, growing for a period PYO soft and orchard fruits and more recently sugar beet. Allendale Drive and Ashwin Avenue form a development of houses built in 1963, adjoining School Road near its junction with London Road. A recent addition of 4 bungalows and 4 houses at Ford Mews, occupies land backing onto commercial premises in London Road. A small shop, currently a fashion boutique, sits on the corner of Allendale Drive and is the only retail premises in this part of the parish. Following School Road toward Copford Green and the Village Hall, open fields present far reaching views past the important conservation and amenity site of Pits Wood and beyond. Pits Wood was bought by the Parish Council in 1983. It is a well-used and valued amenity and nature conservation site for local people and visitors, maintained entirely by volunteers. Two recently built houses opposite the Village Hall, blend with other houses and arable fields which add to the distinctive landscape.





Further cottages, a small reservoir and a bee farm make up School Road toward the Green, along with a significant, listed early 19th Century house, Little Gore. The single form entry Copford Primary School, giving the name to the Road and originally built in 1851, marks a turn in the road with a small green and Oak tree, beyond which the beauty of the ancient barns of Green Farm can be seen. Progressing past the barns, now houses, the landscape merges with the mix of old buildings of Copford Green. As with London Road, again it is the land on either side of School Road toward the east and west which forms the fabric of a rich and ancient landscape, which typifies the quiet beauty and distinct character of the parish.

### Copford Green

Copford Green, like many Greens, was created by clearing woodland, houses then clustering around the cleared area. The majority of Copford Green lies within a registered Conservation Area. A number of Public Rights of Way cross the farms and woodlands surrounding the Green. This distinctive part of the parish comprises a pattern of roads including: Copford Green, Church Road, St Michael's Chase, Orchard Close, Aldercar Road & Rectory Road.

Copford Green has a long history of settlement probably dating back to the Roman Occupation. Distinctive, handsome houses compose a quietly beautiful and important village green landscape, including Trellis House, Green Farm House, the Old Post Office and an important medieval house, The Pinks. Searle's Cottages on Copford Green complete the scene, being located on the site of the Copford Workhouse. A cast-iron signpost on the Green emphasises a landscape which embodies slow evolution, characteristic of English villages. The former Rectory in Rectory Road became a private School in 1958 until 1985 when it became the Springfield's Nursing Home. A number of cottages are dispersed along Rectory Road, built from 1740 onwards, adding to the historic rural character of the road connecting Copford with Easthorpe.

Church Road leads from the green to the east, presenting a further mix of ancient and modern which characterises the parish. The separation of the area around the church from houses around the Green may originate from concerns about the spread of plague. The road connects St Michaels Chase, built in 1998 and Orchard Close, developed in the 1960's. Two groups of 1930s estate cottages and additional infill plots lead to the Church and Hall passing Vineyards, an important 16th Century house on the site of the earlier Pakes.

The Copford Green area merges with Copford Plains, further extending its distinct character.

### Copford Plains

The "Plains" is an arable area east of Copford Green; the highest point marked as only 40m above sea level, so it may have been flooded after the end of the last Ice Age. Copford Plains is signposted from Copford Green and presents a sweeping vista of open farmland interspersed with a number of Oaks, providing a very distinctive rural setting, especially when viewed against open skies. The Plains was originally a wooded area, then subsequently an enclosed area of pasture, known by the current name from the mid 18th century.

### Copford Oaks

There are a significant number of large, mature oak trees scattered throughout Copford with Easthorpe, including one outside Copford Church which is at least 300 years old. Oak trees were planted in and around the Parish during the 17th Century as a gesture of support to ensure the national supply of shipbuilding timber for the Royal Navy. The Oak has been adopted as a symbol for the local Copford Primary School. These majestic trees add to the visual landscape and provide essential habitat for diverse species of wildlife.

### Copford Hall Wood

Copford Hall Wood adds to the diverse, rich landscape of the parish. The wood was managed in the 18th Century as part of three wooded areas of Plains Wood, Potash Wood and Churchfield Wood, with much of the area around Copford Hall being heavily wooded before this time. Copford Hall Wood was originally six acres of oak and alder in the 17th Century, and is now a managed woodland of mixed deciduous and coniferous trees with some vestiges of the original woodland.

### Aldercar Road, Fountain Lane and Boarded Barn Road

To the south east of the Parish neighbouring Birch and Heckfordbridge lie the winding lanes of Aldercar Road, Fountain Lane and Boarded Barn Road. These narrow rural roads bisect gently rolling farmland which is interspersed with wooded copses and criss-crossed by public footpaths.

Picturesque Aldercar Road links Church Road with Fountain Lane, extending from the Church, Copford Hall and cricket ground towards the Parish of Birch. Its name may reveal Norse origins, referring to a marsh with Alder trees. Aldercar Road and Fountain Lane are single carriageways with passing places, bordered on either side by high banks with farms and woodland rising on either side. Boarded Barn Road heads west towards Easthorpe through more level, open farmland which is straighter and has ditches to each side.

Housing is sparse, with individual farmhouses or cottages and a cluster of more modern properties around the western junction with Boarded Barn Road as Copford links to Easthorpe. Three houses of particular note; Hill Farm, Baskets and Boarded Barn Farmhouse add distinct features of this part of the parish. Far-reaching views of rolling farmland dotted with oak trees and wooded copses complete the landscape.

Aldercar woodland has diverse flora, including a large Alder coppice and rare plants such as Golden Saxifrage which are scarce in Essex, making this streamside wood of significant interest.

### Copford Green to Easthorpe

A journey from Copford Green to Easthorpe starts in Rectory Road and transforms into Easthorpe Road about 2/3rds along the way. Mainly flat, with rising fields growing cereal crops, the fieldscape is interspersed with a





mix of houses including large Victorian farmhouses, cottages, bungalows and a wooden barn-style house being added in the Mulberry Green section of the road. Seen as a whole, the combination of farmland and housing have over time, sympathetically evolved together in a harmonious and natural layout which has a feeling of space.

Rectory Road is a popular amenity route, well-used by joggers, cyclists and walkers. This timeless road is criss-crossed by popular footpaths and bridleways connecting the area to Birch and Copford.

## Easthorpe

Easthorpe is a small, rural village of some 872 acres and a population of 185, with 8th Century Danish origins. Formerly a separate parish, it amalgamated with Copford in 1949. The historic landscape has visible signs of Romano-British development with Roman bricks found in its church and a main road which connects to the Roman route to London.

Easthorpe is between 30 and 40m above sea level, mostly composed of alluvial soil and fertile boulder clay. The area was originally heavily wooded and despite clearance over the centuries, a significant amount of woodland and planted forestry remains a feature of much of this area. Domsey Brook Pasture, the flood plain to Domsey Brook, is a central feature of the village and contains vulnerable plants named in the Essex Red Data List, including Common Meadowrue and Common Sedge.

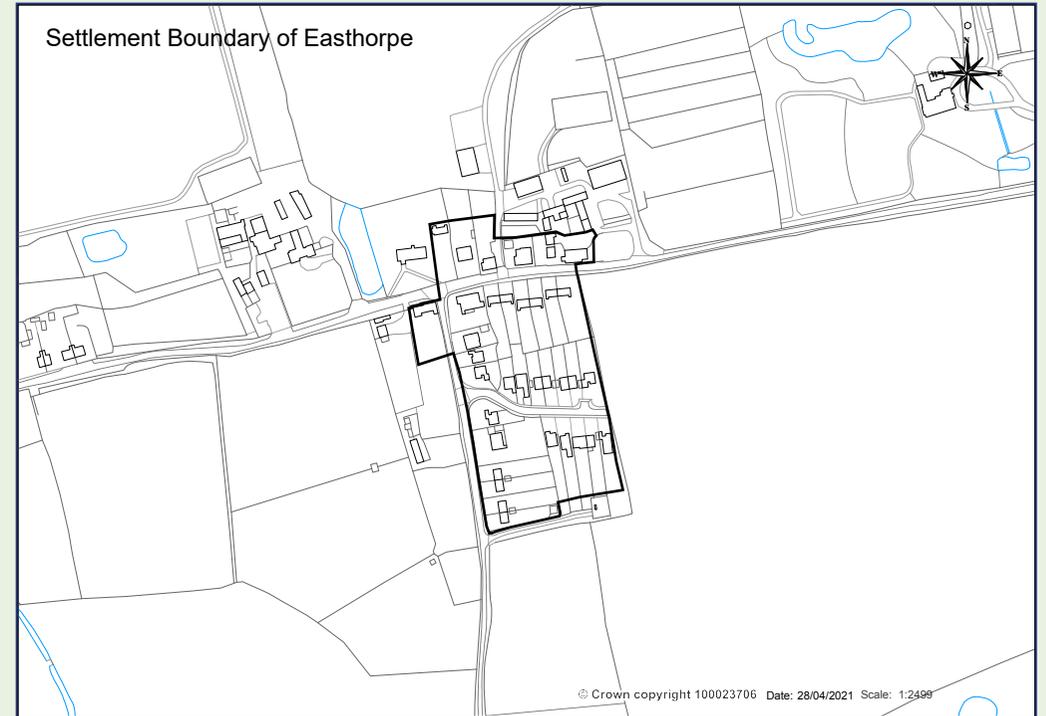
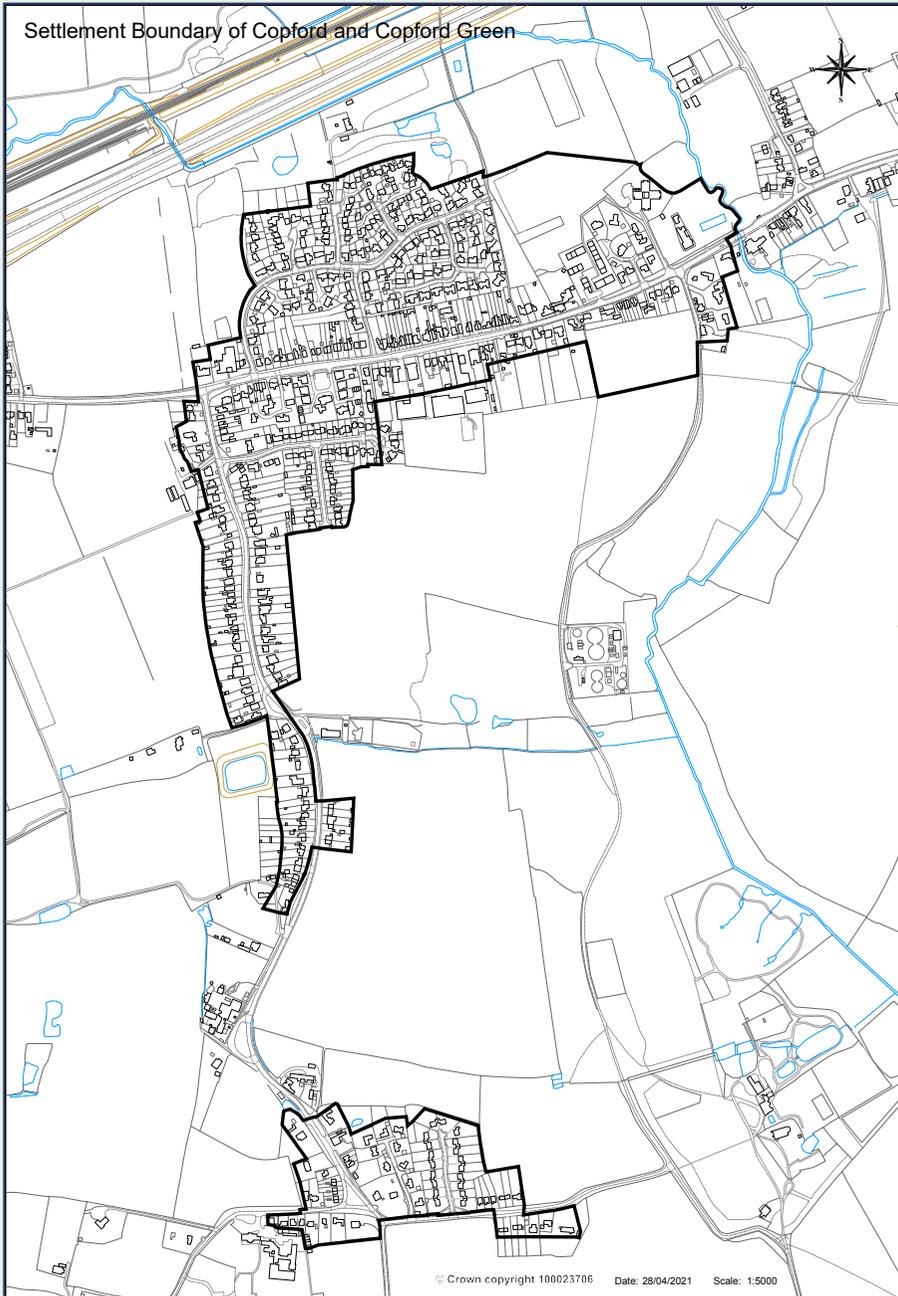
Easthorpe is deeply rural, having a built environment which has evolved over centuries to include significant historic houses and an ancient church. Roadside banks of native flowers create a pleasant aspect which adds to the overall landscape of the parish, though direct access through the village to the A12 encourages fast moving traffic which impinges on its rural identity.

Amenities in Easthorpe are limited, though the picturesque sparseness contributes to the landscape and identity of the village. There are few street lights, except in the centre of the village, a small church hall adjacent to Easthorpe church, and a single post box.

The rustic nature of Easthorpe is framed by large expanses of open farmland off the Easthorpe Road, most of which is now used to grow cereal crops. These fields contribute to the broad, open panoramas which make up the character of this part of the parish.

There are significant areas of mixed natural woodland and planted forestry, providing barriers against soil erosion, an important habitat for wildlife and managed sports shooting.





## Copford

**Alma Public House, Copford Green** – TL92782268

grade 2 mid 19th century red brick house under a slate roof. Modern single storey extension.

**Barn Fronting Road, Boarded Barn Road** – TL92772194

grade 2 17th century weatherboard barn, with 5 bays and gabled midstrey

**Barn to north west of Trellis House** – TL92722278

17th century timber frame and weather boarded barn with 6 bays

**Barn (Shire Barn) to north west of Trellis Cottage and Trellis House** – TL92712277

Grade 2 – formerly a 17th century cattle shed timber framed and weatherboarded now a house known

**Boarded Barn Farmhouse, Boarded Barn Road** – TL92752198

grade 2 17th century plastered timber framed house under a slate roof. Site originally moated.

**Boathouse at Copford Hall** – TL935228

mid to late 18th century summer house/boat house on edge of lake

**Brewers Cottage, 35 London Road** – TL93222400

a 17th century timber framed and rendered house with modern extensions to side and rear

**Brook Cottage, 1 London Road** – TL93412408

17th century timber frame house with brick skin, with 18th century addition

**Bywater Cottage, Rectory Road Copford** – TL92242216

grade 2 pair of 18th century cottages with early 19th century alterations. Painted brick with slate roofs

**Cart Lodge, Copford Green** – TL927227

grade 2 17th century open timber frame with a thatched roof. Hay loft above

**Church of St Michael and All Angels, Aldercar Road** – TL93482270

Grade 1 listed C12 with C13 and C14 alterations, walls of rubble with Roman brick under a plain tiled roof.

Mid C12 wall paintings heavily restored in C19. Timber framed and weatherboarded belfry

**Copford Hall** – TL934227

grade 2 – house rebuilt c 1760 and altered in the 19th century. Grounds designed by Richard Woods

**Copford Green Post Office** – TL927226

grade 2 early 19th century timber framed and weather boarded house with modern extensions

**Copford Place, London Road** – TL933241

grade 2 timber frame house built c 1700 with brick external skin of gault brick with later extensions.

**Little Gore, 118 and 120 School Road** – TL92712305

a pair of early 19th century houses, grade 2 listed with mid to late 19th century addition and a modern extension



The Alma, School Road, Copford



Cart Lodge, School Road, Copford



Copford Church, Aldercar Road, Copford



Brewers Cottage, London Road, Copford



Brook Cottage, London Road, Copford



Little Gore, School Road, Copford



*Old Mill House, London Road, Copford*



*Pink Cottage, School Road, Copford*



*Springfields, Rectory Road, Copford*



*Stanway Bridge, London Road, Copford*



*Trellis House, School Road, Copford*



*Vineyards, Church Road, Copford*

**Mulberry Green Farmhouse, Rectory Road – TL92212220**

*grade 2 – early 19th century painted brick house with late 19th and early 20th century rear additions.*

**Old Mill House, London Road – TL93122400**

*a grade 2 listed red brick house, with attic rooms under a plain tiled roof.*

**Mascotts, School Road – TL92552380**

*grade 2 – elements 15th C, main 16th, Extended in early 19th and 20th century alterations*

**Pantiles, Rectory Road – TL92252228**

*grade 2 an early 19th century house of gault brick under a slate roof*

**Pink Cottage, Copford Green – TL927226**

*grade 2 16th century timber framed house under a thatched roof and with a modern rear extension. Formerly two cottages*

**Shrub House, London Road – TL93162402**

*grade 2 listed brick and timber framed house with substantial 21st century extensions*

**Springfields, Rectory Road – TL925225**

*grade 2 early 19th century three storey house with a 20th century extensions. Formerly Copford Rectory, Copford College, and now Springfield Nursing Home.*

**Stables Cottage to North of Copford Hall – TL93462277**

*grade 2 18th century, originally of timber frame and weather boarded with front altered and given brick facing*

**Stable to North of Copford Place, London Road – TL933241**

*grade 2 18th century brick stable with plain tiled roof*

**Stanway Bridge, London Road, Copford – TL93222399**

*grade 2 – small 18th century single span red brick bridge*

**Trellis House and Trellis Cottage, Copford Green – TL92782272**

*grade 2 - 17th century timber framed house with 19th century extensions and alterations.*

**Upper Hill Farmhouse, Fountains Lane, Copford – TL93882223**

*grade 2 - 15th century hall house with cross wings*

**Vineyards, Church Road, Copford – TL93152254**

*grade 2 16th century timber framed house under tiled roof. In 19th century was divided into 5 cottages but now a single house*

**Windmill Hotel (later Kings Nightclub now The Manor House), London Road – TL92772386**

*early 19th century three storied house with cellars. Grade 2 listed*

## Easthorpe

### **Badcocks Farmhouse (formerly listed as Great Badcocks), Easthorpe Road – TL90042108**

*grade listed 2 - a 15th century timber framed hallhouse, with gabled crosswings, hall rebuilt 16th century, long wall jetty wall with carved and moulded bressumer dated 1585. House previously moated*

### **Bell House, Easthorpe Road – TL91302194**

*grade 2 – late 16th century house with 18th century addition*

### **Cart Lodge to south of barn at Easthorpe Hall, Easthorpe Road – TL91152419**

*Grade 2 listed – timber frame weatherboarded, under a thatch roof with a hay loft*

### **Cart Lodge to south west of barn at Easthorpe Hall, Easthorpe Road – TL91132475**

*grade 2 early 19th century timber framed cart lodge, weatherboarded under a thatch roof*

### **Church of St Mary, Easthorpe Road – TL91242150**

*grade 1 listed church built with mixed rubble and septaria with Roman brick dressings under tiled roofs.*

*Dating from early 12th century. 13th century wall paintings on south east window splays*

### **Easthorpe Green Farmhouse – TL90292198**

*grade 2 - 17th century timber framed house, with part brick with rendered and weatherboarded elevations under tiled roofs*

### **Easthorpe Hall, Easthorpe Road – TL91162151**

*a grade 2 listed 15th century rendered timber framed house under tiled roofs, hall with gabled crosswings, 17th century extension at rear*

### **Flispes, London Road – TL90312201**

*a grade 2 listed building, circa 1580, with 18 and 19th century weather boarding under a thatched roof.*

### **House without a Name (previous Public House), Easthorpe Road – TL91282146**

*a grade 2 listed building with a painted brick front, tiled roofs extended in 19th and 20th century*

### **Little Badcocks Farmhouse, Easthorpe Road – TL91362501**

*a grade 2 listed timber framed 17th century house with grey brick cladding in 19th century*

### **St Mary's Grange, Easthorpe Road – TL91612160**

*Grade 2\* early 15 century house, extended late 15th century and late 16th century, altered 19th C.*

### **Timber Framed Barn, Easthorpe Hall, Easthorpe Road – TL91142150**

*grade 2 16th century timber framed and aisled barn with gable midstrey*

### **Well Cottage, Easthorpe Road – TL91252145**

*a heavily restored 15th century timber frame house, with exposed beams, jettied to north and east, decorated bressumers and dragon beam, inserted floor to hall, 16th century extension, grade 2 listed*



*Bell House, Easthorpe Road, Easthorpe*



*Cart Lodge, Easthorpe Road, Easthorpe*



*Easthorpe Church, Easthorpe Road, Easthorpe*



*St. Mary's Grange, Easthorpe Road, Easthorpe*



*House with no name, Easthorpe Road, Easthorpe*



*Well Cottage, Easthorpe Road, Easthorpe*

## Asset of Community Value

The Alma Public House - this is currently the only registered asset

The following are currently being considered and may be applied for:

Cart lodge at Green Farm

Copford Church

Easthorpe Church

Copford Village Hall

Barn opposite the Cart Lodge

### Non heritage sites of historic value

Village signs at Copford and Easthorpe

Wrought iron fingerposts and seat at Copford Green

Victorian red letter box c 1881 in garden wall of 43 London Road

### Local views, fieldscapes and sites which have high local value and contribute to the nature of the Parish

Copford green

Copford Green Pond by the Cart Lodge

Copford Cricket Club pitch its location and looking towards Copford Hall

Pits Wood and surrounding open aspect views

Keepers Wood

Ponds behind Copford School, Wrigleys Pond by Easthorpe church

Domsey Brook

Field scapes opposite the School to Copford Woods and down to Roman River

Copford Plains viewed from Church Road

Hall Road and Aldercar Road-a protected lane

Footpaths throughout Copford and Easthorpe

St Marys' Grange setting and views

Open field and woodlands viewed from Easthorpe Road towards Birch and

Maldon Road

Copford Oaks –throughout the Parish

## Residents involved in the Copford with Easthorpe Neighbourhood Plan

### Core group:

Nigel & Renia Sagar

Andrew Waters

Charles Molle

Peter O'Donnell

Steve Braund - Parish Councillor

Linda Gossett - Parish Councillor

Graham Barney - Parish Councillor

Judy Moland - Parish Councillor

### Other residents who have been involved:

Helen Hogan

Steve Hord

James French

Neil Gilbranch

Peter Symkiss

Lisa Jenner

Michael & Sarah Monk

David Knock

Piers Comonte

Mr & Mrs Moore

Kevin Topple





*To respond to this document or ask questions contact:  
[copfordeasthorpenp@btinternet.com](mailto:copfordeasthorpenp@btinternet.com) or [copfordwitheasthorpepc@gmail.com](mailto:copfordwitheasthorpepc@gmail.com)*

Design and photography by KAT Graphics. Email: [kevintopple@mac.com](mailto:kevintopple@mac.com)