



RECORD OF
THAXTED SOCIETY POLICY
2013-2026
RECORDED AGM 2026

Adopted Policy 2013 to 2026 Policies and background details.

- i.** To: oppose all building outside the current development limits ref NP 2019 & NP 2026. *(Except: where recognised harm is outweighed by enforceable and contractual benefit provided by the developer, builder, landowner or applicable part.)* **Development limits of Thaxted are set by the LPA in this case UDC. Whilst our NP and to a degree our policy may have some effect it is the statutory duty of an LPA to set development limits.**
- ii.** To: encourage actively, the use, protection, and designation, of Thaxted's public open green spaces in perpetuity for the benefit of all. **Those green spaces are set out in the NP and listed on the PC site. We consider, in tune with emerging science and agreed need for rural wellbeing and balance, that such longstanding spaces are essential.**
- iii.** To: resist the creeping urbanisation of Thaxted and its Historic Core [*Clarson Clause*] **Gavin Clarson, a previous chairman used the term in relation to Thaxted. It primarily concerns the uniformity and ubiquity of signage street furniture, materials, surfaces and street design, where it complies with regulation WITHOUT consideration of the unique sensitivity of the historic streetscape and public spaces at Thaxted.**
- iv.** To: discourage parking on pavements, ancient pathways, and ancient cobbles. **As with the previous clause, antisocial parking with a disregard for the sensitivities above and contrary to regulations for pedestrian access, including, mobility, wheelchair and pushchairs. The reduction of passing space for pedestrians is an offence under the act and liable to a fine. In line with following clause the misuse of non-use of private parking exacerbates these offences in compromising pedestrian access.**
- v.** To: oppose all planning for the conversion of garages, carports, and parking in any form resulting in the loss of parking.
- vi.** To: resist and oppose change of use from commercial/business to residential. **Thaxted has an historic chore made up in part by commercial enterprise which to this day supplies everyday needs, services, and facilities for visitor and resident. The number of such outlets is critical to the town's community cohesion and its wellbeing. The vitality of such a centre is well understood to contribute to community and its health. Change of use in this instance is a planning consideration and we object and robustly resist the loss of any commercial space. Thaxted may well be at a critical near tipping point for this important balance.**
- vii.** To: encourage the use, style and form, of hanging signs in the conservation area. **In common with the use of banners and flags these signs provide a controlled monitor of commercial advertising and a response to the vernacular of the buildings, their purpose and construction.**
- viii.** To: discourage the use of concrete kerbstones and asphalt pavements and pathways. **In this instance the Clarson clause signifies here and in our Design Guide resistance to one size fits all is needed.**
- ix.** To: defend vigorously and seek conservation of, our original gas light lamp-stands and to robustly discourage installation of modern unsympathetic public lighting. **Previous clause with the Clarson clause refers here. Lighting which complies with road safety requirements whilst remaining sensitive to the heritage street scene and its importance.**

- x.** To: oppose all Outline Planning applications which: impinge, abut, or affect, in any manner the Historic Core including the Conservation Area. **Clause (i) applies here where the historic core is defined as both the conservation area and heritage assets and environment abutting said conservation area.**
- xi.** To: insist that reserved matters respond adequately both to Thaxted's historic and local vernacular, as well as those details designated unique and particular, whilst complying with the Essex design guide, the Thaxted Neighbourhood Plan. **Also Uttlesford Design Guide, any applicable National Design principles, and the Society's own Building Design Guide, 2019 & 2023.**
- xii.** To support the development and use of solar panels and allied climate change mitigation at Thaxted including their appropriate use within the conservation area. **The Society encourages striking a balance between conservation and environmental harm mitigation. It is essential that all buildings no matter their age and listed status find inventive and alternate forms of climate crisis mitigation including the use of solar panels. Our heritage must not be preserved at the expense of our future.**
- xiii.** To encourage public bodies to install electric charging points throughout Thaxted to meet growing demand and encourage the change to cleaner power. **In particular in Thaxted's public car parks operated by the Parish Council.**
- xiv.** To urge the removal of publicly displayed posters, and notices after advertised event. **The use of telephone or electric poles, fences et al for affixing posters and notices is regrettably understood but these notices should always be removed after said event. The Society takes some responsibility in this, monitoring such notices and removing them in due course.**
- xv.** To support and assist in the delivery of the Neighbourhood Plan through its detail, conditions, and intent and thereafter to so monitor effect and compliance. **We remain committed to the regular review of the NP and our input based upon policies hereto.**
- xvi.** To discourage the use of plastic: plants, trees, flowers, shrubs, and grass, outside reducing the polluting effects of plastic particles upon the soil and groundwater. **Plastic leeching is known to be harmful for both the environment and the food supply chain. Micro plastics do not breakdown in the ground and may poison animals and groundwater. The use of plastics in this way responds directly to human convenience and NOT to the rural nature of Thaxted and its important historic setting in the countryside.**
- xvii.** The Society expects and encourages the proper care and maintenance of all listed buildings at Thaxted without the need of intervention by the Conservation Officer.
- xviii.** The Society is resolved to object to all 'split-planning' applications, where the evident purpose is to avoid Low-Cost Housing contribution or other legal requirements. **Developers will split a single scheme into two or more smaller schemes in order to avoid the mandate provision of a social housing element. Affordable rural housing remains a problem and such bifurcation is devoid of both probity and social responsibility.**
- xix.** The Thaxted Society discourages the use of non-drained land hard standing/parking at properties where adequate flood run off mitigation is not in place. **Hard standing without proper and adequate drainage adds to the stress on water runoff and can contribute to flooding. It is possible to provide hardstanding with drainage by the use of both materials and design which considers these issues.**

- xx.** Further to our policy ii-17, The Thaxted Society considers the provision of green amenity space throughout the district, material in all Local Plan considerations. **Per our paper Tabula Rasa, it is imperative to ensure green space provision to match, if not exceed, the national average. (Ref Thaxted Society aspirational benefit catalogue)**
- xxi.** To: discourage the use of public pavements and footways for the display of planters, pots, seating and other domestic material where such items reduce the footway to below the current legal standard width for a mobility assured footway. **In this the Society relies upon the enforcement of best practice guidance 2021 on Access to Pedestrian and Transport Infrastructure. Dept of Transport. See clause(iv)**
- xxii.** To: Object to and alert the LPA to all, 'assumed' unpermitted public advertising with its immediate removal on that basis, for the protection and careful maintenance of the conservation area and Thaxted's heritage street-scene.

**(Adopted unanimously by the Executive Committee on April 26th, 2018)*
*** (adopted unanimously by the Executive Committee on the 27th June 2019)*
**** (adopted unanimously by the Committee on January 23rd 2020)*
***** (adopted unanimously March 30th 2022)*
****** adopted nem con AGM May 2026*

The Uttlesford Design Guide.
Uttlesford Local Plan 2021-2041
Thaxted Society Building Design Guide 2023. www.thaxtedsociety.com
Thaxted Neighbourhood Plan 2026
National Planning Design Guide.
NPPF 2024
Essex Design Guide
Thaxted Society 'A Tabula Rasa' 2022
Thaxted Society aspirational catalogue.



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