

# Local Development Framework Committee

Town Hall, Colchester  
26 March 2012 at 6.00pm

The Local Development Framework Committee deals with the Council's responsibilities relating to the Local Development Framework.

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# Local Development Framework Committee

To deal with the Council's responsibilities relating to the Local Development Framework.

**COLCHESTER BOROUGH COUNCIL  
LOCAL DEVELOPMENT FRAMEWORK COMMITTEE  
26 March 2012 at 6:00pm**

**Members**

Chairman : Councillor Colin Sykes.  
Deputy Chairman : Councillor Martin Goss.  
Councillors John Jowers, Kim Naish, Elizabeth Blundell,  
Mark Cory, Beverly Davies, Andrew Ellis and Henry Spyvee.

**Substitute Members** : All members of the Council who are not members of the Planning Committee.

**Agenda - Part A**

(open to the public including the media)

**Pages**

**1. Welcome and Announcements**

(a) The Chairman to welcome members of the public and Councillors and to remind all speakers of the requirement for microphones to be used at all times.

(b) At the Chairman's discretion, to announce information on:

- action in the event of an emergency;
- mobile phones switched off or to silent;
- location of toilets;
- introduction of members of the meeting.

**2. Substitutions**

Members may arrange for a substitute councillor to attend a meeting on their behalf, subject to prior notice being given. The attendance of substitute councillors must be recorded.

**3. Urgent Items**

To announce any items not on the agenda which the Chairman has agreed to consider because they are urgent and to give reasons for the urgency.

**4. Declarations of Interest**

The Chairman to invite Councillors to declare individually any personal interests they may have in the items on the agenda.

If the personal interest arises because of a Councillor's membership



of or position of control or management on:

- any body to which the Councillor has been appointed or nominated by the Council; or
- another public body

then the interest need only be declared if the Councillor intends to speak on that item.

If a Councillor declares a personal interest they must also consider whether they have a prejudicial interest. If they have a prejudicial interest they must leave the room for that item.

If a Councillor wishes to make representations on an item on which they have a prejudicial interest they may do so if members of the public are allowed to make representations. In such circumstances a Councillor must leave the room immediately once they have finished speaking.

An interest is considered to be prejudicial if a member of the public with knowledge of the relevant facts would reasonably regard it as so significant that it is likely to prejudice the Councillor's judgement of the public interest.

Councillors should consult paragraph 7 of the Meetings General Procedure Rules for further guidance.

## **5. Have Your Say!**

(a) The Chairman to invite members of the public to indicate if they wish to speak or present a petition at this meeting – either on an item on the agenda or on a general matter not on this agenda. You should indicate your wish to speak at this point if your name has not been noted by Council staff.

(b) The Chairman to invite contributions from members of the public who wish to Have Your Say! on a general matter not on this agenda.

## **6. Minutes**

**1 - 9**

To confirm as a correct record the minutes of the meeting held on 30 January 2012.

## **7. Tiptree Jam Factory Plan**

**10 - 28**

See report by the Head of Strategic Policy and Regeneration.

## **8. Wivenhoe Local List**

**29 - 37**

See report by the Head of Strategic Policy and Regeneration.

**9. Winstred Hundred Village Design Statement**

**38 - 93**

See report by the Head of Strategic Policy and Regeneration.

The Winstred Hundred Village Design Statement document does not display correctly when viewed as part of the agenda print pack but will display correctly by selecting the Winstred Hundred VDS document below.

**10. Exclusion of the Public**

In accordance with Section 100A(4) of the Local Government Act 1972 to exclude the public, including the press, from the meeting so that any items containing exempt information (for example confidential personal, financial or legal advice), in Part B of this agenda (printed on yellow paper) can be decided. (Exempt information is defined in Section 100I and Schedule 12A of the Local Government Act 1972).

**LOCAL DEVELOPMENT FRAMEWORK COMMITTEE**  
**30 JANUARY 2012**

*Present :-* Councillor Colin Sykes (Chairman)  
Councillors Elizabeth Blundell, Mark Cory,  
Beverly Davies, Andrew Ellis, Martin Goss, John Jowers  
and Henry Spyvee

*Also in Attendance :-* Councillor Nick Barlow  
Councillor Kevin Bentley  
Councillor John Elliott  
Councillor Sue Lissimore  
Councillor Laura Sykes

**Councillor John Jowers (in respect of being a member of Essex County Council with a Cabinet responsibility for Communities and Planning) declared a personal interest in the following item pursuant to the provisions of Meetings General Procedure Rule 7(3)**

**25. Have Your Say!**

Pete Hewitt, Myland Community Council, addressed the Committee pursuant to the provisions of Meetings General Procedure Rule 5(3) in respect of the North Colchester Growth Area. He wanted the Chesterwell Site to be a sustainable development supported by relevant masterplans and supplementary planning documents. He was of the opinion that the Core Strategy had been based on pre-recession assumptions which were now out of date. Similarly the North Colchester Travel Strategy was based on old data which did not take account of further development. He asked the Committee to provide assurance that the sustainability base would be re-examined and he offered assistance from Myland Community Council.

Some members of the Committee had similar concerns about the North Colchester Travel Strategy document because of a route created via a residential estate which was contrary to earlier reassurances.

Karen Syrett, Spatial Policy Manager responded to the paper developed by Myland Community Council. She indicated that their contribution would help inform the revision of the Core Strategy and Local Plan. However, she explained that there were numerous documents which comprised the evidence base. She also referred to the prediction that the current recession could end in 2015, and that this Council was looking at a long term strategy to 2023 with the likelihood of there being higher housing targets than currently exist. In terms of transport infrastructure, the Travel Strategy had used more up to date modelling, but the document was currently subject to consultation along with the Supplementary Planning Document. She disputed the assertion that the Core Strategy had been undermined or that any evidence based documents were suspect, on the grounds that a wealth of evidence based documents had underpinned the Core Strategy. Employment and housing targets at the time were based on

detailed evidence and therefore not considered to be incorrect. The Council would continue to consider planning applications which would be determined under the current framework.

David Clouston addressed the Committee pursuant to the provisions of Meetings General Procedure Rule 5(3). He expressed his appreciation of the work undertaken by this Committee and he posed a question about ambitions for Colchester in the very long term. He had first hand knowledge of planning without process when he lived overseas and offered his experiences to assist in the consideration of the very long term future of Colchester if such an opportunity arose.

Members of the Committee thanked Mr Clouston for his generous comments. It was explained that the integrated county strategy looked further ahead in terms of regional growth centres and within that context was the local Core Strategy. In the absence of any detail, this Council was attempting to interpret the National Planning Policy Framework. Reference was made to this Council being one of only three councils which had a Core Strategy, but in those areas where there was no planning framework there could be unchecked growth.

Emma Asensio addressed the Committee pursuant to the provisions of Meetings General Procedure Rule 5(3). She had become aware that a site referred to as the railway sidings had obtained planning permission for 175 dwellings but she had been unable to locate the permission. She also believed that earlier applications had been submitted for public consultation but the latest application had not and she considered this situation to be unfair and not transparent. Local residents had assumed it already had permission. She believed that the site was part of an Essex Wildlife Trust site. She was of the opinion that the information contained in the Site Allocations document about this site was inaccurate.

Members of the Committee referred to the remit of this Committee having a strategic role in respect of planning matters. Karen Syrett, Spatial Policy Manager, explained the history of the site in terms of it having been included in the Local Plan with an estimated capacity based upon prevailing national minimum density standards. It had then been carried forward onto the Site Allocations document without reference to any particular number of dwellings, and in 2011 a development brief had been prepared with reference to a number of dwellings lower than 175. She reassured Ms Asensio that its inclusion in the Site Allocations document simply confirmed that the site was suitable for development rather than a requirement for it to provide a particular number of dwellings.

Councillor Bentley, in his role as an Essex County Councillor, addressed the Committee pursuant to the provisions of Meetings General Procedure Rule 5(3) regarding the railway sidings site which was of concern to the residents of Halstead Road. The site was allocated for housing but residents did not believe they had been adequately consulted. They were also concerned that they had not been consulted on air quality in connection with traffic pollution and traffic congestion. He requested that when the Local Development Framework was reviewed this site should be taken out and reviewed separately. In the meantime he considered that no planning applications should be considered until the review was concluded. He also referred to the special

wildlife on the site and asked for a survey to be undertaken. He supported the need to provide homes but was of the opinion that this site was unsuitable.

In response Karen Syrett, Spatial Policy Manager, noted that there had been a consultation period at every stage of the LDF including the Site Allocation DPD which involved either leaflets to every household in the borough or other ways of publicising documents; she offered to provide Councillor Bentley with the detail of that consultation exercise. In terms of infrastructure supporting growth in the Stanway area, she referred to a new primary school, the western by-pass and improvements around Warren Lane. She confirmed that there was no provision for individual sites to be taken out of the LDF. There would be a review of documents which would take place as the evidence base proceeds with consultations and issues raised. In the interim period planning applications would be determined having regard to any existing policies for the area. National policy stated that the Government's key housing objective was to increase the number of new homes built. Local authorities were required to use evidence to provide such housing in their area. If this Council was to start a review in 2014, it would be looking at a 15 year period up to 2029/30 and it would include new sites. A borough wide review of wildlife had been carried out and species identified both on this site and another site further north for which some mitigation measures would be required.

Members of the Committee referred to the site being in the Site Allocations document and to a planning brief for the site. It was noted that no planning application had been received but any application would be judged against the planning brief. Members were concerned that there may be confusion regarding the process. The Spatial Policy Manager explained that there was a section on all of the growth areas in the Site Allocations document. There were no housing numbers for the site as part of that document. The railway sidings site was outside that area and was within the main borough wide housing sites.

## **26. Minutes**

The minutes of the meeting held on 12 December 2011 were confirmed as a correct record.

**Councillor John Jowers (in respect of being a member of Essex County Council with a Cabinet responsibility for Communities and Planning) declared a personal interest in the following item pursuant to the provisions of Meetings General Procedure Rule 7(3)**

## **27. Colchester Cycling Delivery Strategy // Supplementary Planning Document**

The Head of Strategic Policy and Regeneration submitted a report on a Supplementary Planning Document for the Colchester Cycling Delivery Strategy. The objective of the document was to promote the importance of cycling in the borough, to deliver a cohesive, comprehensive and legible cycle infrastructure network, and to promote

cycle training and marketing.

Jane Thompson, Transport Planner, attended to assist the Committee in its deliberations.

Members of the Committee congratulated the Spatial Policy Team on their work in producing the report. There was member support for a bike loan scheme, similar to that which operated in central London. There were minor concerns about cyclists and motorists not giving sufficient consideration to each other which could only be overcome by educating both groups of road users. It was suggested that paragraph 9.4 of the document should read "The other major destinations will be picked up as part of the zone requirements but should include secondary schools and leisure facilities."

*RESOLVED* (UNANIMOUSLY) that, subject to the amendment to paragraph 9.4 as set out above, the Colchester Cycling Delivery Strategy be agreed and adopted as a Supplementary Planning Document.

**Councillor John Jowers (in respect of being a member of Essex County Council with a Cabinet responsibility for Communities and Planning) declared a personal interest in the following item pursuant to the provisions of Meetings General Procedure Rule 7(3)**

**28. Tiptree Jam Factory Plan**

The Head of Strategic Policy and Regeneration submitted a report on the outcome of the recent public consultation and to request that the Committee approve further work on the preparation of a submission draft plan based on Option 4 of the consultation document.

Laura Chase, Planning Policy Manager, and Karen Syrett, Spatial Policy Manager, attended to assist the Committee in its deliberations. With reference to an earlier discussion on a different site, the Planning Policy Manager explained that whilst there was scope to add sites to the Site Allocations document, there was no scope to delete sites. She explained that all the studies, officer assessments and public comments would be posted on the Council's website. She stated that traffic had emerged as an issue and Wilkins and Sons had been in discussion with Essex County Council regarding solutions. She confirmed that the company had used reputable consultants to provide evidence in the form of various specialist studies. This Council was seeking to progress development in Tiptree through the Development Plan process rather than through the planning process. If the Committee agreed to proceed, the next step would be to finalise the Plan for this site with supporting documentation and publish it for consultation, and then to submit the Plan to the Secretary of State for examination.

Mr Chris Newenham, Wilkins and Sons, addressed the Committee pursuant to the provisions of Meetings General Procedure Rule 5(3). The company was convinced that their planning over the last year had been worth the effort and the proposal would be of real benefit to the village. He acknowledged that there would be concerns of

impact with any development. He spoke about the increase in population since 1961 which was in part responsible for important infrastructure and facilities. He confirmed this was a viable plan and that the Council had ensured that the proposals met current guidelines. Time was of the essence if they were to meet their target of a new factory available for 2014 and he asked the Committee to support this project. In response to a question from the Committee, Mr Newenham confirmed that their financial affairs were a public record. They were robust and careful; and they wanted their business to be based at Tiptree.

John Clarke, resident of Tolleshunt Knights, addressed the Committee pursuant to the provisions of Meetings General Procedure Rule 5(3). His main concern was in regard to the infrastructure in Tiptree which had not been updated as a result of considerable growth occurring in recent times. The local Member of Parliament would be acquainting herself with the most recent plans. Residents had heard nothing from the parish council or Wilkins and Sons to reassure the community that they would not suffer from shortfalls in infrastructure. He believed that this proposal would result in detrimental impacts in all areas such as public transport, schools, the medical centre, etc. He was also concerned about any funds which might be required bearing in mind the cuts in services. He suggested the points he raised be reviewed, all services be consulted and the outcome shared with residents of Tiptree. The Chairman reminded Mr Clarke that at this stage the Committee was not looking at a planning application.

Councillor Robert Long, from Maldon District Council and also representing Tolleshunt D'Arcy and Tolleshunt Knights, addressed the Committee pursuant to the provisions of Meetings General Procedure Rule 5(3). He held the company in high esteem, but he preferred Option 3. He was of the opinion that there had been support from council officers for Option 4 before matters had got to this stage and in contradiction to the objections to Option 4. He referred to a loss of green belt cushion, to the site being close to their boundary, and to the lack of infrastructure. They were unable to support Option 4 which would result in an increase in houses, cars, people and children, all requiring local services. He believed that a deterioration in traffic would result in chaos and the ruin of Tiptree.

Roy Williams addressed the Committee pursuant to the provisions of Meetings General Procedure Rule 5(3). His home abuts Birch Wood and greenfield land. He had noted that his consultation response had included a report written by Dr C.Macrae pointing to bias in the wording of the Wilkins and Sons questionnaire. He asked that the Committee read the report. His second point was in regard to the numbers of dwellings and the recommended density of dwellings for Tiptree.

Mrs Pat Clayton addressed the Committee pursuant to the provisions of Meetings General Procedure Rule 5(3) in respect of the evidence base for Tiptree Jam Factory Plan. The plan was being reviewed under the existing LDF procedures. The site was described in the Planning Policy Statement as previously developed land which was not the case. The land was greenfield protected land and planted with strawberries. The Inspector had upheld the decision not to include this site in the Site Allocations DPD and dismissed Wilkins and Sons appeal. Part of the site, also referred to as the field beyond the strawberry field, was now proposed as public open space to include allotments, a visitor centre, shop and tea rooms.

Steve Read addressed the Committee pursuant to the provisions of Meetings General Procedure Rule 5(3). He appreciated that this was new for everyone, but he had become convinced that this was an unfair process. The consultation had ended on 9 January, which was not much better than Wilkins and Sons' own consultation. It appeared to him that the Council seemed determined to get this into the evidence base, but when looked at closely it told a different story. Some of the additional reports required specialist knowledge to understand them and some reports contained errors. The documents as presented gave the appearance of this being a planning application rather than a policy document; there was a lack of clarity and scope. This process had been presented by the Council to inform a review, but he questioned how the Committee scrutinised what had been done. He wanted the Committee to be aware that Melville Dunbar was writing reports of which he did not approve. He did not understand the underlying costs to build the new factory and did not understand why Option 3 had been dismissed.

Kenneth James addressed the Committee pursuant to the provisions of Meetings General Procedure Rule 5(3). He referred to the evidence based summary, and the issue of responses to the scheme. He had calculated that 50% of responses in favour of Option 4 had been made by those who would not be directly affected, they could be disinterested supporters of the applicants. Thirty-four reports had been issued by Wilkins and Sons and added to the website in last few days. He questioned whether anyone would be able to respond to the technical reports and doubted whether it would enhance the consultation process.

Councillor John Elliott attended and, with the consent of the Chairman, addressed the Committee. He referred to there having been a resistance to more houses being built in Tiptree when the Local Development Framework was being developed. However circumstances had changed and there was now an awareness that more housing would be needed. He referred to the low housing density and to the open space provision in this proposal. Tiptree needed facilities and this could be an opportunity to get those facilities where there was a shortfall. Local schools still had capacity but the college did not because they had taken students from a wider catchment area. Both the chemist and surgeries were able to cope with current demand. He believed this additional housing would bring benefits to Tiptree whereas individual applications by themselves did not have that ability. He also believed the likelihood of development on this land had been anticipated for several years. He referred to a contribution towards Tiptree Community Centre by Wilkins and Sons which illustrated their commitment to the community. He urged the Committee to support Option 4 but he wanted the number of dwellings built to be as stated by the company. He considered the junction near to the company premises to be the worst in Tiptree, and a traffic light controlled junction at that location should be included in the highway improvement package. He also wanted an assurance that the new factory would be built if the houses were built.

Spatial Policy officers explained that these were unique circumstances and they were working closely with Wilkins and Sons to find the best solution to enable them to remain in Tiptree, hence detailed studies on drainage and other matters being included in the evidence base. The technical studies were being made available on the website so that all interested parties were able to see the evidence base building up and those



same documents would be required for a planning application. All public responses would be available on the website as received. It had been established that there was sufficient funding to support the enabling development and fund infrastructure. This was an opportunity to address issues in Tiptree and the expectation was that the company would assist towards an extension of the surgery building rather than providing a new building. The company would agree to conditions so the development would be built as expected including the highway improvements. It was also explained that in the absence of evidence based documents being provided by Wilkins and Sons, it was likely that this Council would commission the same consultants to undertake the work, the council would not do the work itself. The plan making process allowed almost two months for consultation periods through to Regulation 27 which led through to the examination itself. In the event that the company had simply submitted a planning application, there would be only 21 days for people to submit comments. It was confirmed that the Committee would study the evidence base as part of their considerations over the coming weeks.

Issues raised by members of the Committee included the principle of Melville Dunbar being an author of specialist reports and whether the level of public response was valid. Members of the Committee recognised the diversity in Tiptree including businesses such as Wilkins and Sons, who were major employers in the town. Central policy supported industry and jobs. Members were also aware that a very similar situation to this one had occurred some years ago in Colchester at the Flakt Woods site prior to the Local Development Framework and to the current Government.

Members understood the concerns expressed and also recognised that if the plan was implemented it would have an impact on residents in terms of a deterioration in the current infrastructure which was already struggling. They believed the development would have a major impact on Quince Court, and would increase traffic in an area where the road network was already under pressure. However, residents should be aware that the decision was not one that this Council could make; if the proposal was not supported by the evidence it would be rejected by the Inspector.

Members were aware that that the Site Allocations DPD was a living document and the regulations enabled proponents such as Wilkins and Sons to put forward proposals such as this one. The proposal and evidence base would go to a planning inspector and be subjected to an examination to determine if the proposal had a sound basis. Only if the evidence was sufficient for the Inspector to find it sound would it be allowed. If the evidence was found to be unsound the proposal would be rejected and the Inspector would not allow it to go through as a Local Development Plan.

Members were also aware that the alternative would be that Wilkins and Sons could put in a planning application with three weeks consultation. The Planning Committee would get a lot of representations and the application would either be approved or refused. If approved it would have to go to the Inspector as a departure from the LDF and the Inspector would make the decision. If refused Wilkins and Sons would go to appeal and, again, the Inspector would determine it. By taking this route a local plan would be produced and a planning application submitted. Although there were concerns about whether this process was right, there was the advantage of several opportunities for public consultation.

The Spatial Policy Officers responded to queries raised in regards to consultation responses, the consultation process, Wilkins and Sons involvement with the LDF process and in particular their attempts at inclusion in the Site Allocations DPD, the design of the factory, and release dates of development sites in Tiptree.

*RESOLVED* (UNANIMOUSLY) that the outcome of the public consultation exercise under Regulation 25 be noted and further work be undertaken by the Head of Strategic Policy and Regeneration as set out in paragraph 5 of the report.

**Councillor John Jowers (in respect of being a member of Essex County Council with a Cabinet responsibility for Communities and Planning) declared a personal interest in the following item pursuant to the provisions of Meetings General Procedure Rule 7(3)**

**29. Community Infrastructure Levy - Update**

The Head of Strategic Policy and Regeneration submitted a report on an update in the process of developing the Community Infrastructure Levy (CIL) Charging Schedule.

Ian Vipond, Executive Director, and Karen Syrett, Spatial Policy Manager, attended to assist the Committee in its deliberations.

Members of the Committee reported that they had found the workshop very useful. Members had queries on whether a charging structure was the best option; whether any delay in adopting a CIL would have an effect on the Frontrunner status, and if so how long could it be delayed, and whether the Council could commission consultants to look at alternatives to CIL. Members were aware that the charging schedule had to be pitched at a level which did not act as a disincentive.

The Executive Director stressed the need for Colchester to get a CIL in place as quickly as possible, given that Colchester had Frontrunner status. Whilst there was a need to get the figure right, it would take some time for CIL to take effect, it was therefore important to get it started as early as possible.

The Spatial Policy Manager reported that Colchester's CIL was being monitored by other authorities and the Department for Communities and Local Government wanted Colchester's CIL to be right. The Council had appointed a consultant to work on the Garrison project who would have access to up to date information on sales, land values, build costs, etc., which could contribute to the supporting information. In response to a query about the funding for this additional work by the consultant, it was confirmed by the member of Essex County Council that the County Council would be funding that work. The Spatial Policy Manager confirmed that the allocation of CIL money would be determined by the Borough Council, and in response to a member query she confirmed that it would be unlikely that Colchester's Roman walls would be top of the list.

*RESOLVED* (UNANIMOUSLY) that the proposed additional viability work to inform the draft Charging Schedule, as set out in paragraph 4.4 of the report by the Head of Strategic Policy and Regeneration, be agreed.



## Local Development Framework Committee

Item

7

26 March 2012

<b>Report of</b>	<b>Head of Strategic Policy and Regeneration</b>	<b>Author</b>	<b>Laura Chase 01206 282473</b>
<b>Title</b>	<b>Tiptree Jam Factory Plan</b>		
<b>Wards affected</b>	<b>Tiptree</b>		

**The Local Development Framework Committee is asked to agree the content of the Tiptree Jam Factory Plan DPD and Proposals Map for publication and subsequent submission to the Government.**

### **1. Decision(s) Required**

- 1.1 To agree the content of the Tiptree Jam Factory Plan Document (DPD) and amendments to the Proposals Map (attached as an Appendix to this report).
- 1.2 To agree to publish and make available the DPD and all supporting information, including the Sustainability Appraisal, in order that representations relating to issues of soundness can be made.
- 1.3 To subsequently submit the Tiptree Jam Factory Plan DPD to the Secretary of State for examination.
- 1.4 For the Committee to delegate authority to the Spatial Policy Manager to make minor revisions to the document prior to publication and submission.

### **2. Reason for Decision**

- 2.1 To enable a new policy framework for the area to be prepared which can provide a basis for decisions on future planning applications and will accord with national policy supporting plans for additional development where there is local community support.

### **3. Alternative Option**

- 3.1 The alternative is not to proceed with the preparation of the Tiptree Jam Factory Plan and to determine any planning applications received on the basis of current national and local policies.

### **4. Background Information**

- 4.1 At the meeting on 30<sup>th</sup> January 2012 this Committee considered the outcome of public consultation on the following four options for the future of the Tiptree Jam Factory and adjoining land as follows:

- Option 1 – No change
- Option 2 – Development of a new factory on land to the south of the existing factory in accordance with the adopted Allocations Document
- Option 3- The relocation of the factory to a site outside of Tiptree, redevelopment of the existing factory site for residential purposes and the development of a new Tiptree Visitor Centre with Thursday Cottage retained.
- Option 4 – Redevelopment of the existing factory site for residential purposes, residential development on land to the north of Factory Hill together with a new visitor centre and open space and the development of a new factory on the allocated land to the south of the existing factory.

The Committee approved further work on the preparation of a plan for potential future development at the Tiptree Jam Factory in light of a majority of public opinion in favour of Option 4.

4.2 As part of the preparation of the Plan a number of studies have been commissioned by Wilkin and Sons to investigate issues related to the proposals. As these studies were not available during the regulation 25 consultation stage the documents were placed on the Council's website and a four-week period was given for comments to be made closing on 20<sup>th</sup> February. These include:

- a Transport Assessment
- Statement of new factory costs
- Valuation Report
- Site Investigations
- an Ecological Assessment Report
- Flood Risk Assessment
- Drainage Strategy
- Tree Survey and Constraints Plan
- Landscape Scheme and Strategy
- Health Impact Assessment

4.4 Comments by the appropriate Council or external reviewer have subsequently been placed on the website. In general, they are not considered to have raised any issues of specific concern at this stage.

4.5 The draft Sustainability Appraisal was also placed on the website for one week to offer an opportunity for comments to be made. There will be a further opportunity to comment on the Sustainability Appraisal at the regulation 27 stage. The Council's comments on the Sustainability Appraisal have also been placed on the website stating that the appraisal satisfies the relevant standards and guidance.

- 4.6 One representation has been received in response to this consultation from Feering Parish Council. The representation states that on the basis of traffic counts carried out by the Parish Council in October 2012 their view is that the impact on Feering of the traffic generated by the Plan proposals is likely to be higher than that stated in the transport assessment. The Council states that the development should make a contribution to a link/slip road on to the A12 from Inworth Road.  
A detailed response to the Parish Council's comments has been provided by Wilkin and Sons transport consultant and this is available on the Council's website. In general terms the consultant accepts that the assessment may not be based on a peak day but an average day provides a better basis for assessment. The issue of a junction between the A12 and Inworth Road is considered to be a matter for the Highways Agency. The information provided by the Parish Council does not change the overall conclusions of the transport assessment, which has been accepted by Essex County Council.
- 4.7 An informal briefing meeting was held with Tiptree Parish Council representatives on the 5<sup>th</sup> March. Following that meeting, the Parish Council wrote to confirm agreement with the overall policy currently being drafted by CBC and in particular policy TJF1. TPC also confirmed acceptance of the aims and objectives contained in this document.
- 4.8 The various studies have now been independently assessed and the main issues arising from this assessment are set out below.
- 4.9 Transport Assessment  
As the site for the new factory is already allocated in the adopted Allocations Document, for the purposes of the LDF it is only the residential elements of the proposals that are new and which need to be assessed.
- 4.10 Essex County Council standard practice provides that the impact on highway links and junctions need only be assessed where the additional traffic amounts to an increase of 10% or more. The assessment shows that the only highway links that would experience an increase in traffic greater than 10% as a result of the proposed development would be the B1023 Factory Hill, the B1023 Church Road and Station Road because these three highways are those that provide primary access to the proposed development. However, they would all continue to operate well within their link capacities, with the B1023 Factory Hill still having a reserve capacity of about 39% in the evening peak period. During this time the B1023 Church Road would have a reserve capacity of about 37% whilst Station Road would have a reserve capacity of about 50%.
- 4.11 On the wider network the assessed increases in traffic are modest with, for example, the B1024 Feering Hill only experiencing a 1.6% increase in both morning and afternoon peaks and Braxted Park Road having an increase of 6% in the morning peak and 5.6% in the evening.
- 4.12 The assessment indicates that the only junction which would experience an increase in traffic greater than 10% would be Factory Hill/Station Road/Church Road/Chapel Road. Nevertheless the assessment shows that this junction would still continue to operate satisfactorily in the morning peak but there would be a slight increase in queuing vehicles in the evening peak because of an

increase in the number of vehicles seeking to turn right. It is also assessed that these queues could be reduced with a minor junction improvement if considered appropriate.

4.13 Essex County Council have stated that the Transport consultant has done enough work at this stage to support the conclusion that it is likely the proposed development would work in highway and transport terms. ECC, however, flagged up that the Assessment is currently deficient in analysis of the impact of factory traffic. While the Assessment states that the new factory would not generate any additional traffic compared with the present, this is not backed by data. ECC consider that it would be easy for the consultants to use the TRICS database (transport planning common practice) to assess the number of trips the current and new factory would generate. ECC also note that while the requirement to submit a Travel Plan has been questioned by the applicants, it would be expected as part of a planning application submission.

#### 4.14 Financial Assessment

The financial assessment is fundamental to the justification for the Plan. The basis of the Plan is that enabling residential development is essential to provide funding for the new factory to enable it to be retained in Tiptree. The financial assessment sets out the estimated costs of building a new factory in Tiptree and the values likely to be generated from the sale of the existing factory site and the land to the north of Factory Hill for residential development. Clearly there are difficulties in forecasting future land values and development costs. The figures have been assessed by a member of the Council's Estates section who has confirmed that the figures establish the broad expectations of revenue generated by enabling development, which will be sufficient to fund some but not all of the construction costs of a new factory. Wilkin and Sons addressed concerns about the funding gap issue in the letter they sent to LDF Committee members on 20<sup>th</sup> January 2012. They stated:

*Our bankers, Barclays, have been our bankers (albeit with name changes on their part along the way) since our business started, 127 years ago, without a break. We are pleased to inform the Council that our bankers have confirmed they can support our new factory project immediately with funding of up to £10 million. They go on to say that more could be available and that in their words 'they would feel comfortable with providing more than we might feel comfortable in accepting'. Now, we have no intention of borrowing to the extent that the fundamental ethos of our business is put at risk. We are a prudent business and plan for the long-term. It is however true that with funding from the enabling residential development from cash flow generated by trading from sales of capital assets (such as the building plot at Brook Hall), Factory Hill and from bank funding we are entirely confident we can build Phase I of our proposed new factory here in Tiptree and, in time, to achieve our targets for 2030.*

#### 4.15 Health Assessment

Comment on the Health Impact Assessment highlighted the need for the development to contribute to the provision of healthcare facilities in Tiptree, and this is reflected in its inclusion in the list of potential infrastructure requirements in the Plan.

4.16 Overall officers are satisfied that the evidence base is robust and provides sufficient justification for the Plan proposals, particularly given that further detailed information would be expected to be provided at the planning application stage

## **5. Proposals**

5.1 The public consultation carried out between November 2011 and January 2012 and reported to the 30<sup>th</sup> January meeting of this Committee indicated a majority of respondents are in favour of Option 4. The consultation also indicated that there are concerns about the impact of the proposals on local services, facilities and infrastructure. As the discussion above establishes however, the Council is satisfied that the evidence base indicates that the proposals are technically sound

5.2 From the strategic point of view Tiptree is identified in the adopted Core Strategy as a District Settlement in the settlement hierarchy and the development proposed in Option 4 would be consistent with this classification. Current Government policy advocates that local authorities should prioritise growth and jobs with the Localism Act providing for plans to be prepared for additional development where there is local community support. The precise wording of the Plan on national guidance may however require modification prior to submission to reflect latest developments and the expected imminent publication of the National Planning Policy Framework.

5.3 It is considered that in the light of the consultation responses, the assessment of the evidence now available and current Government policy a draft Plan based on Option 4 can be justified. This would include the development of a new factory on the site included in the Allocations Document, the redevelopment of the existing factory site for residential use, residential development and open space on land to the north of Factory Hill and adjustments to the Tiptree settlement boundary. The Plan will also need to include proposals to mitigate the impact of the development on local services and infrastructure. A Draft Submission Plan and Proposals Map are appended to this report.

5.4 The next stage in the Plan process will be to carry out pre-submission consultation under regulation 27 for a six-week period. This provides for the local authority to publish and make available the documents it proposes to submit to the Secretary of State for examination. These include:

- the development plan document (as proposed to be submitted)
- the changes to be made to the Proposals Map
- the sustainability appraisal report
- a statement on consultation and involvement in the plan preparation

5.5 Following the publication the Council must prepare a summary of the representations made and consider if any changes should be made to the Development Plan Document before submission.



- 5.6 It is proposed that the Draft Submission Plan and Proposals Map be approved for publication under regulation 27 and that officers be authorised subsequently to submit the Plan to the Secretary of State, subject to representations received.

## **6. Strategic Plan Reference**

- 6.1 Development of a plan for Tiptree Jam Factory will inform the Council's vision to be a place where people want to live, work and visit. It will also contribute to the following Council priority areas and outcomes: regenerating our borough through buildings, employment, leisure and infrastructure; improving opportunities for local business to thrive including retail; promoting sustainability and reducing congestion; bringing investment to the borough; providing more affordable homes across the borough; and providing sport and leisure for all, alongside good quality green spaces and play areas.

## **7. Consultation**

- 7.1 Consultation on the Plan has been carried out in accordance with national guidance on Local Development Framework plans and reports to this Committee have recorded the results of consultations to date This has included, from the date of formal Council involvement, two drop-in sessions/exhibitions at the Tiptree Community Centre along with two meetings with elected members from the area. The next phase of consultation is the submission stage (Regulation 27). Prior to submission of a plan to Government for examination the Council is required to prepare a report describing the consultation carried out at each phase of the Local Development Framework document development process.

## **8. Publicity Considerations**

- 8.1 This is a significant issue in the Tiptree area and has been and will continue to be the subject of media interest which will be proactively managed by the Council and its Communication team.

## **9. Financial Implications**

- 9.1 The requirements for pre-submission consultation and examination will have resource implications. The provisions of the Localism Bill require these costs to be met by the local planning authority. A bid for DCLG Frontrunner funding to assist with these costs has been unsuccessful. The Council has entered into a planning performance agreement with Wilkin and Sons to cover the preparation of the new plan and the processing of associated planning applications which will help to cover these costs.

## **10. Equality, Diversity and Human Rights Implications**

- 10.1 An Equality Impact Assessment has been prepared for the Local Development Framework which is available following this pathway from the homepage:- Council and Democracy > Policies, Strategies and Performance > Equality and Diversity > Equality Impact Assessments > Strategic Policy and Regeneration > Local Development Framework.

**11. Community Safety Implications**

11.1 No direct implications

**12. Health and Safety Implications**

12.1 No direct implications

**13. Risk Management Implications**

13.1 The adoption of Development Plan Documents is intended to support adopted planning policies and reduce the risk of inappropriate development. The Plan provides consistent advice to landowners, developers, officers, Councillors and members of the public.

**Background Papers**

None

**TIPTREE JAM FACTORY PLAN**  
**DRAFT SUBMISSION PLAN UNDER**  
**REGULATION 27**

# **TIPTREE JAM FACTORY PLAN**

## **DRAFT SUBMISSION PLAN**

### **1. Introduction to Plan**

1.1 This Plan has been prepared to review the planning policy for the Tiptree Jam Factory and adjoining land. It provides a policy framework in which planning applications for the area can be considered. It has been prepared in response to a particular local need to enable Wilkin and Sons to build a new factory in Tiptree.

1.2 This Plan is being produced in accordance with the principles for neighbourhood plans which have been introduced by the Localism Act. However, because the provisions of the Act are unlikely to commence until April 2012, it is being prepared under the current legislation as a Local Development Document in accordance with the Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008. It is intended that it becomes part of the Colchester Borough Council Local Development Framework when adopted. The publication of this draft plan follows extensive consultation carried out on issues and options in 2011 and early 2012.

### **2. Background**

2.1 The Tiptree Jam Factory is owned by Wilkin and Sons. The Wilkin family have farmed in the area for nearly 300 years and have been producing Tiptree preserves since 1885. Since production began in Tiptree the factory has been continually added to and refurbished. To-day parts of it are over 100 years old and it has been increasingly challenging to make jam efficiently and to maintain the buildings to meet ever-more demanding food standards. A new factory is critical to enable the company to maintain its market position and to grow. The company has a long association with Tiptree and is a significant employer in the village. The company currently provides 270 full-time and 125 part-time jobs with about 80% of staff living in Tiptree and a further 10% within a distance of 10 miles. The labour force is expected to grow to 500 by 2030. The company farms about 320 hectares (800 acres) of land around Tiptree. Because of the strong links with the local area the company's preference is to build a new factory in Tiptree on land to the south-east of the existing factory. However because Wilkin and Sons has calculated that the costs of building a new factory in Tiptree exceed those of converting an existing building elsewhere in the County, they intend to part-fund factory construction with the development of new housing on the existing factory site and on land to the north of Factory Hill. This Plan therefore deals with the planning policy issues relating to the new factory and the associated housing development that is required to support it.

### **3. Location and Area Covered**

3.1 Tiptree is located about 10 miles south-east of Colchester in north Essex. It is bisected by the B1022 Colchester to Maldon road and the B1023 Kelvedon to Tollesbury Road. It lies about 3 miles to the east of the A12 trunk road with access to it via junctions at Kelvedon, Feering and Rivenhall End. The nearest railway station is at Kelvedon, about 4 miles away.

3.2 The Tiptree Jam Factory is located to the south-east of the village on the south side of Factory Hill. This plan covers the existing factory site (Area A), land to the south-east of it extending to Tudwick Road (Area B) and land to the north of Factory Hill and east of Quince Court and Chapel Road (Area C). The map is attached as Appendix A.

### **4. Policy Context**

4.1 The most relevant planning policy for the plan area is set out in national planning policy and in the Council's adopted planning documents. This DPD should be read alongside the other documents within Colchester's adopted Local Development Framework, which include the Core Strategy, Site Allocations and Development Policies DPDs, Proposals Map and Supplementary Planning Documents. Policies and allocations within these documents provide further guidance on policy for the area.

4.2 The Colchester Core Strategy adopted in 2008 identifies Tiptree as one of the main district settlements in the Borough which provide an important range of shopping, services and facilities to the surrounding hinterland and are expected to be the focus of limited new development. The Core Strategy therefore provides for a minimum of 680 new homes to be developed in Tiptree in the plan period to 2023 of which approximately 500 had been developed or permitted in 2006.

4.3 The Colchester Site Allocations Document adopted in 2010 provides for an additional allocation for housing and open space in Grange Road, Tiptree to meet the housing requirement identified in the Core Strategy. The existing Tiptree Jam Factory site is allocated as an employment policy area together with land to the south-east of it extending to Tudwick Road. The village settlement boundary bisects the existing factory site. The land to the north of Factory Hill is shown as countryside outside of the settlement boundary.

4.4 Wilkin and Son submitted a request for allocation of a greenfield site for housing during the initial Regulation 25 stage of consultation on the Site Allocations, but did not submit any supporting evidence concerning the requirement for enabling development. The council accordingly drafted its allocations for Tiptree on the basis of housing targets for Tiptree and Sustainability Appraisal work. Wilkin and Sons submitted further evidence

on the requirements for enabling development at the Regulation 27 submission stage for a smaller residential scheme. By this stage, however, the Council had produced what it considered to be a 'sound' plan and was not in a position to alter allocations unless this was required to make the overall document sound. Debate at the examination on Tiptree was focused on the level of new allocations it required, and the Inspector's conclusions reflect the view that the Council had made an appropriate allocation reflecting housing requirements and the findings of the Sustainability Appraisal. It is accordingly considered that while the Site Allocations DPD development process addressed the requirements of matching allocations to minimum housing targets for Tiptree, it did not address the detailed circumstances supporting enabling development for Wilkin and Sons.

4.4 At the national level the most relevant guidance is set out in PPS1, PPS3, PPS4, the Plan for Growth, the draft National Planning Policy Framework and the provisions of the Localism Act. It is not the role of LDF documents to repeat policies set out in Government guidance but this Plan is consistent with the policies to promote sustainable housing and economic growth as set out in the aforementioned documents.

4.5 New and emerging Government policy provides a context in which additional development in Tiptree can be considered. In his statement dated 23<sup>rd</sup> March 2011 the Minister of State for Decentralisation urged local authorities to make every effort to identify and meet the housing, business and other development needs of their areas and respond positively to wider opportunities for growth. This statement was in response to the Government's Plan for Growth which required local authorities to put in place development plans that are pro-growth. The draft National Planning Policy Framework published in July 2011 states that the Government's key housing objective is to increase significantly the delivery of new homes. It states that the housing supply should include an additional allowance of 20% to ensure choice and competition for land. At the same time the Localism Act is introducing a new type of development plan, the neighbourhood plan, which enables local communities and businesses to bring forward proposals for development in their areas, which as a minimum must meet Core Strategy requirements but can provide for additional development if there is local community support. This Plan is therefore being prepared in the context of new and emerging Government policy to provide for additional housing development in Tiptree to secure the retention and growth of a significant local employer.

4.6 The Plan is consistent with Colchester's Community Strategy approved in 2007 in which the vision for 2020 and beyond includes the Borough being renowned for sustainable economic growth.

## **5. Spatial Portrait of Tiptree**

5.1 Tiptree is the largest village in Colchester Borough with a population of 7,516 at the time of the 2001 Census and is now estimated to have grown

to 9,206. (CBC estimates) There are two main employment areas in the village at the Tower Business Park off Kelvedon Road and the Tiptree Jam Factory at Factory Hill. The 2001 Census indicates 3,700 work trips from Tiptree ward of which 23% remain in the ward with 12% and 11% respectively going to the adjoining Districts of Braintree and Maldon. There is a range of shops and services, mostly concentrated along Church Street, which serve the village and surrounding area. The village has four primary schools and a secondary school, which incorporates a sixth-form. The village is served by two main bus routes, the 75 between Maldon and Colchester and the 91 between Witham and Tollesbury. National Cycleway Network Route 1 between London and Ipswich passes through the village. Further residential development in Tiptree will add to demand for infrastructure, and Table 6d of the Core Strategy highlights that expansion of primary school facilities; sports pitches and allotments; and further Health Centre facilities would be expected to be delivered in the period to 2021.

## **6. Vision**

**Retention and expansion of Wilkin and Sons in Tiptree will promote the sustainable co-location of jobs and houses thereby minimising traffic impacts; support the community through the provision of open space and community facilities; and add to the stock of well-designed and sustainably constructed housing in Tiptree.**

6.1 The aim of the Plan is to provide a planning framework which enables a new Jam Factory to be constructed in Tiptree, along with additional residential development.

6.2 The objectives of the Plan are:

1. To identify sites for residential development which enable the provision of a new Jam Factory in Tiptree in 2014
2. To maintain a balance between housing and employment
3. To provide a variety of house types, tenures and sizes within the development
4. To promote high quality design and layout
5. To promote active and healthy lifestyles
6. To provide high quality open space
7. To support and promote the growth of tourism
8. To protect and enhance the natural and historic environment
9. To facilitate the provision of the necessary community facilities and infrastructure to support the new development

## **7. Planning Considerations**

7.1 Part of the area covered by this Plan is already allocated as an employment policy area by the Site Allocations Document adopted in 2010. The main planning issues therefore relate to the redevelopment of the existing factory site and the greenfield land to the north of Factory Hill.

7.2 The primary justification for development of the greenfield land is that its development for residential purposes is required as enabling development to help fund construction of a new factory within Tiptree to avoid the need to relocate the business elsewhere. Wilkin and Sons have accordingly submitted viability information to substantiate the costs involved in constructing a new factory and the revenue anticipated from use of the company's land for residential development. This information has established a general case for enabling development, but it is appreciated that changing financial circumstances could change the detailed figures and alter Wilkin and Sons preferred course of action. Accordingly, approval for greenfield development needs to be clearly tied to construction of the factory to ensure that residential construction does not occur on its own leading to an unsustainable pattern of out-commuting and the loss of local jobs.

7.3 Parts of the existing factory are over 100 years old and the land has been subject to industrial processes for that period. There are therefore potential issues relating to contamination that will need to be addressed as part of any redevelopment. The existing factory site also has heritage interest with Trewlands Farmhouse and the adjacent wall being listed as Grade 2. These heritage assets will need to be protected and enhanced as part of any development proposal.

7.4 In terms of landscape setting and capacity the area was assessed by the Landscape Capacity Study of Settlement Fringes in 2005. The plan area fell within Landscape Setting Area 2 of the Tiptree fringes and was identified as having moderate landscape value and sensitivity and with limited capacity for development. The Site Allocations DPD allocated land for a new factory outside the Tiptree settlement boundary which reduced the extent of separation between Tolleshunt Knights and Tiptree. Proposed factory schemes address this issue through the use of design and landscape measures and these will need to be confirmed through the planning application process.

7.5 Although the Tiptree sewage works has some capacity to accommodate new residential development Anglian Water has established that the sewerage network is in need of improvement. Alternative treatment facilities will therefore be required as part of any development of the plan area.

7.6 The plan area is accessible to the main built-up area of Tiptree by foot and cycle. The site is also accessible to the bus services that run through Tiptree with bus stops being located on both sides of Church Road just



north of the junction with Factory Hill and Station Road. A transport assessment has indicated that development of the plan area can be accessed via a new roundabout junction to Factory Hill and that the traffic generated from the development of the plan area can be accommodated on the local road network with minor improvements.

7.7 Birch Wood, located within the plan area, is identified as an Essex Wildlife Site. The ground flora in the wood is suffering from recreational pressure and dense shading with large areas of bare and trampled ground, while in addition the understory is lacking in structure. A management plan will be required for the woodland to show how these issues can be addressed.

7.8 The Health Impact Assessment submitted as part of the Evidence Base for the plan has indicated capacity problems for health care provision in Tiptree. The proposal will accordingly be required to address this issue through contributions to be agreed toward the provision of premises and/or land for new healthcare floorspace.

## **8. Evidence Base**

8.1 The Plan is supported by a range of specialist studies and reports which are published separately. These include:

- A Transport Assessment
- Contamination Reports
- Ecological Assessment
- Flood Risk Assessment
- Tree Survey
- Drainage Strategy
- Financial Viability Assessment
- Health Impact Assessment
- Landscape Strategy.

## **9. Options Considered**

9.1 As part of the preparation of this plan 4 options have been considered and have been the subject of consultation. These are:

Option 1 - No change

Option 2 – Development of a new factory in accordance with the Adopted Site Allocations DPD

Option 3 – Visitor Centre and Thursday Cottage retained, main factory moved out of Tiptree

Option 4 - Redevelopment of the existing factory site for residential purposes, residential development on land to the north of Factory Hill, development of new factory to the south of the existing factory.

9.2 Following consultation on the options in 2011 and early 2012 the Council has selected Option 4 as the preferred option and this forms the basis of the proposals within this Plan.

9.3 The Proposals include:

- The redevelopment of the existing factory site for housing
- The residential development of land to the north of Factory Hill
- Public open space on land to the north of Factory Hill
- A new factory on land to the south of the existing factory on the employment site allocated in the Adopted Site Allocations Document

## **10. Sustainability Appraisal**

10.1 A sustainability appraisal has been carried out of the Plan proposals and the options considered. This has been published separately. The conclusion of the appraisal in respect of the Plan proposals is:

“This option has positive impacts as a result of the retention of the factory in Tiptree but there are negative impacts as a result of the loss of greenfield land and the impact on Birch Wood. Wilkin and Sons is an important part of Tiptree’s culture and heritage and the loss of the factory would bring many adverse effects to the character and economy of Tiptree. This has been recognised by the adopted Site Allocations Document which allocates a site for a new factory to the south of the existing factory. The additional impact of this option therefore relates to the land to the north of Factory Hill. This option will require measures to mitigate the impact on Birch Wood.”

## **11. Consultation**

11.1 The proposals included in this Plan have been the subject of extensive consultation between July 2011 and January 2012. A separate report setting out the details of the consultation and the responses supports this Plan.

11.2 In July 2011 Wilkin and Sons carried out its own consultation on the options. This included a local public exhibition, a facebook page and consultation with other organisations. In general terms some 98% of the 1475 responses received following the exhibition in Tiptree in July 2011 supported the development of new housing on land to the north of Factory Hill to enable the factory to remain in Tiptree. Details of the proposed scheme were amended in response to this consultation including the nature of the open space to be provided, the design of the new housing and the proposed style of the new factory.

11.3 At its 2 November 2011 meeting, the Council's Local Development Framework Committee agreed that the Wilkin and Sons' proposals could best be addressed through preparation of a development plan. Accordingly, consultation on the options under regulation 25 of the Town and Country Planning (Town and Country Planning) (Amendment) Regulations 2008 was carried out by the Council between November 2011 and January 2012. This included two local drop-in sessions and meetings with Tiptree and Tolleshunt Knights Parish Councils and Maldon District Council and with the consultation material being available on the Council's website. 265 responses were received with 59.2% expressing a preference for Option 4.

11.4 The main issues raised during the consultation were:

- traffic impact on the local and wider road network, with access to the A12 through Feering and Kelvedon being a particular issue
- the impact on local services and facilities, particularly schools, doctors and dentists
- visual impact and impact on the countryside, particularly in the gap between the plan area and Tolleshunt Knights
- the impact on Birch Wood, which is a designated wildlife site.

## **12. The Plan Proposals**

12.1 The Council's Core Strategy promotes sustainable development to deliver jobs and houses subject to considerations of impact and capacity. It provides for the development of 680 housing units over the period 2001-2021, but these are minimum figures. Government policy encourages the development of additional housing beyond minimum levels, particularly when it has local support. In this instance, the Council considers that background work has demonstrated the sustainability, viability and deliverability of the proposal along with the provision of satisfactory mitigation for identified impacts and high levels of community support.

This Plan therefore proposes the allocation of land as set out in Option 4 above. This includes:

- The redevelopment of the existing factory site for housing
- The residential development of land to the north of Factory Hill
- Public open space on land to the north of Factory Hill
- A new factory on land to the south of the existing factory on the employment site allocated in the Adopted Site Allocations Document

These allocations will be shown on the Proposals Map.

12.2 However in order to mitigate the social and environmental impact of the proposals there will be a need for the development to be accompanied by improvements to infrastructure and social and community facilities as set out in the Table below.

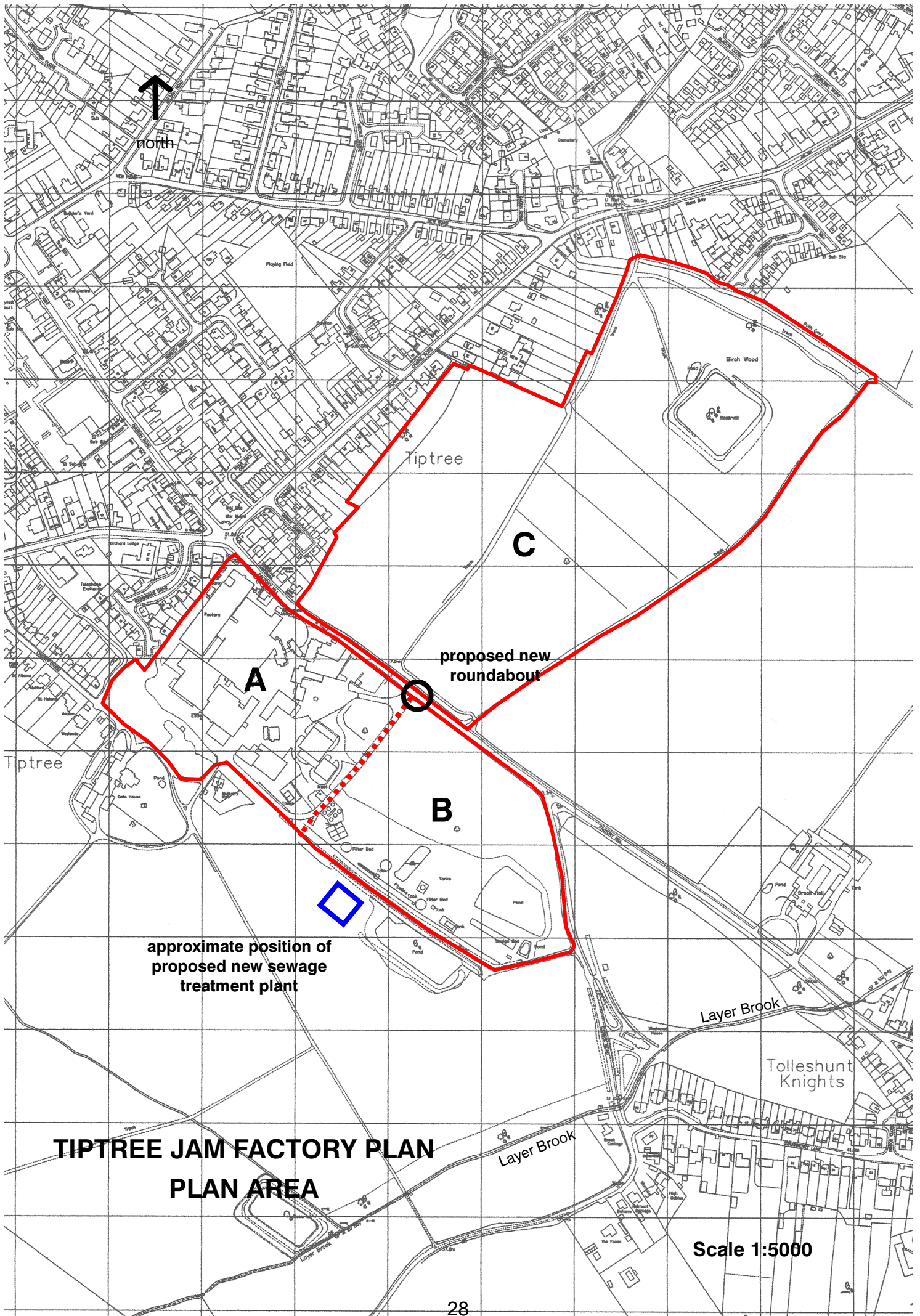
**Table 1  
Tiptree Jam Factory Plan – Infrastructure Improvements**

<b>Infrastructure</b>	<b>Provider</b>	<b>Timing</b>	<b>Further considerations</b>
Provision of new roundabout on Factory Hill, footpath and cycleway improvements	Developer	Prior to construction of new factory and residential development	
Junction improvements at Factory Hill/Church Road/Station Road	Developer	Prior to occupation of new factory and residential development	
Primary School Improvements	ECC	To be determined	
Improvements to Tiptree Health Centre	PCT	To be determined	
Additional Dentists Surgery	PCT	To be determined	Wilkin and Sons to provide land
Off-site planting and landscaping	Developer	Prior to completion of development	Maintenance to be secured through planning conditions
Provision of open space	Developer	Prior to completion of development	Management plan for Birch Wood required Maintenance to be secured through planning conditions

The developer will be required to make appropriate contributions to the improvement of the social and community facilities to be determined through section 106 agreements for the planning applications in accordance with Policy SD2 of the adopted Core Strategy.

**Policy TJF 1**

The existing Tiptree Jam Factory Site and land to the north of Factory Hill, Tiptree is allocated for residential development to enable the development of a new Jam Factory on a site to the south of the existing Jam Factory. A site is also allocated for 15.6 hectares of open space on land to the north of Factory Hill. A buffer strip will be required between Chapel Road/Quince Close and the new housing and design and landscaping features will be needed to maintain separation between the new factory site and Tolleshunt Knights. A site for a new sewage treatment works is allocated to the west of the new factory site. The development will be required to contribute to infrastructure provision in accordance with the Councils adopted policies. This includes community infrastructure and open space and may include those items mentioned in Table 1 above. The provision of affordable housing will reflect the importance of increasing the supply of affordable housing as covered in Core Strategy Policy H4 (Affordable Housing) balanced against viability considerations arising from enabling development. The allocation of land to the north of Factory Hill for residential development is solely to enable the development of the new Jam Factory on the allocated site and will not be permitted to proceed without there being a commitment to the construction of the new factory.



north

Tiptree

C

proposed new roundabout

A

B

approximate position of proposed new sewage treatment plant

Layer Brook

Tolleshunt Knights

**TIPTREE JAM FACTORY PLAN  
PLAN AREA**

Layer Brook

Scale 1:5000



26 March 2012

<b>Report of</b>	<b>Head of Strategic Policy and Regeneration</b>	<b>Author</b>	<b>Beverley McClean 01206 282480</b>
<b>Title</b>	<b>Wivenhoe Local List</b>		
<b>Wards affected</b>	<b>Wivenhoe Quay and Wivenhoe Cross</b>		

**The Local Development Framework Committee is asked to adopt the Local List which has been prepared for Wivenhoe.**

## **1. Decision(s) Required**

- 1.1. The committee is asked to formally adopt the Local list for Wivenhoe. Inclusion of a building on the Local List will be a material consideration when planning applications are being determined.

## **2 Reasons for Decision(s)**

- 2.1 The Local List for Wivenhoe provides evidence about Wivenhoe's locally important historic assets. The adoption of the Local List will ensure that Wivenhoe's historic assets are more rigorously assessed when planning applications are being determined.

## **3. Alternative Options**

- 3.1 The alternative is to not prepare a Local List. The lack of a Local List however would reduce the Council's ability to conserve buildings or historic assets that are architecturally or historically significant within the town of Wivenhoe.

## **4. Supporting Information**

- 4.1 National Planning Policy Statement PPS5 supports the preparation of Local Lists as part of the plan-making process as a way to protect locally important historic assets. PPS5 states that Local Planning Authorities should consider compiling a 'Local List' of heritage assets based on objective heritage related criteria and developed in partnership with the local community and tested through public consultation.
- 4.2 A Local List is essentially a list of heritage assets that although not suitable for designation as a Listed Building is considered historically or architecturally important at a local level. The Local List can include a range of historic assets including individual buildings or whole

streetscapes. It can however also include individual features on buildings such as railings, lamp posts or post boxes as well as locally valued archaeological features i.e. crop marks. The important factor is that the assets included on the Local List are of historic interest locally and/or make a significant contribution to the character and setting of the area in which they are located and are valued by the local community.

- 4.3 Colchester Borough Council set out their intention to prepare and adopt Local Lists in Development Policy DP14 (Historic Environment Assets). The idea to develop a Local List for Wivenhoe was first mooted in 2009 when work was beginning on the Colchester Local List. However, work did not commence properly on developing the Wivenhoe Local List until April 2010. While the Colchester Local List was prepared by a panel of experts with an extensive knowledge about historic buildings/ environment and architecture, the Wivenhoe Local List was produced by volunteer members from the Wivenhoe community, namely the Queens Road Residents' Association (QRRRA). This group has an established interest in conserving the historic environment in Wivenhoe having been involved in an initiative to have the Queens Road area designated as a Conservation Area. The Local List group included 10 members comprising Pat Marsden and Sue Glasspool, the two facilitators, Robert Needham (the forthcoming new Mayor) of WTC, Tom Roberts (Chair) and Joan Sawyer from the Wivenhoe Society, three local architects, Richard Edwards, John Forrest and Bryan Thomas, John Stewart, who held the local history collection for Wivenhoe, and Peter Kay.
- 4.4 The Wivenhoe group developed the Wivenhoe Local List using the same criteria used in the Colchester Local List project. This was important to ensure consistency between the data sets developed for Colchester Town and Wivenhoe. The criteria were used to assess a range of historic assets around Wivenhoe Town for their suitability for inclusion on a new Local List for Wivenhoe. The key criteria used are set out below
1. The building is earlier than 1840 and is in good or restorable condition.
  2. The building dates to between 1840-1945 and is largely complete plus is of an architectural and/or historic value which rises from 'good' for the oldest buildings to 'very high' for the younger ones in the date range.
  3. The building was built after 1945 and is complete with no inappropriate alterations or extensions plus is of highest architectural or historic value.
  4. The building has group or skyline value.



- 4.5 A number of additional factors were also used during the assessment process to decide if a building asset was suitable for inclusion on the Local List. These included historic value, iconic value, contribution to the historic character of the area in which it stands, prominence in the townscape or landscape, quirkiness, rarity in Colchester terms, and sustainability (i.e. the building is realistically capable of reuse).
- 4.6 Following a survey of Wivenhoe's historic assets, 78 buildings/features were identified for inclusion on the draft Local List for Wivenhoe. An example record has been attached to the report to show what the information collected during the project looks like. A list of all 78 records is also attached to the report to provide information about the historic assets included on the Wivenhoe Local List. A full set of the Wivenhoe Local List records are also available from the Members Room.

## **5. Proposals**

- 5.1 The Wivenhoe Local List includes 78 buildings or historic features that are valued by the community. Inclusion on the Local List does not require the owners of the buildings or assets on the Local List to obtain additional consents over and above the need for planning permission when carrying out works which potentially affect them.
- 5.2 The conservation value of buildings / historic assets on the Local List and the contribution they make to the setting of the area in which they are located will be a material consideration when planning decisions are being made. Future development proposals affecting properties on the Local List in Wivenhoe will be carefully considered at the planning application stage particularly in terms of the impact of the proposals on the building or features of architectural or historic interest. Inclusion of an historic asset or locally important building on the Local List could also potentially be an important consideration at future appeals where the application/appeal relates to a building/asset on the Local List for Wivenhoe.
- 5.4 The Local List is not a static document and the content is likely to change over time. New records may need to be added or it may be necessary to amend existing records as more information becomes available. The Spatial Policy team will be responsible for managing the content of the Local List for Wivenhoe and alterations will be made annually.
- 5.5 Members should note that the St John's Ambulance building on Chapel Road is currently the subject of a planning application. This building has also been put forward for inclusion on the Wivenhoe Local List. The application will be considered at Planning Committee on 29 March and the decision of the Planning Committee will determine whether it is appropriate to retain this entry on the Wivenhoe Local List.

## **6. Strategic Plan References**

- 6.1 The Wivenhoe Local List will provide evidence to help the Council deliver its new priorities for regenerating our borough through buildings, employment, leisure and infrastructure, promoting sustainability, supporting tourism, heritage and the arts and enabling local communities to help themselves.

## **7.0 Consultation**

- 7.1 To raise awareness about the Wivenhoe Local List project a short article was published in the Wivenhoe News in December 2010. The Local List for Wivenhoe was also publicly launched at a consultation open day on 1 October 2011. The event was widely publicised in the Wivenhoe News, the Wivenhoe Society newsletter, through the Wivenhoe Forum and on other local websites. The key purpose of the launch was to raise awareness that a Local List was being prepared for Wivenhoe. The launch was used to inform members of the Wivenhoe community about the specific buildings/assets being proposed for inclusion on the draft Wivenhoe Local List and to gather new information to support the initiative. A letter was sent to every owner or occupier of the Local List assets prior to the consultation.

- 7.2 A total of 50 people attended the open day. Feedback was generally supportive and positive and resulted in several new residents offering to help with the project. The process also generated new data about the properties being proposed for inclusion on the Local List for Wivenhoe. One negative response was received from a resident who was unhappy that photographs had been taken of his property.

- 7.3 Historic assets on the Colchester Local List are currently stored on the Colchester Historic Building Forum website ([www.colchesterhistoricbuildingsforum.org.uk](http://www.colchesterhistoricbuildingsforum.org.uk)). This website is hosted privately and will not be retained long term. The Spatial Policy team is currently working towards the migration of the Colchester Local List data from this website over to the Council's c-maps ([www.colchester.gov.uk](http://www.colchester.gov.uk)) and Civica systems to ensure that they are accessible by members of the public and development management planners. Once adopted the Wivenhoe Local List data will also need to be migrated onto these IT systems. The information will also be stored on Essex County Council's Historic Environment Record database too.

## **8. Publicity Considerations**

- 8.1 The Wivenhoe Local List work will be included as a case study in the Local List Guidance being developed by Essex County Council and English Heritage. This will promote all the Local List work underway in the Borough including around Colchester Town and in Wivenhoe nationally.

## **9. Financial implications**

9.1 There are no direct financial implications for the Council.

## **10. Equality, Diversity and Human Rights Implications**

10.1 This document will inform the plan making process. An Equality Impact Assessment has been prepared for the Local Development Framework which is available following this pathway from the homepage:- Council and Democracy > Policies, Strategies and Performance > Diversity and Equality > Equality Impact Assessments > Strategic Policy and Regeneration > Local Development Framework.

## **11. Community Safety Implications**

11.1 None

## **12. Health and Safety Implications**

12.1 None.

## **13. Risk Management Implications**

13.1 Improving knowledge about Wivenhoe's historic assets will aid the planning decision making process and help conserve the historic heritage of this part of the Borough.

## **Background Papers**

**None**

## **WIVENHOE TOWNSCAPE FORUM: DRAFT LIST AT 22 February 2012**

### **78 historical assets in total**

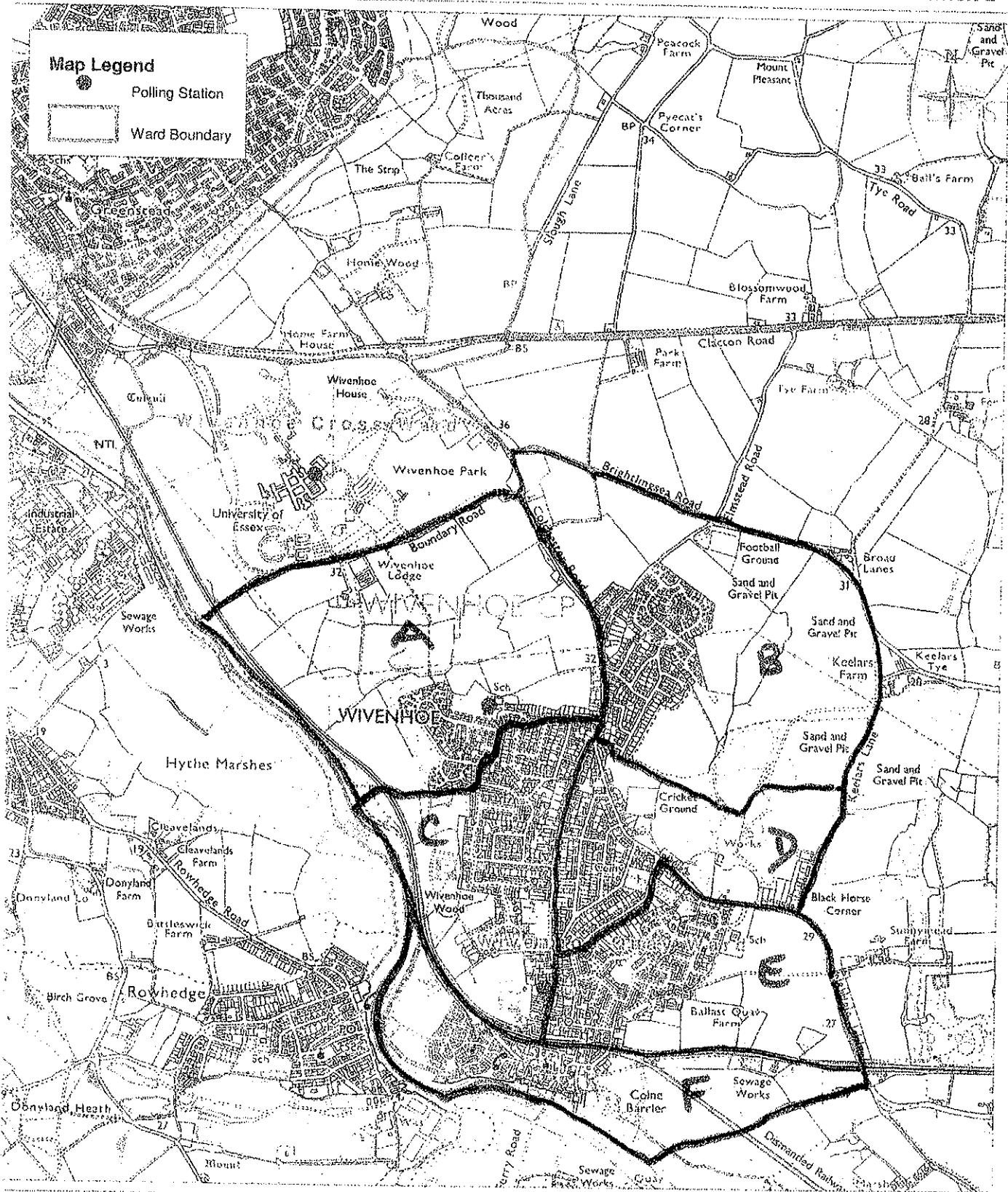
- Area A**      **Records completed by John Stewart et al (4)**  
17 Colchester Road (The Workhouse Master's House)  
Lodge Farm, Boundary Road, (Field No 2)  
Lodge Farm, Boundary Road, (Rifle Range)  
Lodge Farm, Boundary Road, (The Claypit)
- Area B**      **Records completed by Robert Needham et al (7)**  
3 Elmstead Road (3 Chimney Cottages)  
5 and 6 Colchester Road  
18 Elmstead Road (Abbots Cottage)  
20 and 22 Elmstead Road  
Cross Farm, Colchester Road  
The Flag Inn, Colchester Road  
Vine Farm House, Colchester Road
- Area C**      **Records completed by Joan Sawyer et al (9)**  
1 The Avenue (The Gatehouse)  
1, 2 and 3 Clifton Terrace (Cornwall Villas)  
4-12 Clifton Terrace  
43-51 The Cross  
Horse and Groom, 55 The Cross  
King George V Playing Fields  
St John's Ambulance, Chapel Road  
The Cross  
Wivenhoe Wood
- Area D**      **Records completed by John Forrest et al (7)**  
1-47 Manor Road (odd numbers)  
11 Belle Vue Road (The Moorings)  
17 Belle Vue Road (Oak Lawn)  
73 Rectory Road (Red House)  
Hunters Lodge, Alresford Road  
The Grove, Rectory Hill  
Wivenhoe Cricket Club, Rectory Road
- Area E**      **Records completed by Pat Marsden, Sue Glasspool and Joan Sawyer et al (23)**  
1-6 Rebow Road (Sanford Almshouses)  
10 Park Road  
12 Park Road (Wrawby House)  
39-41 Park Road  
48 High Street  
68 Belle Vue Road (Bridgeford House)  
74 High Street (Malting House)  
94 Belle Vue Road (The Mill House)  
124 (Fernbank) and 126 High Street  
Anglesea Cottage, Anglesea Road  
Ballast Quay Farm, Ballast Quay Road  
Ballast Quay House, Ballast Quay Road  
Coach House, Ballast Quay Road  
Colne Terrace, Park Road  
Denton's Terrace, Park Road  
Land Opposite Millfields School

Malting Yard, High Street  
Old Ballast Quay House, Ballast Quay Road  
Post Office, High Street (Post Boxes)  
Queens Road (vista)  
The Brook  
The Old Cemetery, Belle Vue Road  
The Pump House, Queens Road  
Wivenhoe Centre, Phillip Road

**Area F Records completed by Richard Edwards, Bryan Thomas, Peter Kay et al (27)**

1-2 Shipwrights House  
1-11 Anglesea Road  
1-11 The Oyster Catchers, St John's Road  
1-14 Paget Road  
5, 6 and 7 West Street  
20 and 22 St John's Road (Studio and Barnacle House)  
Alma House, Alma Street (No 32)  
Black Buoy Hill Cottage (Victorian Letterbox)  
Blyths Lane (vista)  
Broadway House, Anglesea Road  
Colne Barrier, Walter Radcliffe Way  
Dry Dock  
Ferry House, The Quay  
Ferry Marsh  
Great Eastern Railway Station  
Lord Nelson Court, Walter Radcliffe Way  
Market Place, Anchor Hill  
River Lodge (Old Congregational Chapel)  
Smugglers Wharf  
Spring Cottage, Brook Street  
Station Public House  
The Folly Bakehouse, The Folly  
The Quay (the waterfront)  
Wet Dock  
Whitehouse (Husk's House)  
Wivenhoe Marshes (East)  
Wivenhoe Sailing Club, Walter Radcliffe Way

Pat Marsden, 22 February 2012



Colchester

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Not to scale

11/03/2010

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# WIVENHOE TOWNSCAPE FORUM: LOCAL LIST RECORDING SHEET AREA A

**ADDRESS** 17 Colchester Road, Wivenhoe (The Workhouse Master's House)

**POST CODE** CO7 9EU **WARD** **Cross** Quay

**CONSERVATION AREA** YES **NO**

**MAP REFERENCE** TM040229 **PHOTOGRAPH** YES NO

**DATE OF ASSET** 1734

**TYPE OF ASSET** **Building** Group Landscape Vista Item Other (please specify)

**DESCRIPTION**

18<sup>th</sup> century brick house with extensions and alterations effectively doubling the width of the house which has a hipped tile roof and matching sash windows. There is a (modern) plaque on the front dated 1734. It sits next door to 'Toad Hall' (Nos 14/15/16) which is a listed building (**LB421505**) and the former workhouse.

**HISTORY AND CONNECTIONS**

This was formerly the Workhouse Master's house built next to the Wivenhoe workhouse.

**RESEARCH SOURCES**

Butler, N. *The Story of Wivenhoe* (1989), pp57-60  
*Victoria County History of Essex Vol X* (2001) pp288-290



**PHOTOGRAPH BY** Joan Sawyer April 2011 and historical photo from John Stewart's collection.

**CRITERIA: HIGHLIGHT IN BOLD AS APPROPRIATE**

**ARCHITECTURAL VALUE** A++ (very high) **A+ (good)**  
 T-F (timber-framed i.e. C18th or earlier)  
 ?T-F (timber-framed – needs investigation)

**HISTORIC VALUE** H++ **H+**

**CONDITION** C++ (complete with no inappropriate alterations/extensions)  
**C+** (largely complete)  
 C (good or restorable)

**OTHER VALUES** I = iconic value **H = contribution to the historic area in which it stands**  
 P = prominence Q = quirkiness R = local rarity S = sustainability

Recorded by: Joan Sawyer

Date: May 2011



## Local Development Framework Committee

Item

9

15 March 2011

Report of	Head of Strategic Policy and Regeneration	Author	Beverley McClean 01206 282480
Title	Village Design Statement and Parish Plan		
Wards affected	Birch and Winstree and Pyefleet		

**The Local Development Framework Committee is asked to agree the adoption of Winstred Village Design Statement and Parish Plan as a Planning Guidance Note.**

### 1. Decision(s) Required

- 1.1 To agree the adoption of the Winstred Village Design Statement and Parish Plan as a Planning Guidance Note.

### 2. Reasons for Decision

- 2.1 Village Design Statements and Parish Plans are examples of community led plans prepared by a locally constituted community group.
- 2.1 Once adopted as Planning Guidance community plans provide detailed information to supplement policies in the Local Development Framework. Village Design Statements become a material consideration during the determination of planning applications while Parish Plans contain information that could potentially be useful for the preparation of the future Local Plan for Colchester.

### 3. Alternative Options

- 3.1 The alternative is to rely solely on Local Development Framework policy to guide development and operate without the additional guidance.

### 4. Supporting Information

- 4.1 Policy ENV2 of the Council's adopted Core Strategy promotes the preparation and adoption of both Parish Plans and Village Design Statements. The council recognises the role that these plans play in helping communities identify what they value about the areas they live in as well as shaping how an area should develop and for highlighting issues that need to be addressed locally.
- 4.2 A Village Design Statement is an assessment of a village's character and qualities and focuses on issues to do with the design and construction of buildings. A Village Design Statement identifies what residents value about their area, and what they consider helps define local character and includes recommendations about the design and type of new development that would be supported locally.



- 4.3 A Parish Plan is normally less focused on planning, design and built environment matters than Village Design Statements. The Parish Plan mainly focuses on social, community and environmental problems being experienced in an area and identifies a list of projects needed to resolve them. A Parish Plan usually also includes an action plan which sets out a framework for resolving local issues. Issues can include the lack of appropriate community facilities, poor Rights of Way maintenance, traffic speeding or litter. Parish Plans can also provide a useful source of evidence for local communities seeking funding to deliver projects.
- 4.4 The Winstred Hundred joint Village Design Statement and Parish Plan covers the villages of Salcott, The Wigboroughs and Peldon. As a rural area anticipated growth across Winstred Hundred is low. The 3 villages are likely to accommodate a small proportion of the 435 houses allocated to the small rural villages and hamlets as set out in the Core Strategy (Table H1a). There is also a small allocated employment zone in Peldon. Despite likely low levels of growth a number of residents were keen to produce a combined Village Design Statement and Parish Plan for the area to help guide future develop and address issues affecting community life. Work started on the Winstred Hundred Village Design Statement and Parish Plan in 2009.
- 4.5 The joint Winstred Hundred Village Design Statement and Parish Plan includes a list of 24 planning recommendations to help influence the type of development to be delivered in Winstred Hundred in the future and to ensure that adequate ancillary facilities are provided as part of future developments to meet the needs of the community. The Village Design Statement aims to establish the principles of sound conservation, preservation and good design. It is not intended to nor will it stop change from happening, but as adopted guidance the document can help influence how new development fits into the existing built character of Peldon, Salcott and The Wigboroughs. The Parish Plan includes a list of 17 social, community or environmental actions to be taken forward. These cover environmental issues, traffic and parking, Infrastructure and facilities and Community Life and Affordable Housing. Retaining the rural character and setting for the 3 villages emerged as an important issue during consultation. The Parish Plan and Design Statement includes a list of community projects needed to benefit the parish including the provision of new children and youth facilities. The recommendations in the Village Design Statement can be addressed through the planning system, while the actions in the Parish Plan will require the Parish Council to work in partnership with a range of agencies to resolve locally identified problems.
- 4.6 A copy of the joint Winstred Hundred Village Design Statement and Parish Plan is attached as an Appendix to this report.

## **5. Proposals**

- 5.1 To complement the Local Development Framework it is expected that a comprehensive set of supplementary documents will be produced. This joint Village Design Statement and Parish Plan is one such document. It will provide guidance to developers and the general public when preparing planning applications, aid councillors and planning officers determining planning applications and assist Winstred Hundred Parish Council working with partners to address local issues and secure funding to deliver projects identified in the community plan. With the introduction of the Localism Act documents such as Parish Plans will potentially play an important role in delivering the Government's Localism agenda and are important precursors to Neighbourhood Plans.

## **6. Strategic Plan References**

- 6.1 The Winstred Hundred Village Design Statement and Parish Plan will support a number of the broad priorities of the new Strategic plan ( 2012-2015) including regenerating our Borough through buildings, employment, leisure and infrastructure, providing more affordable homes across the borough , improving our streets and local environment, and enabling local communities to help themselves.
- 6.2 The production of the Village Design Statement and Parish Plan has enabled the residents of Peldon, The Wigboroughs and Salcott to become involved in planning and shaping how their villages develops in the future and in doing so they will be instrumental in helping the Council progress its strategic priorities.

## **7. Consultation**

- 7.1 No additional consultation is proposed before the Village Design Statement and Parish Plan is adopted as a Guidance Note.
- 7.2 Residents were fully consulted during the development of the document. Questionnaires were issued to all households, young people and businesses. This enabled the group developing the Parish Plan and Design Statement to gather views from these local groups. The outputs from the questionnaire helped influence the content of the final document which was put on display at a local exhibition in 2011. Information about how the document was developed is discussed on page 4. Guidance was provided by the Rural Community Council of Essex the Council's Spatial Policy team at various key development stages. Winstred Hundred Parish Council was recently consulted about the final Parish Plan and Design Statement and they have confirmed their full support for the document and its objectives.

## **8. Publicity Considerations**

- 8.1 None

## **9. Financial Implications**

- 9.1 None

## **10. Equality, Diversity and Human Rights implications**

- 10.1.1 The Village Design Statement and Parish Plan was produced using a range of methods in order to enable as many people as possible to respond regardless of gender, gender reassignment, disability, sexual orientation, religion or belief, age and race/ethnicity.
- 10.2 This document will work to increase individual human rights by increasing involvement in the planning process. An Equality Impact Assessment has been prepared for the Local Development Framework which is available following this pathway from the homepage: - Council and Democracy > Policies, Strategies and Performance > Diversity and Equality > Equality Impact Assessments > Strategic Policy and Regeneration > Local Development Framework.

## **11. Community Safety Implications**

- 11.1 None

## **12. Health and Safety Implications**

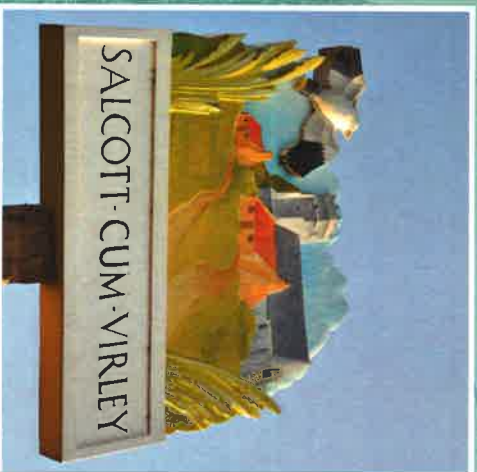
12.1 None

## **13. Risk Management Implications**

13.1 The adoption of guidance notes is intended to reduce the risk of inappropriate development and provide information about community needs/facilities or issues that can be delivered through planning gain. Adopted guidance also provides the opportunity to offer consistent advice to landowners, developers, officers, councillors and members of the public.

### **Background Papers**

No additional documents



Peldon, The Wigboroughs and Salcott-cum-Virley  
**Winstred Hundred Village Design Statement and Parish Plan 2012**



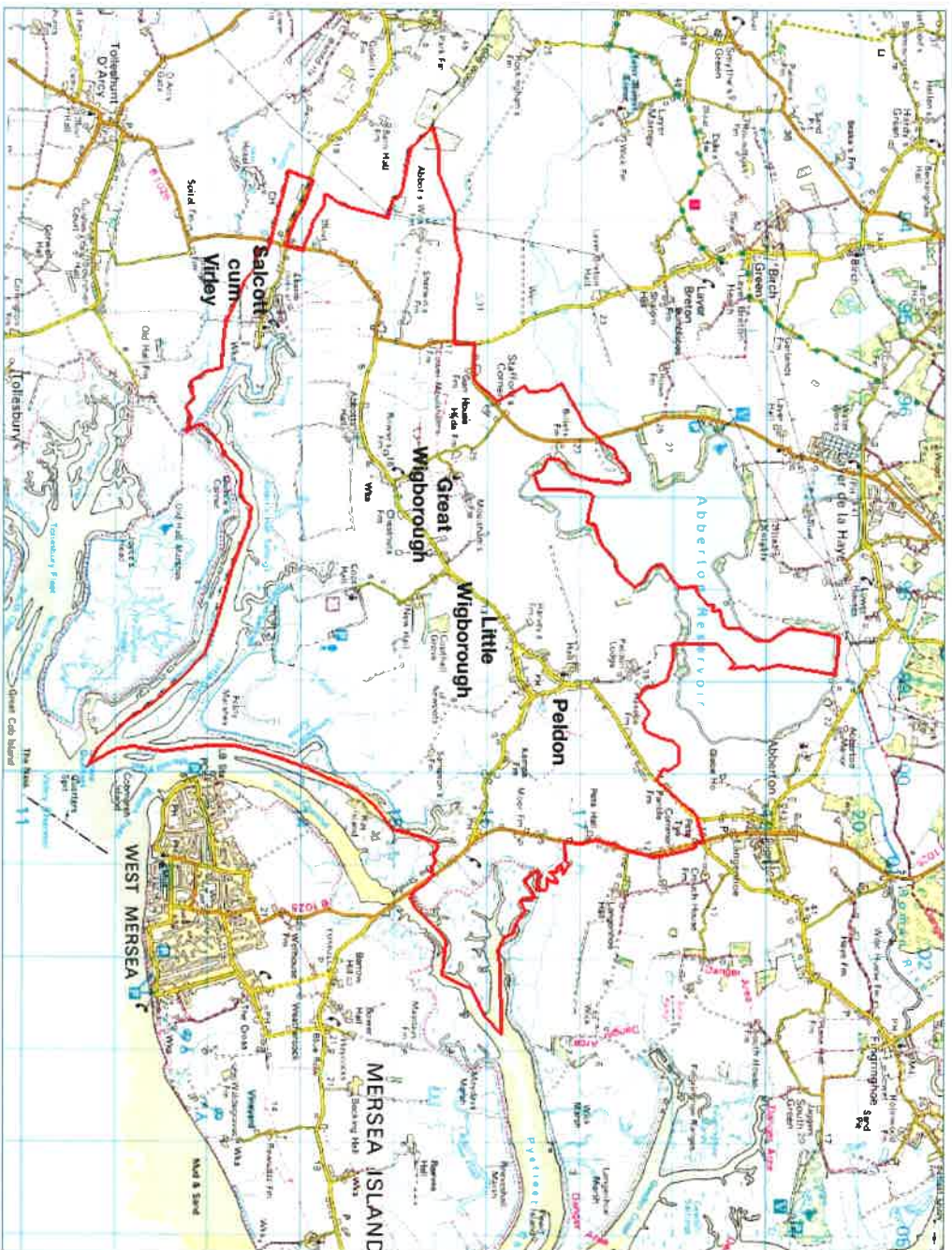


on Reservoir

1. About this Document	2
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9. Parish Plan Action Plan	43
Acknowledgements	

This document was published in March 2012 and is available on the Winstred Hundred Parish website, [www.winstred100.org](http://www.winstred100.org), where the questionnaire data can be found together with contemporary updates.

how they might wish to see it change in the future.



Key — Winsted Hundred Parish Boundary





*Clockwise from top left) Salcott School, The Street, Salcott, Paldon Plough and village pump, Paldon Common, Paldon School, Earthquake 1884, with Went's Mill Paldon*

Infrastructure that should also highlight additional needs. Relevant to the design and development.

The Parish Plan considers other aspects of village infrastructure and facilities and includes actions required to improve facilities and the services that are provided within them. It provides guidance to the Parish Council in the form of an action plan to address issues that have been identified and is used to support funding applications to enable identified projects to happen.

community which is so important to the continuation of a real village society. The document is, therefore, designed to identify which changes will be acceptable to the current residents with this aim in mind.

by the Borough Council as into consideration when ns. It aims to provide s to property owners and ing or extending buildings e aspects which would be uld be conserved and ould be avoided.

Both a VDS and a Parish Plan focus on those elements of a village that make it special to its inhabitants and which create a sense of being different from the surrounding areas. For a village to be a community, it must be a dynamic society, which involves embracing change. However, it is vitally important to determine which changes will strengthen, rather than diminish, the sense of

While VDS and Parish Plans are often prepared as separate documents, in view of the methodology used to gather information for this exercise it was decided to combine the descriptive narrative, much of which would be common to both, in one document. Recommendations for the VDS are summarised in section 8, while the action plan for the Parish Plan has been developed in section 9.



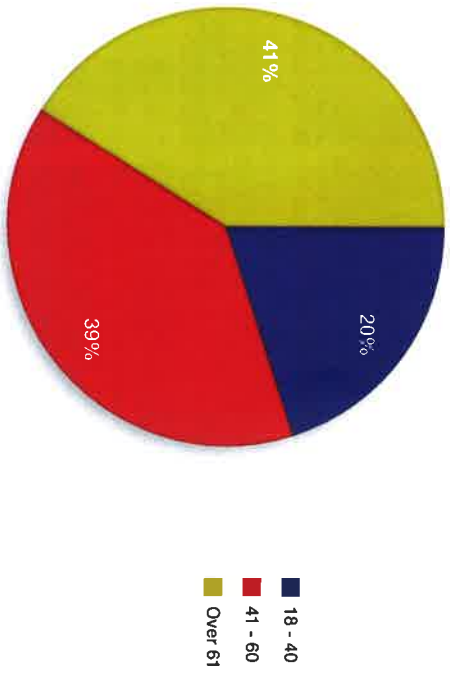
Winstred Hundred Parish Council. The first meeting was a team of volunteers comprising both Parish Councillors and community formed a committee. The committee's first aim was to obtain residents' views on a range of issues, including the environment, new building developments, traffic and road works, and village facilities and community issues. These views were then used to inform the development of a village strategy for every household in the villages in the spring of 2009. The strategy was then presented to the Parish Council.

The adult questionnaire were broadly representative of the population of the three villages, as shown by the 2001 census. Their responses are shown in charts 1 and 2.

TABLE 1  
Questionnaire response rate

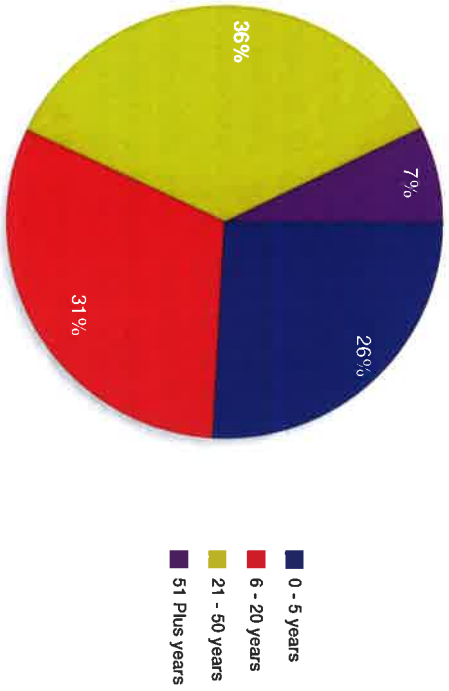
Responses received	Total population*		Response rate
	Young people	Total	
Adults	12	196	39%
Young people	3	89	37%
	0	72	33%
	15	357	37%

CHART 1

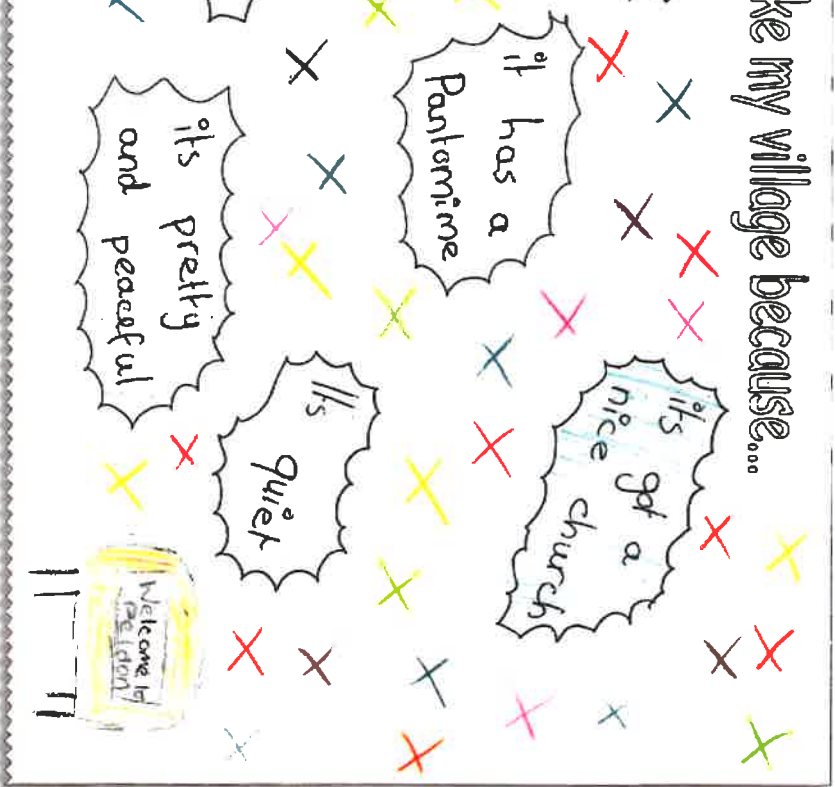


Time Lived in Parish

CHART 2



for younger residents was held inviting them to identify pictorially what



Julie Bonnington's winning entry - Children's Competition May 2011

Planning Guidance. The document has been distributed to all properties in the Parish and is available on the Parish website [www.winstreet100.org](http://www.winstreet100.org) with hard copies available through local libraries. The VDS element will also be available on Colchester Borough Council's website [www.colchester.gov.uk](http://www.colchester.gov.uk).

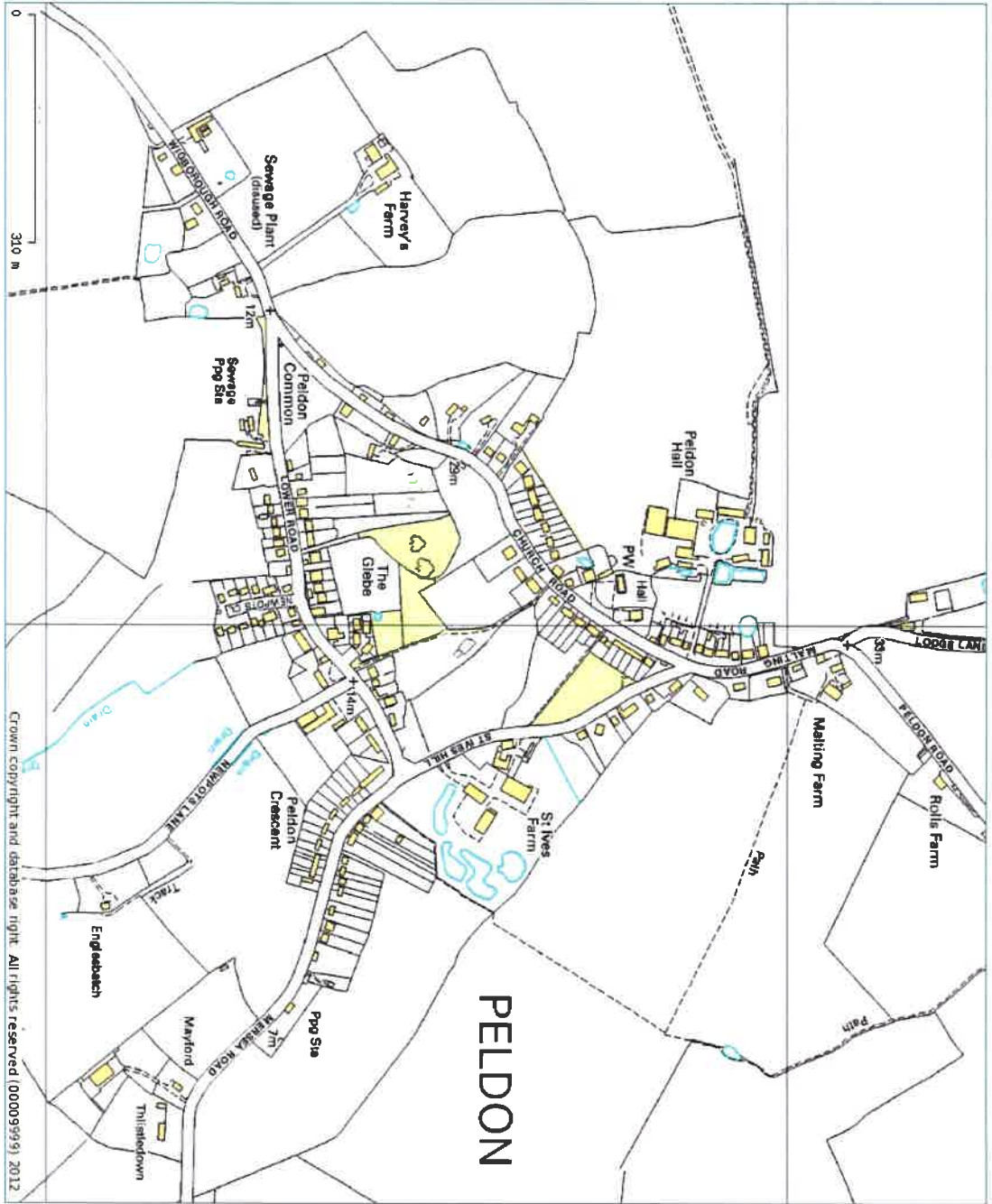
The document is not intended as a static document; it will be reviewed by the Parish Council at three yearly intervals or earlier in the event of changes to national planning guidance and relevant local planning policies for Colchester Borough.

The recommendations in section 8 of this document should be read in the context of Colchester Borough Council planning policies contained in the adopted Core Strategy and Development Policies Development Plan Documents available on the Council's website <http://www.colchester.gov.uk/df>. Reference should also be made to the following Supplementary Planning Documents governing the provision of Communities Facilities, Open Space, Sport and Recreation and Backland and Infill Development. These are also available at <http://www.colchester.gov.uk/df>.

## Acknowledgements

An acknowledgement of those who have contributed in many different ways to this document is at the end of this document.

# Villages and their History



ges and their History



who married King Edmund  
er", first king of the English.  
Ealdorman Brithnoth who  
the Battle of Maldon (991).  
parish at the time of the  
r, was salt production, but  
cing salt evolved the area

ldings as well as dwellings  
development more suited  
ority of the listed buildings  
/ origin; the oldest building  
urch of St Mary the Virgin.  
similar manner to most  
inal 12th century Nave has  
century clerestory and 19th

struck by an earthquake  
scale. It was reported that  
damaged, although there

to the south of Colchester.  
residential properties and



*The Church of St Mary the Virgin, Paldon*

Hill represents the vertical side of a hill; Lower Road (15m) contour, and Church the 100ft (30m) contour at Polding Road and then Lodge Road back to the 50ft contour Polding Road and levels out to provide a quick southerly to the 50ft contour at the Mersea Road.

Although only a maximum of 100ft high, the hill on which the village is built still commands an impressive view over the low lying land of this part of coastal Essex. The undeveloped land between the two settlements along Church Road/Maiting Road and Lower Road/Mersea Road, allied with the hill, is a major factor in moulding the character and development of Peldon.

Peldon is distinctly rural in character and possesses a high concentration of farms within a relatively small area. Other sources of local employment include a residential home run by Autism Anglia, two pubs, and small light industrial professional) operating from the village in recent years. Consequently more people work in the village now than 10 years ago. Colchester and West Mersea are the main sources of local employment for the residents, the latter being just under 3 miles away and the former only 6 miles away. The 2001 Census revealed that Peldon's population of 501 people contained a higher percentage of people over 45 years old than the average in the Borough – 56% in Peldon compared with 45% on average. The village also acts as a dormitory settlement. Despite these features, it is very much a living village in which a wide range of activities take place.

Common,



Entrance to Peldon Hall Farm from top of St Ives Hill



Industrial units on St Ives Hill, Peldon



ges and their History

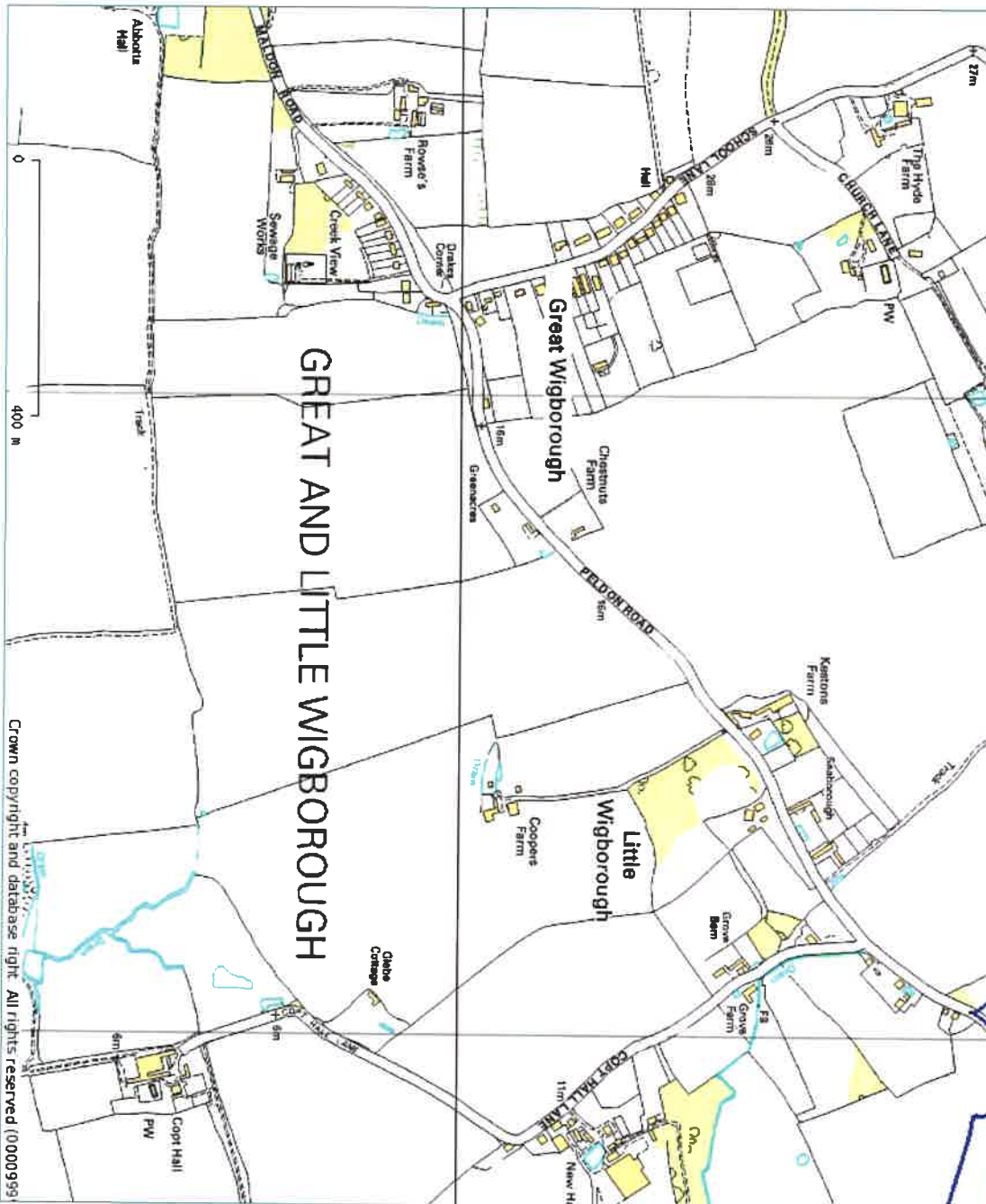


and spellings but the most  
s Hill”.

of Wigborough Hill in Great  
t, septaria and rubble in the  
es. It comprises a chancel,  
a western tower of stone,  
restored through the years,  
the incumbent Rector. The  
d from circa 1350.

rch of St Nicholas in Little  
2 but the present structure  
5th Century. It has walls of  
dressings of limestone.  
and west tower, it has a  
Much restoration work was  
1888 following the severe  
ake in 1884.

or known as Copped Hall  
terhouse School. As Copt  
ome. Land near Copt Hall  
Wigborough belonged to  
granted by Henry VIII to  
of the dissolution of the  
onard Crossland, former  
ated the buildings and  
e was acquired in 2000  
ame its headquarters.



Crown copyright and database right. All rights reserved (0000999)

onomy of both villages was agricultural heritage has although agriculture now come for very few of the

the Wigborough



ges and their History





Wigborough are now known officially as the Wigboroughs although residents continue to use the old separate designations. At the time of the 2001 census 239 people lived in the two villages, which have a total of 107 properties today.

Little Wigborough, with fewer than 20 houses, is strung out along the Peldon Road, starting some way from the last Peldon house and stopping some way short of Drakes Corner and the junction with School Lane (which are in Great Wigborough). There is a second scattering of houses in Little Wigborough along Copt Hall Lane.

Great Wigborough, with about 90 houses has a more complicated footprint. Continuing along the Maldon Road from the end of Little Wigborough it runs along to just past the junction marked by the Old Kings Head, spreads up School Lane including its offshoot Church Lane, and then loops back round the Colchester Road, taking in Abbott's Wick Lane and thence down to the Old Kings Head again.

The predominant local industry by far is agriculture with many houses carrying the word Farm in their names, showing how the advent of machines concentrated land ownership into fewer units and many of what were individual working farms were lost - the farmhouses being sold off as private residences.

The proximity of Colchester with its excellent road and rail links has added to the attractiveness of the villages as a commuter haven and to its diversity of population. Commuters to London and elsewhere have moved into the old agricultural workers' houses, and into the new and



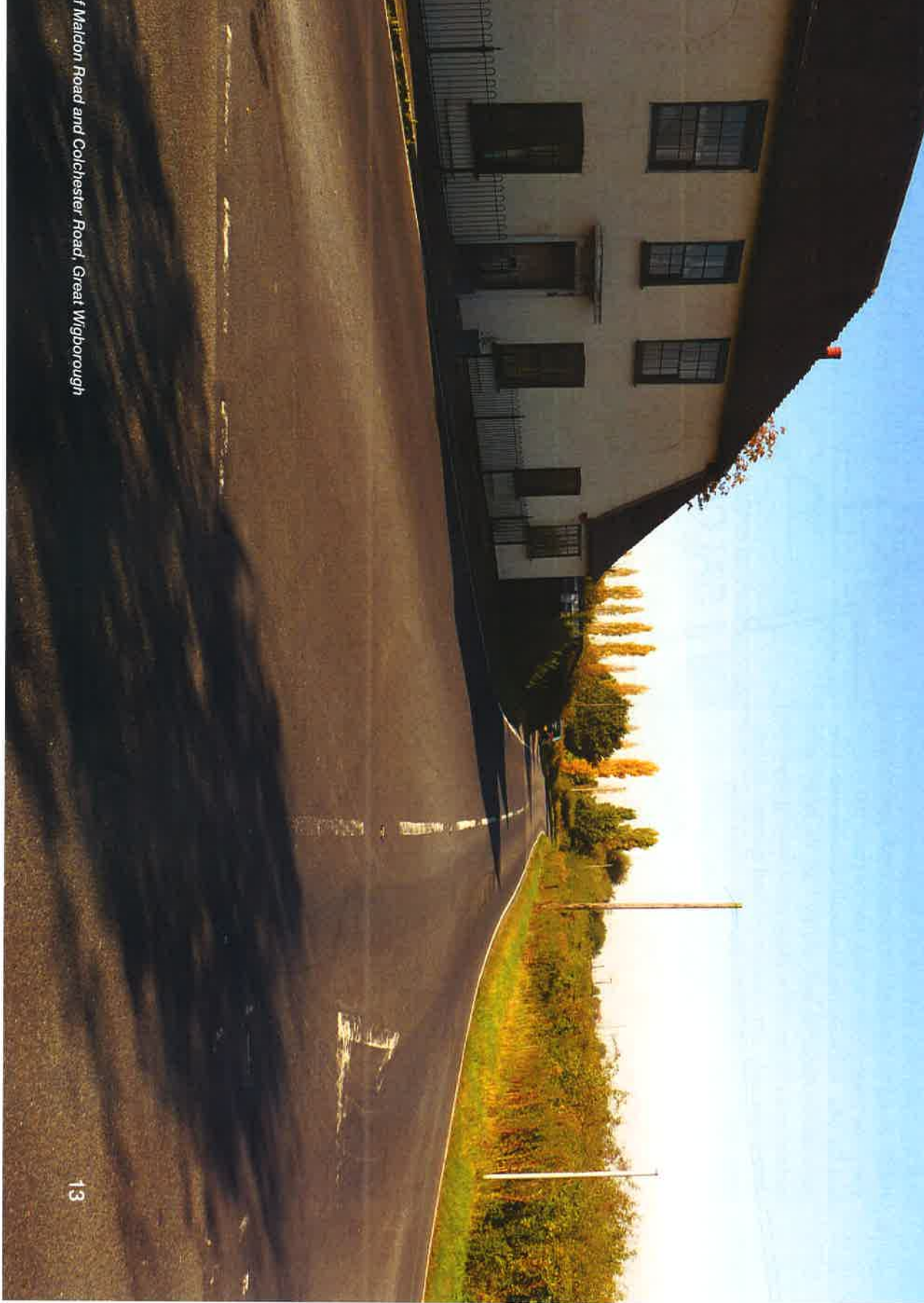
ation for any of the young  
orn or have lived in the two  
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o villages almost more than  
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st without exception linear  
ds. The main centres of  
gh are in School Lane and  
Road beyond School Lane  
war Local Authority houses  
urchased land, continuing  
e main through road from  
ew new houses have been  
e and there is a shortage of  
is characteristic becoming  
le modernise and extend



*School Lane, Great Wigborough*

## **ges and their History**



of Maldon Road and Colchester Road, Great Wigborough

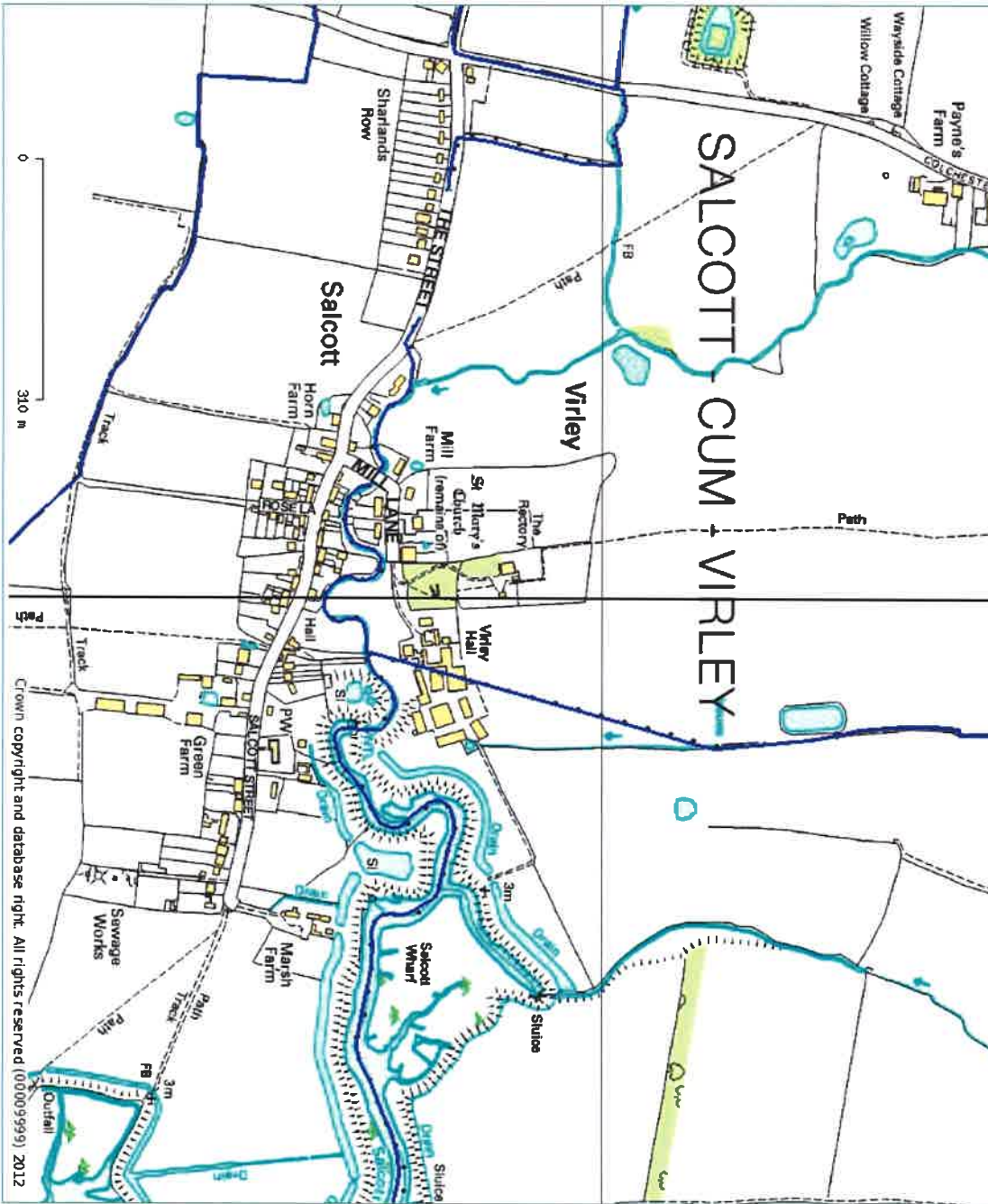
13



d in the Domesday Book of  
 s was the earlier recorded of  
 Survey, Salcota was in the  
 d, by 1291, the family name  
 ge name, making it Salcote  
 this had become Salcote  
 known as just Virley.



ges and their History





# Building Character Assessment

With minor exceptions, buildings are sited on the main roads through the villages, with newer properties providing infill development between the older ones. Property styles range from listed historic buildings to modern executive homes and affordable housing. There are detached houses, semi-detached and bungalows but only one example of terraced housing and no flats or mobile homes. Built on heavy clay, the houses in this area are at risk of land heave and subsidence.

There are 25 properties in the Parish that are recognised as affordable housing by Colchester Borough Council, 18 in Paldon, 2 in Great Wigborough and 5 in Salcott-cum-Virley.

## Building materials

Prominent building materials used throughout the Parish are as follows:

## Walls - outbuildings

- Sheet Metal
- Corrugated metal/asbestos
- Blocks
- Black Essex boarding on red brick bases

## Roofs

- Majority of housing: red pan tiles/Romanesque clay tiles or concrete equivalents.
- Very few dwellings have traditional slate roofs.
- Very few buildings have thatched roofs.
- A few buildings have mansard roofs.
- Most outbuildings have corrugated metal or asbestos roofing.

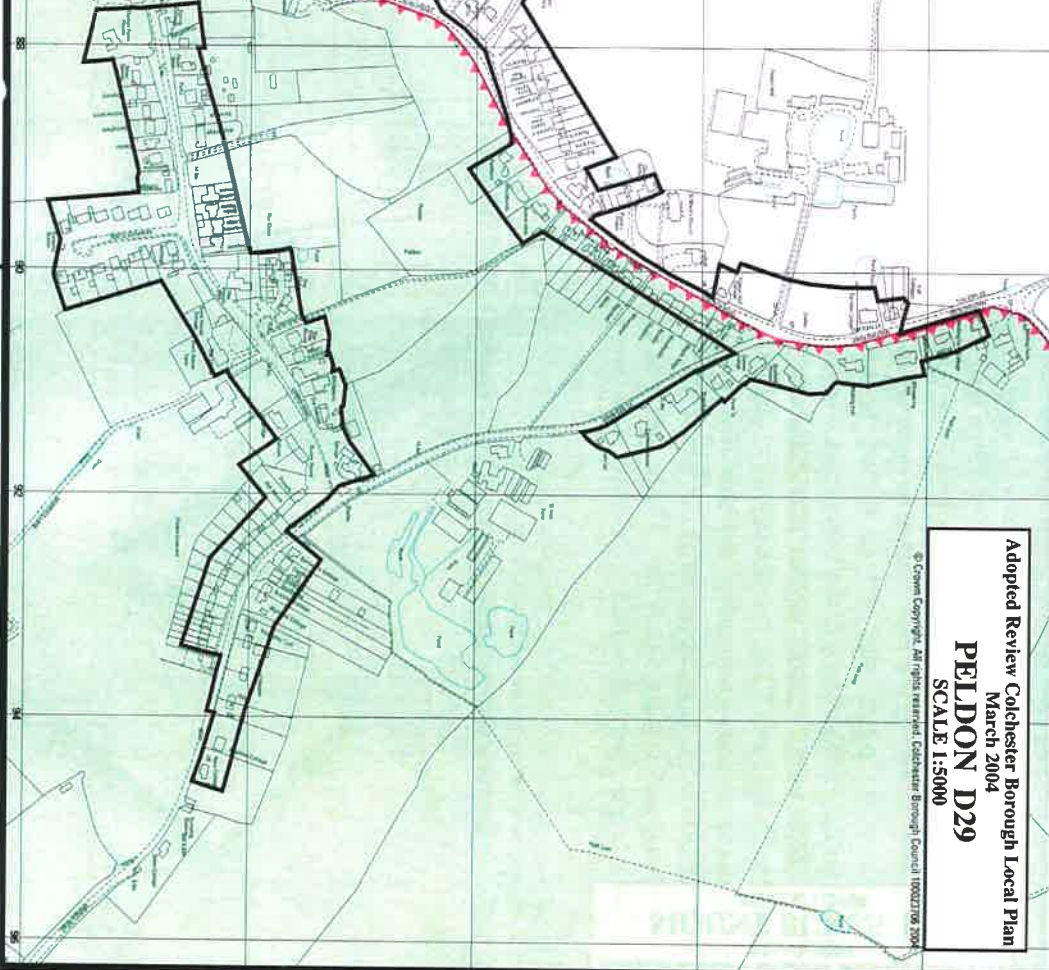
## Walls - dwellings

- Red bricks: predominantly soft reds, but some dwellings include flettons or heaters.
- Timber built or block built dwellings are rendered and painted mostly cream/white – very few ‘Suffolk Pink’; some simple pargetting on very few of the older buildings.
- Black Essex boarding on red brick built bases.

## Windows

- Some of the oldest buildings have original single glazed Georgian or leaded windows.
- On later buildings, double glazing, some original wooden casements (1980s-1990s), others (earlier 20th century dwellings) white UPVC replacement windows in a variety of styles/openings.





- directions), and set a fair distance back from those roads, are several single 16th, 17th, and 18th century farmhouses that stand on a generous amount of their own land.
- Later 're-developments' on the outskirts of the village tend to be complete renovations of dilapidated bungalows which have been significantly added to. These have been built as late as the 2000's.
- Late 20th century (1980's) development is evident in pockets where infill has taken place (for example on Lower Road opposite St Ives Hill);
- There is one barn conversion on the Mersea Road – black Essex boarding with thatch roof – and a further one in Samsons Lane.
- Several houses throughout Peldon are Essex boarded or partially Essex boarded. Some have feature Essex board cladding on just a small part of the frontage. 1970's properties echo this style, but are UPVC clad, rather than clad with a traditional wooden board. Some more recently renovated properties use a composite wood cladding.
- Many of the large detached residences, both old and new are rendered. Most are cream or white, however some are pink and one is blue. The roof

gs have red clay pan  
ture mansard roofs.

ave much later  
double story.

don is mostly infill within  
h Road to Maitlings Lane,  
ower Road. This is with the  
ges.

attached. Some are semi-  
ection of terraced housing  
built in the 1950's by the  
ad. This is at the end of  
ouses in the same style.

bungalows built using  
crete pan tiles on lean-to

n Peldon are found on

Church Road, there are several large detached white  
rendered or white Essex board houses with grey slate  
roofs. As you continue along the road the buildings are built  
closer together. Several detached red brick and white  
Essex board houses to the right lead onto bungalows in  
the same style, most with red or brown concrete  
Romanesque roof tiles. Many of the bungalows were built  
in the 1970s using heather bricks and have dormer  
windows with flat roofs. Later bungalows are chalet style.  
The cladding on these properties, like the windows, is  
UPVC. Opposite the bungalows, large detached houses  
are rendered with concrete roof tiles. These give way to  
Butcher's View, semi-detached properties that were

and asbestos roof tiles.

The oldest buildings along Church Road are closest to the  
Church and are timber framed. Some are red brick, while  
others are rendered. They have red clay tiles like those  
found on the roof of St Mary's Church. Opposite the  
Church and village hall (a 1960's flat roofed timber-framed  
structure) are late 1970's built detached and link-attached  
properties constructed with fletton bricks with concrete  
roof tiles, UPVC windows, and some of which have more  
recent modern composite cladding added. Houses then  
become larger, older, detached, rendered properties.

*White Essex board house on Church Road, Peldon*



*Rendered detached property in Church Road, Peldon*



## Character Assessment



corrugated roofs.

**St Ives Hill**

St Ives Hill has a few dispersed properties that are predominately bungalows with a variety of roofing materials, e.g. Marley concrete roof tiles and Romanesque concrete roof tiles. They are mostly built of red brick and render. One property is an exception; this is clad in timber in a natural finish unlike any other clad property in the region, which are painted, most commonly in black or white.

cho the architectural style:  
der and wooden cladding  
ed properties on from here  
esigned houses, two with  
n to the much older timber  
l several larger individual  
d Lodge Lane. All these  
quitious building materials,  
r Essex board cladding.

*Peldon Hall Cottages*



*Terraced and semi-detached cottages in Peldon Crescent, Mersea Road, Peldon*



properties dating back several centuries. The majority of these are red brick and rendered with clay roof tiles. Most of these properties are substantial detached houses. There are also properties that have recently been modernised and significantly enlarged – particularly bungalows along the right hand side of this stretch of road as you approach the village from the east, and the mansard roofed 'Slane Cottage' which has almost doubled in size. It is along this road, on the right, that a barn has been converted into a dwelling. It is unique to Peldon in that it has a thatched roof, very large picture windows and an interesting 'garden





farmhouse, Lower Road, Peldon

As Mersea Road enters the village, there are alternated detached and semi-detached properties along the north side of the road. These take on the same style as the older Peldon properties, once again, rendered and red brick with occasional cladding detail. On the south side of the road there is a row of 1950's local authority built properties that are all semi-detached with the exception of a terrace of six dwellings – the only terraced housing in Peldon. These are constructed of fletton bricks and concrete roof tiles and are very different to the vernacular style of architecture. Next to these, at the foot of St Ives Hill, are some large 1980's built houses, again different to the vernacular style – white bricks, brown concrete roof tiles and white UPVC windows with Georgian panes.

### **Lower Road**

Continuing west beyond St Ives Hill Mersea Road stops and Lower Road starts. There are different clusters of housing with a mixture of styles and sizes of houses, all based on the vernacular style, that have been built to infill between older houses. There is an undeveloped building plot where the village garage once stood which has planning permission for 5 new houses that have yet to be constructed. With this exception, there is very little open space between houses left for development.



along, the Peldon Plough public house is clad in white painted timber with a clay pan tile roof. To the north and just behind the Plough in The Glebe, are several small red brick built bungalows, which were originally constructed as housing for the elderly. Opposite the Plough is the imposing red brick farmhouse, Brickhouse Farm which is built of soft reds, with red roof tiles and is set back from the road. Next to Brickhouse Farm, Newpots Lane leads into Sampsons Lane, down which there are two farmhouses and a barn conversion.

Following on from the Plough on the north side of Lower Road there is a development of substantial detached houses, built in the 1990's and later, which copy the vernacular style. The render is often cream, or painted in more modern shades, e.g. yellow hues. Off the south side of Lower Road, Newpots Close is a development of small 1960's bungalows with lean to roofs, some with cladding (UPVC) and constructed of a fletton brick. On the south side of Lower Road between Newpots Close and Games Farm House (a detached timber framed property, rendered and clad in Essex boarding and painted white with red pan tiles) there is a row of single storey dwellings of approximately 1950's origin.



Coastal Protection Belt

- There are also some later developments and 'self-builds' in this style, built as late as the 1990's;
- Late 20th Century, 1980's development (In School Lane and Drake's Corner – some individual self builds);
- Barn conversions – almost exclusively red brick bases with black Essex boarding with red pan tiles, occasionally Romanesque tiles. Many outbuildings are also in this style;
- Many houses are Essex boarded, others are rendered cream or white. Some of the 20th century built dwellings have a mixture of red brick and render, or red brick and Essex boarding. Older (16th and 17th century) rendered properties also feature wooden beams on the façade;

*Semi-detached properties on Maldon Road, Great Wigborough*



- Wigborough Church);
- Most individual buildings have much later extensions, both single and double storey;
- Piecemeal (not developed together) detached bungalows feature throughout the Wigboroughs;
- There are no terraced houses in the Wigboroughs;
- On the Colchester Road, Little Wigborough, there are two properties built in a colonial style, i.e. buildings with Palladian style façades, featuring triangular pediments and architectural columns;
- Little Wigborough / Copt Hall have dwellings owned by the National Trust and leased to private residents.

*Part white Essex board, part red brick property, Great Wigborough*



was previously owned by the Local Authority. Detached between these semi-detached houses. 1930s self-build property (e.g. the pink rendered 'Mansards') and properties.

Individual large detached two storey houses built in the late

This area also includes a pair of traditional semi-detached farm workers cottages. Some farm dwellings and outbuildings, made mostly of corrugated iron and asbestos, command elevated and isolated positions above the rest of the village dwellings, as does the old rectory. Much of the land attached to the dwellings along School Lane is used for equestrian purposes.

rough.

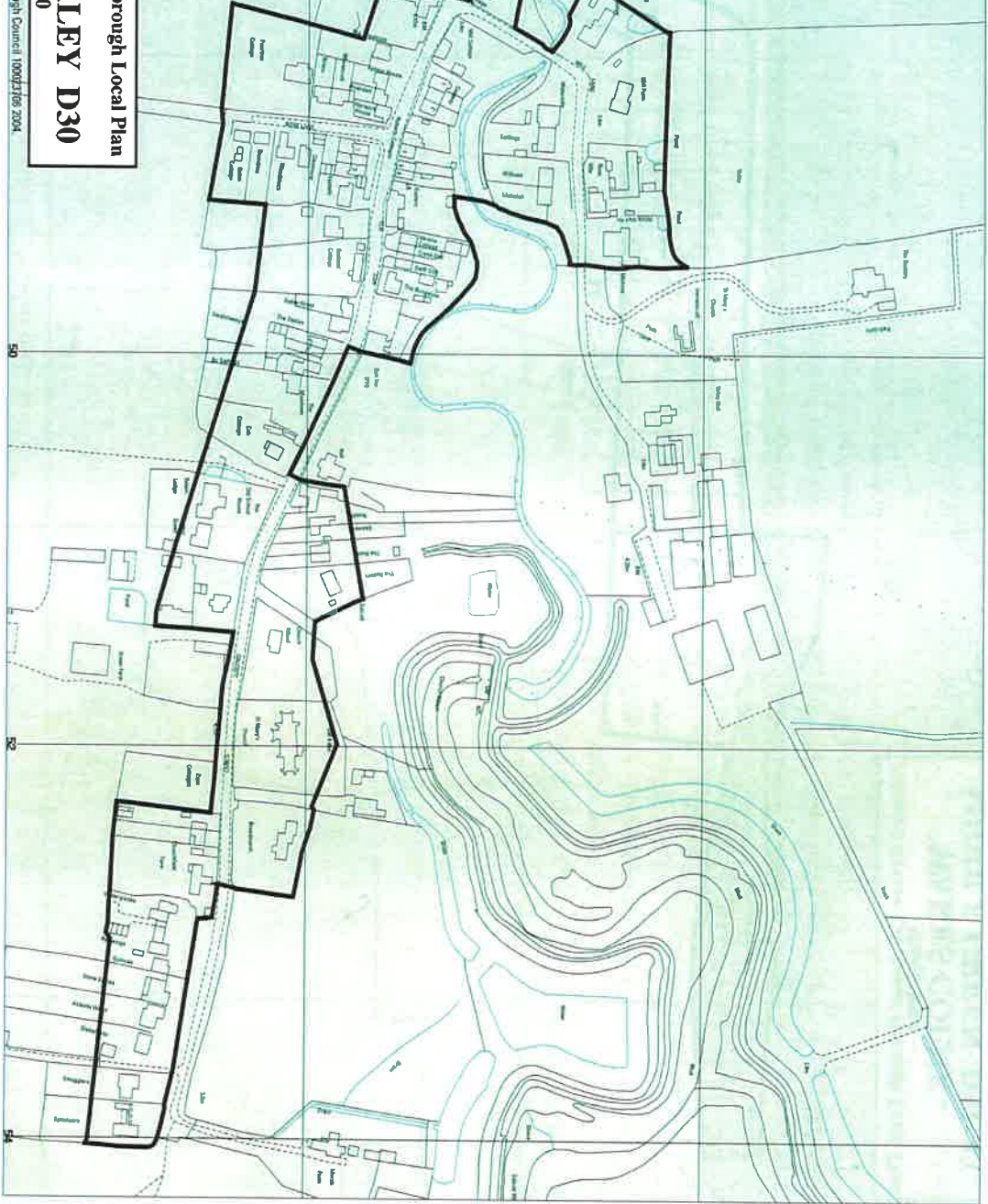


*Outbuildings, Great Wigborough*



## Character Assessment





**Key**  
 — Countryside Conservation Area  
 — Village Envelope

range of property types: terraced houses, and terraced houses, variations. Almost half the third being semi-detached

housing styles in Salcott older properties displaying settled first floors, exposed clay plain tiles. Most of the other are timber-framed, but a few are timber-framed with either plain-brick, or fully or also some examples of tile-dashed buildings. Most are divided between clay peg-tiles and slate roofs.

The village of Virley comprises Mill Lane, which leads over the creek to Virley. The remains of St Mary's Church, Virley exist within the grounds of The Old Rectory. Despite an earlier foundation than Salcott, the oldest surviving domestic property dates from the 17th century.

Property types are detached houses, semi-detached houses and bungalows; there are no terraced houses. The properties are predominantly single storey with a small number of two storey dwellings. All the properties bar one are of brick construction, mostly plain rendered with some

farmland or Salcott Creek.

### Virley

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Detached House, The Street, Salcott



Bungalow in Virley



### Footpaths





The view towards the Blackwater Estuary from St Mary's the Virgin, Peldon Church Tower







Peldon

When viewing the villages from the reservoir or Mersea Island, the hills of Great Wigborough, and Peldon can clearly be seen rising from the surrounding flat landscape. Standing proud at the top of these hills are the ancient churches of St Stephens, Great Wigborough, and St Mary the Virgin, Peldon. Since the millennium, the Church Tower of St Mary the Virgin is floodlit at night and dramatically stands out as a beacon in the surrounding darkness; as none of the parish villages have street lighting this is even more impressive.

There are a number of public footpaths in and around each of the villages in the Parish and a bridleway between School Lane and Colchester Road in Great Wigborough.



Wigborough Church

## Environment and Footpaths



Footpath off Maitling Road, Peldon



Peldon Road heading towards Abberton

Ives Hill representing the vertical N to S. Within the triangle there is a large undeveloped area of land, consisting of woodland and pasture and an open piece of public land known as Moss Haye. This green heart is an important wildlife habitat and is an essential part of the character of the village. There is a dead end spur, Lodge Lane, running north from Maitlings Lane and a piece of public open space at the junction of Church, Lower and Wigborough Roads.

The Church Road envelope can be approached from three directions: Wigborough Road (in the South West), Peldon Road (in the North East) and St Ives Hill (to the South). Both St Ives Hill and Peldon Road are bounded by thick high hedgerows (10-12ft) indicating the enclosed and intimate nature of the Church Road settlement.

and St Mary's Church – open space which is an

d envelope possesses a emphasised if one enters High Road or Mersea Road. ted with open space in the ral land and, proceeding of space is emphasised by dings are set back from the space around buildings.

footpaths leading to the sea wall, where there is a stone information and orientation point. This area is a haven for wildlife including migrating geese.

**Great Wigborough**

Continue westwards for a further mile to Great Wigborough. The village contains about 100 homes along the main Maldon to West Mersea Road and to the North up School Lane towards St Stephens Church.

Just outside the envelope to the west lies Abbotts Hall, the headquarters of the Essex Wildlife Trust. Since the trust took over the estate in 2000, it has pioneered the system of 'Managed Retreat' by breaching the sea wall lewes in various places and letting the sea reclaim land to form valuable mudflats and salt marshes to the southern boundary of their estate for many different species of salt

**Salcott-cum-Virley**

About two miles to the southwest of Great Wigborough are the villages of Salcott and Virley. The villages are low lying, almost at sea level, and liable to occasional flooding

Its main road, 'The Street' is a cul-de-sac, ending at a gate to a field beyond which is Salcott Creek, with views towards Mersea Island and Bradwell Power Station. Salcott is separated from Virley by one arm of the creek which, although tidal, is controlled by sluice gates behind Salcott church. Within the village of Salcott, adjacent to the Village Hall, are the grounds of the Parish Meadow, which contains a small play area, football pitch and a shelter.

Large gaps between sections of housing in the village give a sense of space with the majority of properties backing onto open farmland or Salcott Creek.



*Footpath from Copst Hall, Little Wigborough towards sea wall*

*Flooding at Salcott, February 2002*



# ads and Traffic

of the River Blackwater also passes along this road.

*The road between Salcott and Great Wigborough bounded by hedges and farmland*



nd Traffic

me overgrown before being  
e are also very limited  
ely on the main roads.

Within all the villages in the  
ne roads are de-restricted  
speed limit signs at the  
mph areas. The only other  
e Parish is one speed-  
Wigborough.

There are no formal car parks for use by the general public  
in the villages, although there is a small car park at Peldon  
Village Hall for users of the Hall and of the adjacent Parish  
Church and another at Great Wigborough Village Hall.  
There is also car parking at Copt Hall near the entrance to  
footpaths leading to the sea wall. Off-street parking has  
evolved in all villages.



*Traffic calming in Great Wigborough*

*Car Park at Peldon Village Hall*





# Structure Facilities

The churches in Peldon and the Wigboroughs are actively supported by their own "Friends" groups. The Friends of St Mary's in Peldon has the stated aim of raising funds through lectures, concerts and the May Festival to help maintain, repair, restore and improve the fabric of the Church, resulting in a noticeable increase in local events, many held within the Church building. The Friends of the Wigboroughs has the objective to maintain, repair, restore, improve and reconstruct the fabric of St Stephen's Church, Great Wigborough and St Nicholas's Church, Little Wigborough.

Peldon, by groups based outside the Parish (eg cycling clubs) and for private hirings. The Management Committee runs social events in the hall, and it is the venue for the annual Peldon Players pantomime, staged in January each year. It is used for alternate Parish Council Meetings and by the Borough Council as a polling station. The Management Committee are investigating the feasibility of replacing the 1960's building with a new, enlarged building.

*Artist's impression of new Peldon Village Hall*



*The Village Hall, Salcott*



private residences and the  
gs.

further facilities at Fingringhoe and on Mersea Island. Farm shops located beyond the very immediate locality of the villages are used regularly by many villagers. A mobile shop visits Peldon once a week.

There are two public houses in the Parish, the Peldon Plough on Lower Road and the Peldon Rose, at the easterly end of Mersea Road. The Wigboroughs lost their public house when the Kings Head closed in the early 1980s and the building is now a private house. The Sun Inn in Salcott is also now a private dwelling.



Mobile Shop in Peldon

il Lane, Great Wigborough



The Plough, Peldon



The Peldon Rose





...s in adjacent towns and the Parish, visiting Peldon, Great Wigborough and Salcott.

### **Public Transport**

Peldon is served by a bus route that runs hourly between Colchester and West Mersea seven days a week. There is a limited bus service from Salcott to Colchester via Birch and Tollesbury.

ilities, the nearest primary school is in the majority of the Parish, visiting Peldon, Great Wigborough and Salcott. Salcott has a large playing field incorporating a children's playground and Peldon has a similar facility at Moss Hays in its "green heart". Moss Hays contains a small, sloping football pitch as well as playground facilities and is the venue for an annual free fireworks display staged by the community that attracts around 2,000 people each November. The Wigboroughs have no playing field or

### **Police and Neighbourhood Watch**

There is no permanent police presence in the Parish, which is covered by the Mersea Abberton Fingringhoe Neighbourhood Policing Team. They provide a mobile presence in the Parish (the Peldon Beat Surgery) on an occasional basis.

### **Environmental Matters**

The only recycling facilities in the Parish are in the car park of the Plough public house in Peldon. There are a limited number of litter and dog waste bins in public areas. The Parish has no allotments.

*Playground facilities in Salcott*



### **Picture and Facilities**



o Church Road through Moss Haye

33



# Youth Questionnaire Responses

All respondents either attended school or college full time. An overwhelming majority of respondents stated they relied on private cars as their main or only method of transport when attending both school and out of school activities. Very few relied on public transport as it is deemed inadequate, particularly from Peldon, and cycling or walking was not considered as the perception is that the roads are far too dangerous, with no pavements, speeding traffic and distances too great. To access school and extra-curricular activities the respondents had to travel into local towns as neither is provided locally.

## Recreation Space & Local Facilities

Younger respondents (those between the ages of 11 and 14) stated that there are not enough places in the villages where you can meet or play safely. Very few respondents used any of the local facilities regularly. A majority never use any of them. The least frequently visited facilities are the Bird Sanctuary and Abberton Reservoir, while the Village Hall and Church are the most frequently used or visited, mainly by those living in Peldon.

## Communication

A large majority of respondents relied mostly on word of mouth/texts and e-mails (sent amongst themselves) for information about local events. Just over half looked to the local parish magazine for information. The majority of respondents never looked to school, village notices or local

respondents consulting any of these places for information on an occasional basis.

Fewer than half the respondents thought a parish website could be a useful way to communicate activities to residents and only a small minority would like to see 'youth' friendly content on the parish website, but the majority would not contribute towards it or use the information in it in any way that would significantly improve their engagement with local events/news/information.

## Personal Interests

On the whole, the responses from Peldon indicate that the young people are interested in sports and staying active, while a few from both villages recognise the benefits of wider community facilities, such as a wind turbine, village shop and an early morning bus service to town.

The large majority of respondents attended clubs in nearby towns (Colchester and Mersea) or attended local events that are only put on once (e.g. the pantomime) or a few times a year. About one third of respondents, all from Peldon, stated they did not engage with any local clubs. The most popular suggestion was to introduce a 'Youth Club'.

While the aspirations of the 14 respondents are not unreasonable (in that they are available and run successfully in other, larger Essex villages,) it is appreciated by some that it could be difficult for our relatively small villages to initially fund and then commit to financially supporting such facilities for a minority in the long term.



and that the occasional pantomime, Highland get involved, adding to the in the village.

**People disliked about their**

s were centred around the access activities they had to places (including school) (it is either too expensive or too far to go to see a play.) The isolation, they are stuck at home. There are no other things to do for them; they are unable to travel to other places at a distance away and cannot do so because the roads are too dangerous.

There is the roads. All but one road in the village is in a state of the roads through the village are perceived as being very poor. Buses, poor road conditions, and poor road conditions make it difficult to travel safely. One of the main reasons the play area was in a state of disrepair was in a state of disrepair because of the roads worrying about their safety.

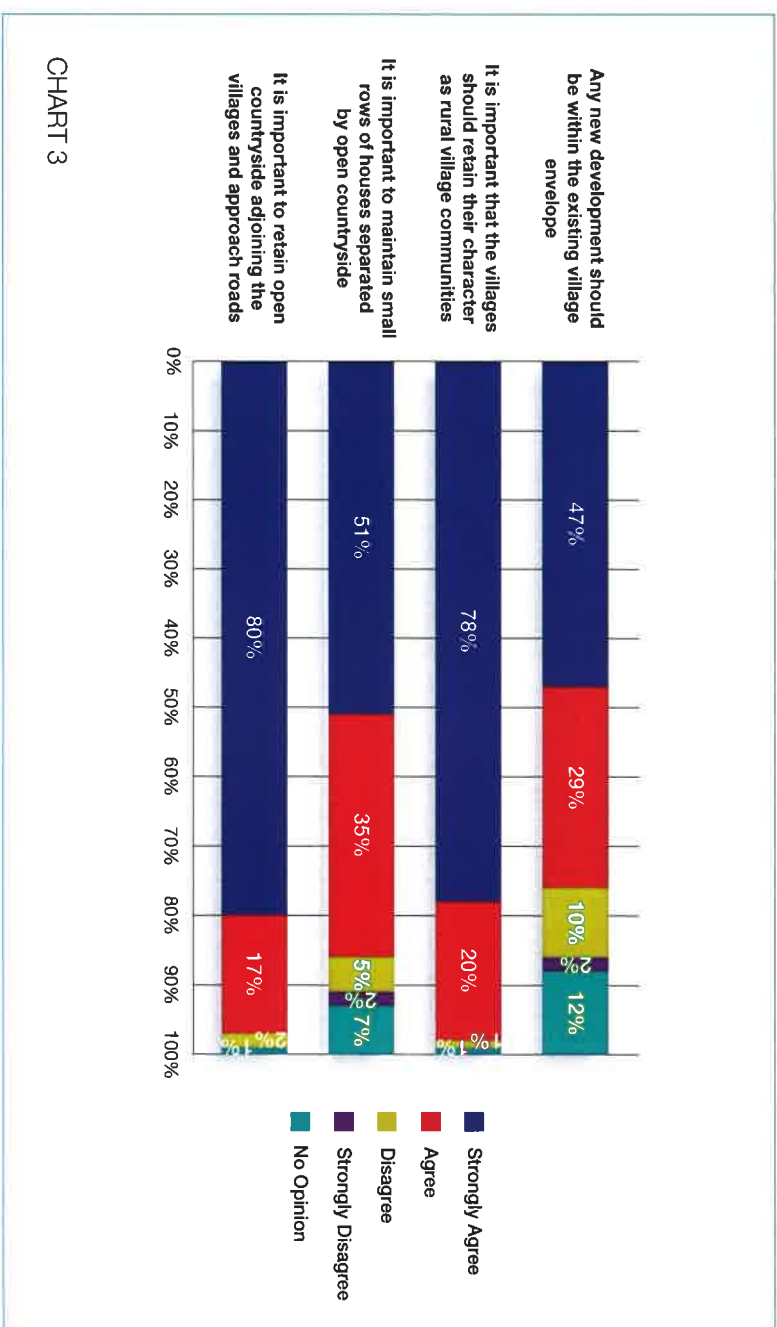
**Community**

*Young people in the Peldon Players pantomime, Beauty and the Beast, January 2012*

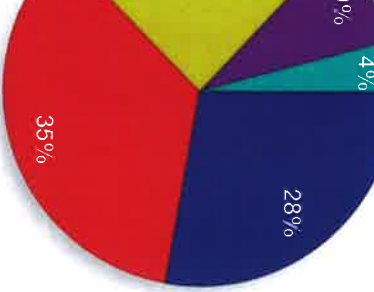


# Design Statement Recommendations

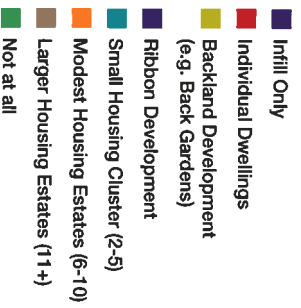
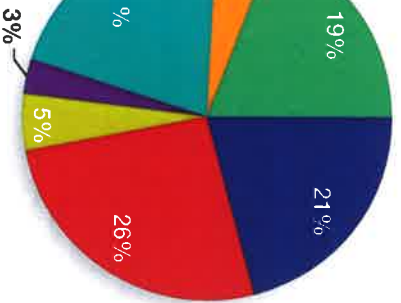
A large majority of respondents wished to see very little development in the Parish as shown by chart 3. They thought it very important to retain the open countryside between the villages, and that any development that does happen should only take place within the existing Village Envelopes and maintain small rows of houses separated by open countryside. It was also very important to them that the rural character of the villages should be retained and recognised (chart 4). 98% of respondents agreed that attractive and historic houses and their rural settings added to the character of villages in the Parish.



## Design Statement Recommendations



## New housing developments in the Parish should be allowed as:



of respondents thought that new developments should make provision for sufficient off-street parking.

61% of respondents agreed that the design and character of existing light industry is acceptable, but only 23% agreed that its expansion should be encouraged, with 63% considering that it should not.

Two thirds of respondents (67%) agreed that redundant farm buildings could be converted to dwellings (although this is contrary to current planning policy), while only about a third (31%) agreed that they might be converted for light industrial use and 20% thought that they should not be converted at all.

## School site in School Lane, [unclear] should be redeveloped

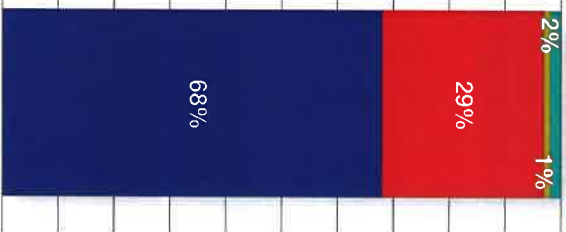


- Strongly Agree
- Agree
- Disagree
- Strongly Disagree
- No Opinion

- Development of land in between the 3 villages should be prevented to help maintain their individual characters.
- New developments should only take place within the existing Village Envelopes.
- New development should be restricted to infill, individual dwellings or small clusters of no more than 5 properties.
- Ribbon or backland development should be avoided in all areas.
- Any development should reflect the individual characteristics of the villages, ie their rural and isolated nature, the open countryside adjacent to the villages, the open spaces and mature trees, small clusters of housing separated by countryside, the historic country buildings and their rural setting.
- Off street parking should be provided wherever possible for all new development.
- There should be no further expansion of light industry in the Parish beyond the Local Employment Zone allocation on Lower Road and St Ives Hill, and in Lodge Lane, Peldon.
- Development of redundant farm buildings as dwellings would be supported if current planning policy were to change.
- The "Old School" site in School Lane, Great Wigborough, should be re-developed.

a feature that defines the character of this village, and  
 w that it should be protected, as shown by chart 8.

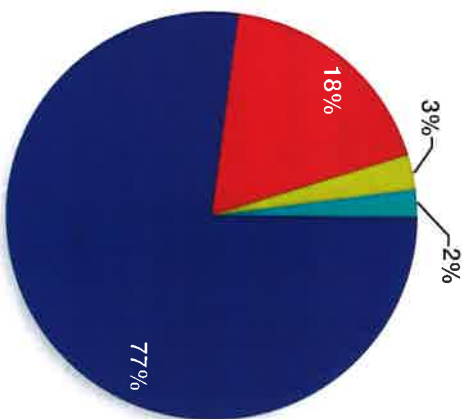
- The native species of hedgerows should be preserved.
- The "Green Heart" is an essential part of the character of Peldon and consequently all attempts to develop the lands between St Ives Hill, Lower Road and Church Road, which are also important wildlife habitats, must be strongly resisted and the woodlands protected.



Hedges, verges and open spaces are important in retaining the character of the villages

- No Opinion
- Strongly Disagree
- Disagree
- Agree
- Strongly Agree

### The green heart is an essential part of the individual character of Peldon and should be protected



- Strongly Agree
- Agree
- Disagree
- Strongly Disagree
- No Opinion

CHART 8

- More executive style housing, flats and mobile homes, are not desirable.
- Detached, semi-detached and bungalow housing styles are all supported.

## Following type of housing be built in the Parish

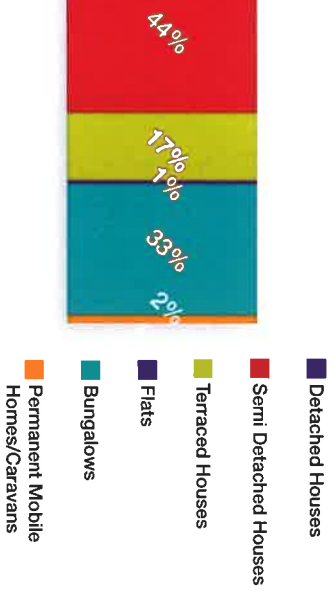


CHART 9

Design Statement Recommendations

## Housing should be provided in the Parish for the following groups



CHART 10



views on the conversion of redundant farm buildings, the materials and of UPVC windows and doors in renovating and

- Any conversion of redundant farm buildings must retain their original character and scale and use traditional materials.
- Traditional roofing materials should be used in renovating and improving buildings
- The use of UPVC windows in traditional properties is only supported providing original design and characteristics are maintained.

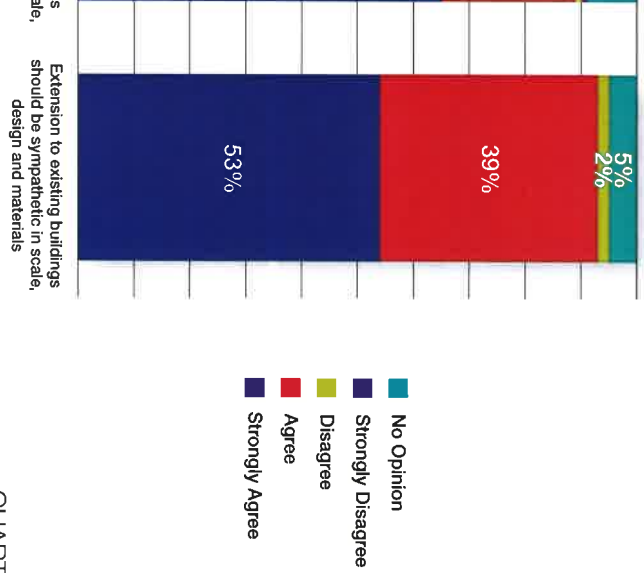


CHART11

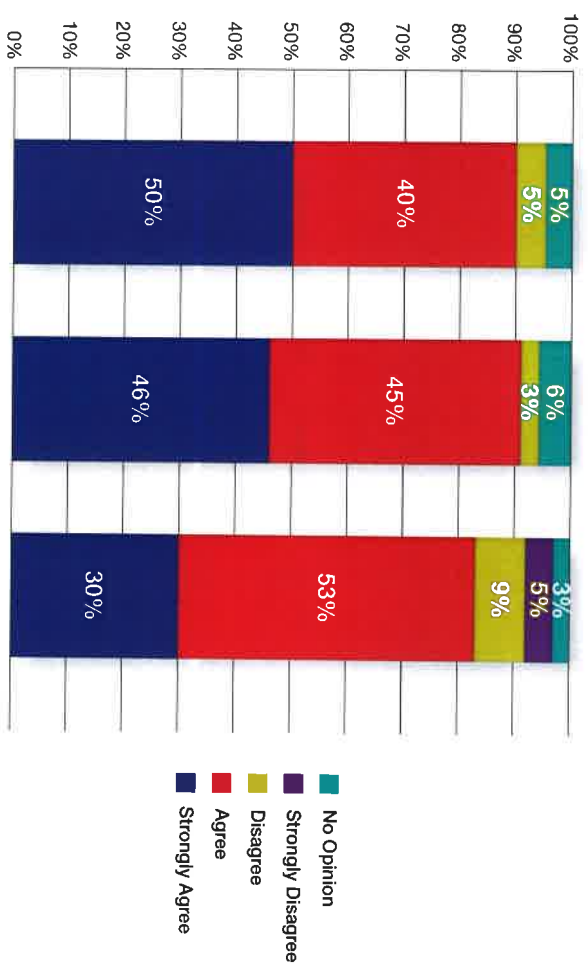
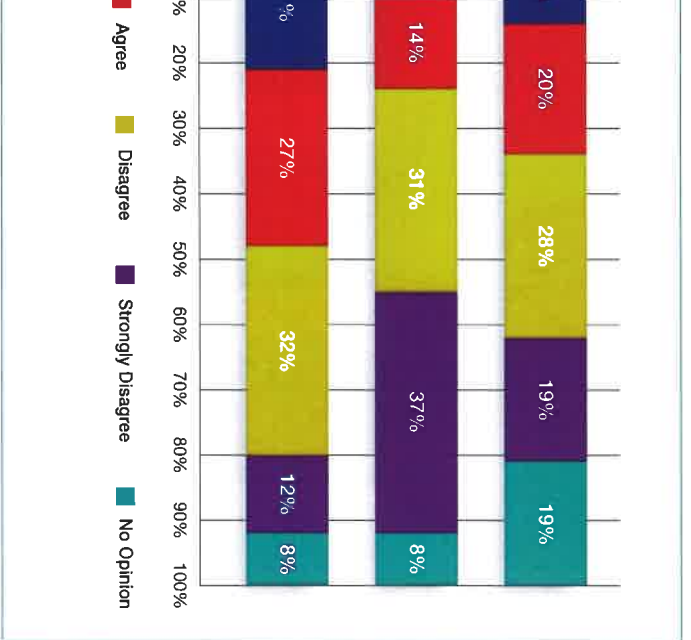


CHART12

speeding in parts of the Parish, particularly through the

many of which depend upon the continued availability of key village facilities such as the village halls in Peldon and Salcott, as well as the preservation of outdoor recreational areas. The following recommendations could be addressed as a planning issue, and are therefore included in this Section for completion.



- ### Recommendations
- The existing community infrastructure, in particular the village halls and open spaces, should be safeguarded and not be subject to a change of use.
  - There is a need to increase the provision of areas for children to meet and play safely in the Wigboroughs.
  - Activities to appeal to older children in the playing fields (eg skate/bike ramps) should be provided.

ations  
 e the roads, such as speed humps, street  
 g, etc, should be avoided.  
 ot be introduced in any village.

esign Statement Recommendations

## Environmental Matters

In order to preserve the rural nature of the environment, a large majority of the respondents would like to see increased planting of native tree species, as shown in chart 14.

### Planting of native species trees should be encouraged

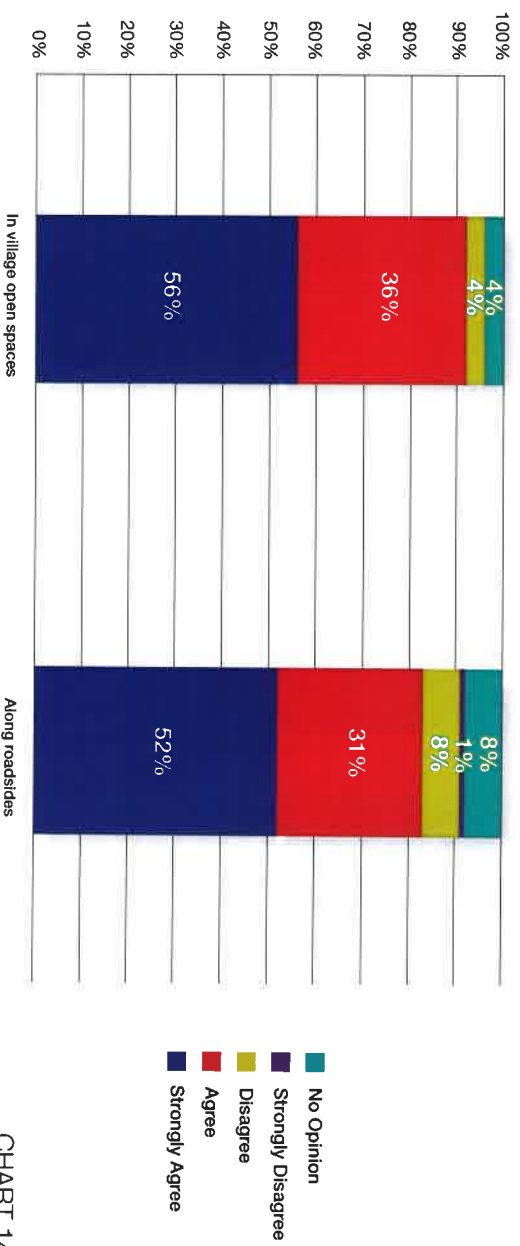
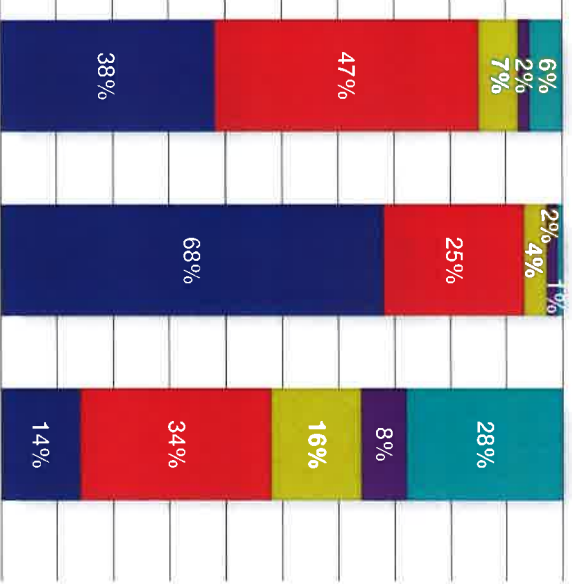


CHART 14



Agree Disagree Strongly Disagree No Opinion  
CHART 15

an Action Plan

2	Ensure all public footpaths are kept clear and accessible, particularly those providing access to and around the Sea Wall, the Reservoir and National Trust properties.	Parish Council and Essex County Council	High
3	Increase the provision of bridle paths within the villages.	Parish Council and Essex County Council	Low
4	Provide maps of the area on public display showing public footpaths and points of interest.	Parish Council	Medium
5	Provide a safe route to reach Langenhoe school on foot or by cycle from Peldon.	Parish Council, Essex County Council and Sustrans	Medium

as an issue by some, more so among Wigborough  
 ges. Opinion as to whether or not the existing speed limit  
 is evenly divided, although only a minority thought that  
 reduced, with a majority considering that traffic calming  
 an speed limits, as shown by chart 16.

wanted to see improved traffic controls at the crossroads  
 d a majority of them thought that there was inadequate  
 street for those wishing to use the seawall. Most people  
 efficient parking for cars in their village.

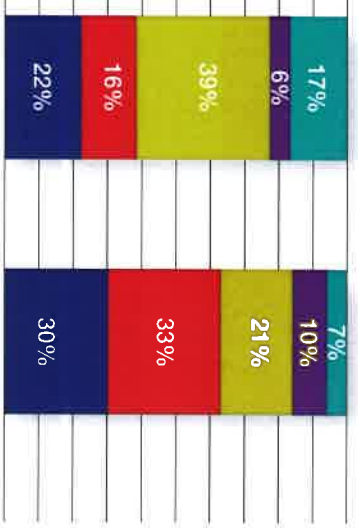


CHART 16

Agree Disagree Strongly Disagree No Opinion

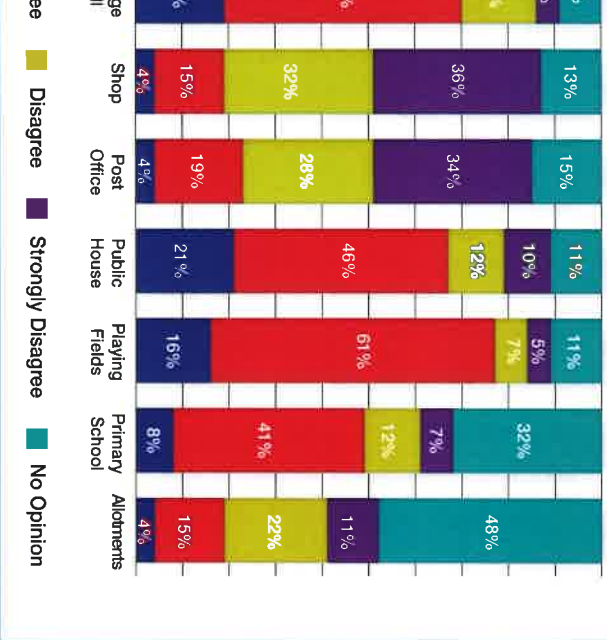
2	Consider the introduction of traffic calming measures on roads with relatively higher traffic flows, ensuring that such measures do not compromise the character of the villages.	Parish Council and Essex County Council	High
3	Improve traffic controls or restrictions at Salcott crossroads to increase road safety.	Parish Council and Essex County Council	High
4	Provide parking facilities for visitors wishing to visit the sea walls for bird watching or walking.	Parish Council	Medium



they would use a shop if it were in their own village, while 22% (75 people) said that they would use a community shop.

It was thought that the police presence within the Parish was not sufficient. The Parish Council thought that there was a need for recycling facilities in the Parish. 22% (75 people) said that they would use a community shop.

CHART 17  
The number of questions about local bus services. Between 44% of respondents expressed no opinion to these questions, which suggests that the facilities within the wider area are not meeting the needs of the parish at present



an Action Plan

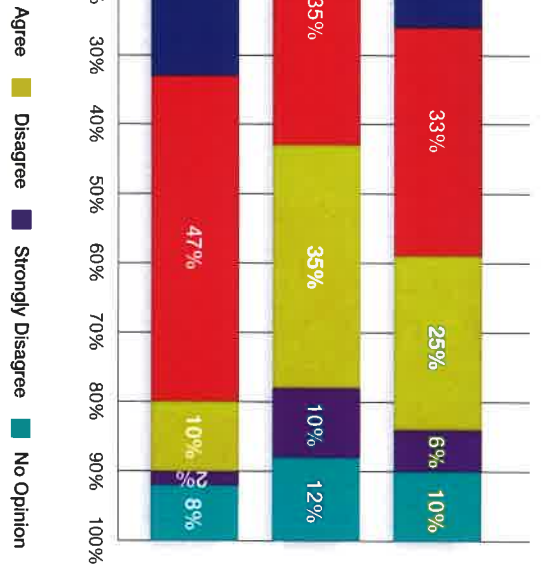
consultation among both residents of Peldon and users of the Hall which has indicated that there is a wide degree of support for this project. Separately, the residents of the Wigboroughs have been consulted upon the future of the Old School Site, and the requirement for a village hall for their community.

The questionnaire developed for this report identified the wide extent of participation in a range of events in the Parish, many of which depend upon the continuing availability of the existing community buildings. It is consistent with these responses to the questionnaire that the Parish Council should support the improvement and development of the churches and village halls throughout the Parish.

Action Point	Responsibility	Priority
1 Investigate the feasibility of providing a local shop and post office, particularly in Peldon.	Parish Council	High
2 Arrange for an increase in police presence across the Parish.	Parish Council	Medium
3 Provide improved recycling facilities.	Parish Council	Medium
4 Improve local bus services across the Parish through increasing their frequency, making them cheaper and providing services to more destinations.	Parish Council	High
5 Support the development and improvement of the Parish's community buildings	Parish Council, Parochial Church Councils and Village Hall Management Committees	High

... of an... has stated that they were involved in at  
 any of the responses to the youth questionnaire. Several  
 points are issues that have also arisen in responses to the  
 have been reflected accordingly in this and the previous  
 matters which are not addressed elsewhere arose from  
 are noted as action points.

## There is a strong sense of community spirit in my village



## 2 Introduce a youth club

Parish Council  
 and Village Hall  
 Management  
 Committees  
 Medium

## How many of the following parish events do you regularly attend?

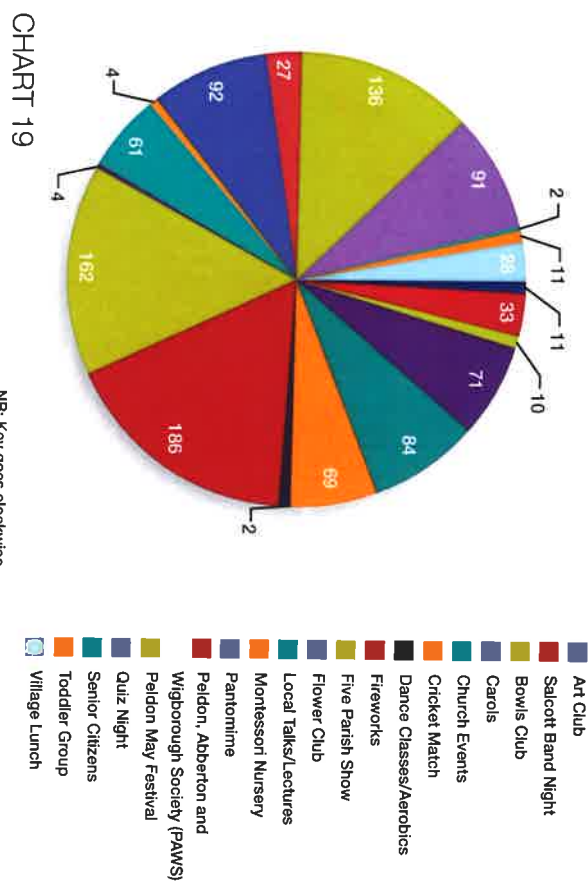


CHART 19

possible building of the smallest number of affordable  
a development viable.

number was too marginal to proceed without a clear  
to do so. Given the number of residents who did not  
absence of a clear majority in favour of the concept from  
conclusion was that there was no such mandate at this time.

	Responsibility	Priority
affordable every 5 years	Parish Council	Medium

## an Action Plan

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