

Winstred Hundred Parish Council

Comments on Colchester Borough Council's Local Plan Issues and Options Consultation – January 2015

Winstred Hundred Parish Council represents the villages of Peldon, Great and Little Wigborough and Salcott cum Virley in the rural south west of the Borough of Colchester. The recommendations below are taken from the Village Design Statement published by the Parish Council in 2012 and reflect the views of the respondents at that time. We would request that the consultation on the Council's Local Plan takes these views into account.

Development

- 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 developed.

Environmental Matters

- The individual characters and layouts of the villages must be maintained and their rural nature protected.
- 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.

Building Styles

- Family housing and low cost/first time buyer properties should be encouraged, particularly for those with local connections.
- More executive style housing, and flats and mobile homes, are not desirable.
- Detached, semi-detached and bungalow housing styles are all supported.

Building Materials

- New developments and extensions to existing properties must be sympathetic to the scale, design and materials of the existing buildings.

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

Traffic

- Measures that urbanise the roads, such as speed humps, street furniture, lighting, paving, etc, should be avoided.
- Street lighting should not be introduced in any village.

Infrastructure

- 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.