



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



Ariel view of Peldon towards Abberton Reservoir

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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.



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About this Document

Purpose of a Village Design Statement and Parish Plan

A Village Design Statement (VDS) and a Parish Plan are both community led assessments of a village's character and qualities, prepared by the villagers. They identify what the residents value about their area and what they consider are the important character and features, and how they might wish to see it change in the future.



Key — Winstred Hundred Parish Boundary



Images of the Parish in previous years (clockwise from top left): Salcott School, The Street, Salcott, Peldon Plough and village pump, Peldon Common, Peldon School, Earthquake 1884 at Went's Mill Peldon

The VDS focuses on facilities and infrastructure that should be protected and retained, also highlighting additional infrastructure that might be welcomed to meet local needs. It considers matters that are relevant to the design and construction of buildings in the village to be taken into account when considering any new development.

The VDS is formally adopted by the Borough Council as planning guidance to be taken into consideration when assessing planning applications. It aims to provide guidance and recommendations to property owners and developers on building, renovating or extending buildings in the Parish, focusing on those aspects which would be welcome, those which should be conserved and protected, and those which should be avoided.

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.

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

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.

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.



## Background to this Village Design Statement and Parish Plan

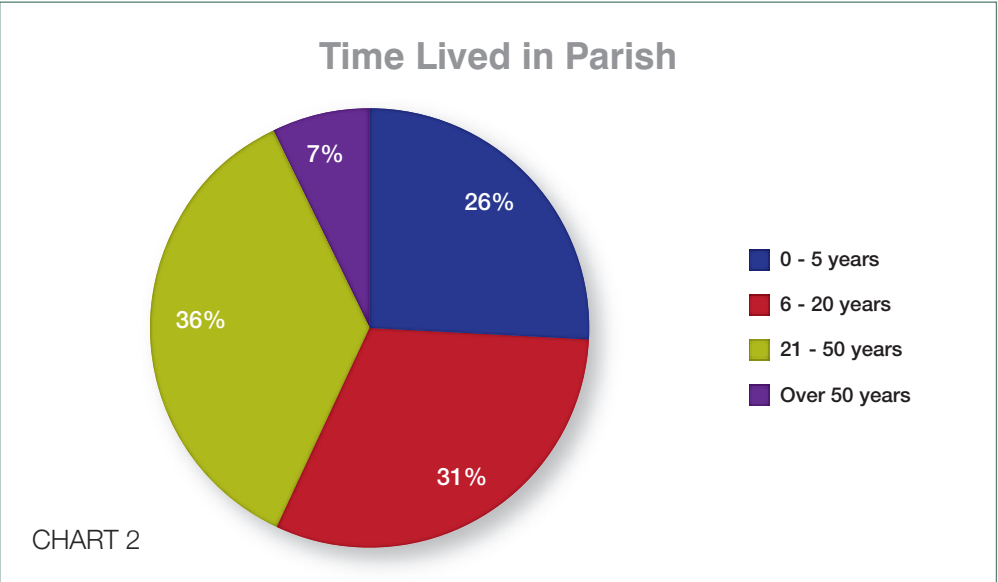
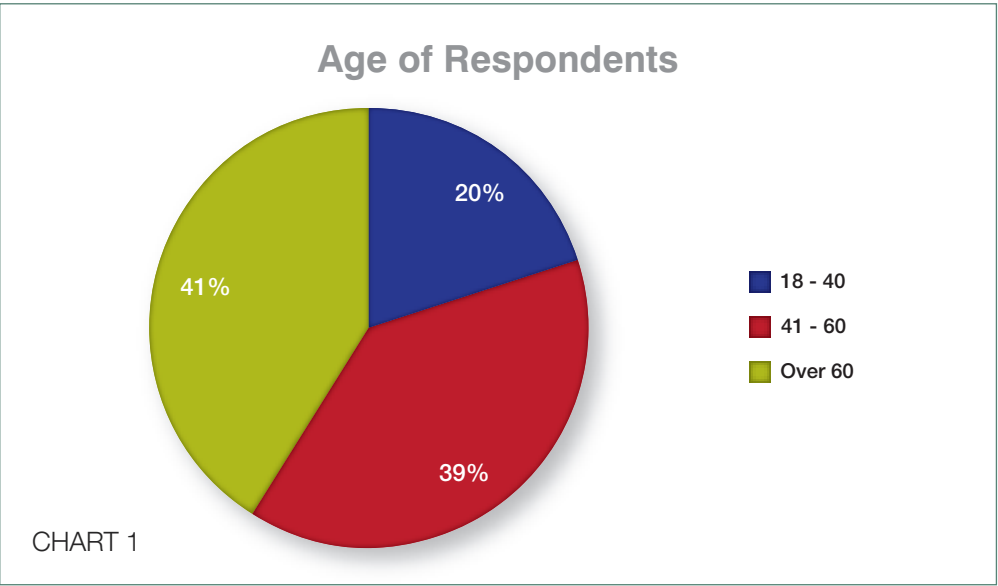
This document relates to the villages of Peldon, Great & Little Wigborough, and Salcott-cum-Virley, the constituent villages of the Parish of Winstred Hundred.

The project was initiated by the Winstred Hundred Parish Council. The first meeting was arranged in early 2009 when a team of volunteers comprising both Parish Councillors and other members of the community formed a committee. The committee's first aim was to prepare two surveys, one for adults and one for young people, to obtain residents' views on the villages' current environments, new building developments, traffic and road safety, infrastructure within the villages and village facilities and community issues. These surveys were distributed to every household in the villages in the spring of 2009. The response rate is shown in Table 1.

Those who responded to the adult questionnaire were broadly representative of the demographics of the total population of the three villages, as shown by the 2001 census. Their age profile and the length of time they had lived in the Parish is shown in charts 1 and 2.

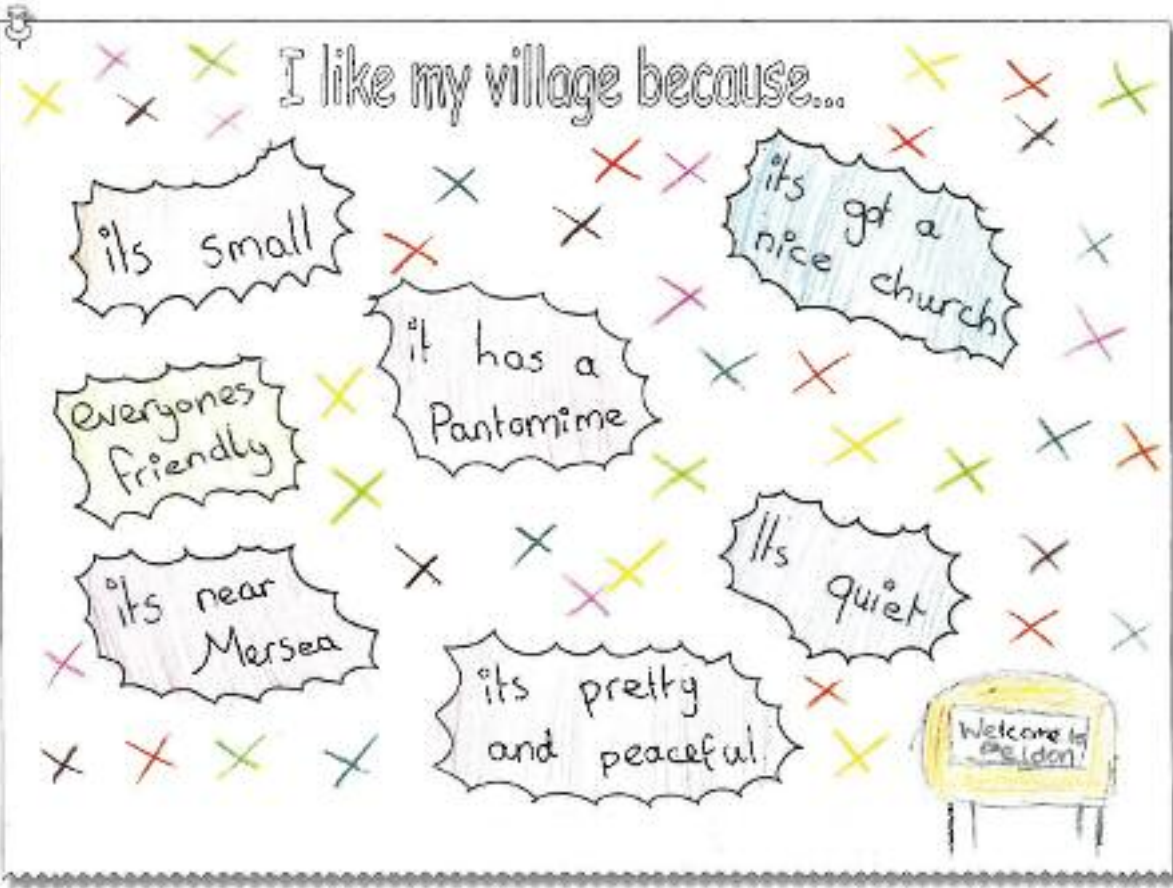
TABLE 1 Questionnaire response rate					
	Responses received			Total population*	Response rate
	Adults	Young people	Total		
Peldon	184	12	196	501	39%
The Wigboroughs	86	3	89	239	37%
Salcott-cum-Virley	72	0	72	221	33%
Total	342	15	357	961	37%

\*Population based on 2001 ONS statistics



An exhibition was held in May 2011 to present the preliminary findings and recommendations to residents and gather any further feedback. There were no significant changes to the initial recommendations as a result. Responses to these questionnaires form the basis of the recommendations made in section 8 and the action plan in section 9 of this document.

At the same time, a competition for younger residents was held inviting them to identify pictorially what they liked about their village.



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

## The use of this document

The draft document was presented to the Parish Council for their approval in March 2012 and the VDS element was subsequently presented to the Colchester Borough Council for adoption as Planning Guidance. The document has been distributed to all properties in the Parish and is available on the Parish website [www.winstred100.org](http://www.winstred100.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/ldf>. 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/ldf>.

## Acknowledgements

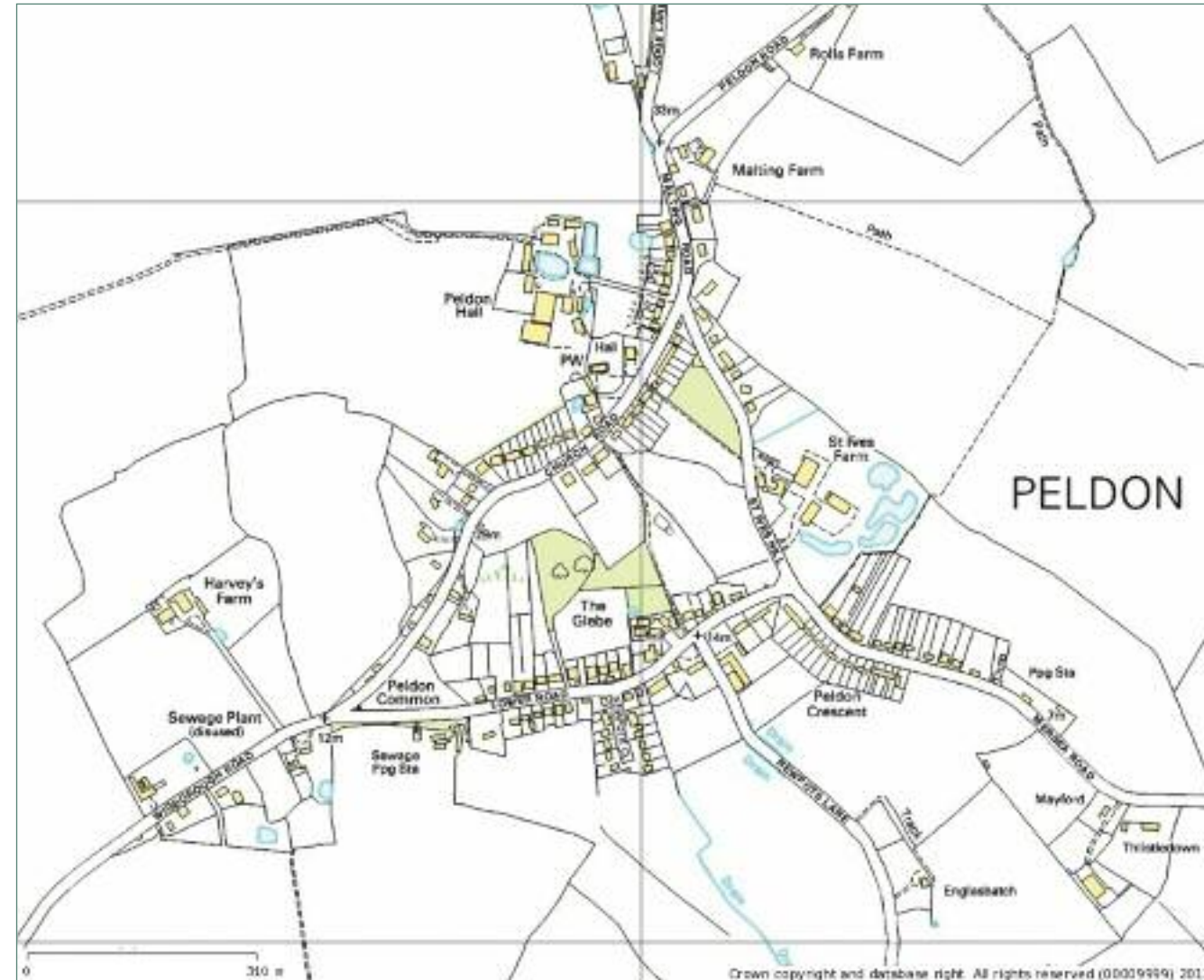
An acknowledgement of those who have contributed in many different ways to this document can be found inside the back cover.



2

# The Villages and their History

In this section, historical background information is provided for each of the villages, together with a description of their defining characteristics.



Peldon

## History

The first written record of Peldon occurs in 946, when Aelfgar, Ealdorman of Essex, bequeathed Piltendone to his eldest daughter, Aethelflaed, who married King Edmund “the magnificent” and “deer doer”, first king of the English. The younger daughter married Ealdorman Brithnoth who was immortalised in the poem of the Battle of Maldon (991).

The main industry in the Parish at the time of the Domesday Book, and long after, was salt production, but as alternative methods of producing salt evolved, the area gradually turned to agriculture.

Peldon possesses 30 listed buildings as well as dwellings that could be best described as development more suited to a suburban context. The majority of the listed buildings in the village are of 18th century origin; the oldest building in the village, however, is the Church of St Mary the Virgin. The Church has evolved in a similar manner to most churches in as much as the original 12th century Nave has had a 14th century tower, 16th century clerestory and 19th century chancel added to it.

In April 1884, the area was struck by an earthquake measuring 5.1 on the Richter scale. It was reported that every building in Peldon was damaged, although there were no fatalities.

### Description

Peldon is located some 6 miles to the south of Colchester. It comprises approximately 248 residential properties and is home to just over 500 people.



*The Church of St Mary the Virgin, Peldon*



The village – in plan – forms a distended triangle; Church Road forming the diagonal member (NE to SW), Lower Road forming the horizontal or base of the triangle (W to E) and finally St Ives Hill represents the vertical member (due N to due S).

The village has been built on the side of a hill; Lower Road runs approximately along a 50ft (15m) contour, and Church Road rises from 50ft to follow the 100ft (30m) contour at Ashton House, becoming Malting Road and then Lodge Lane. The north-easterly descent back to the 50ft contour begins at the Eastern end of Malting Road and levels out on Peldon Road at Haxells Farm. St Ives Hill also provides a quick southerly descent from Church Road to the 50ft contour at the junction of Lower Road and Mersea Road.

Entering Lower Road, Peldon at Peldon Common, with Church Road rising to the left



When one approaches Peldon from the South or West, on either Wigborough or Mersea Road, the village can be seen from a distance as it rises above the low lying coastal land. 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/Malting 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 campus of four residential homes run by Autism Anglia, two pubs, and

Entrance to Peldon Hall Farm from top of St Ives Hill



small light industrial developments at the old St Ives Farm and at the end of Lodge Lane. There has been an increase in the number of small and self-employed businesses (both trade and 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.

Industrial units on St Ives Hill, Peldon



# The Wigboroughs

## History

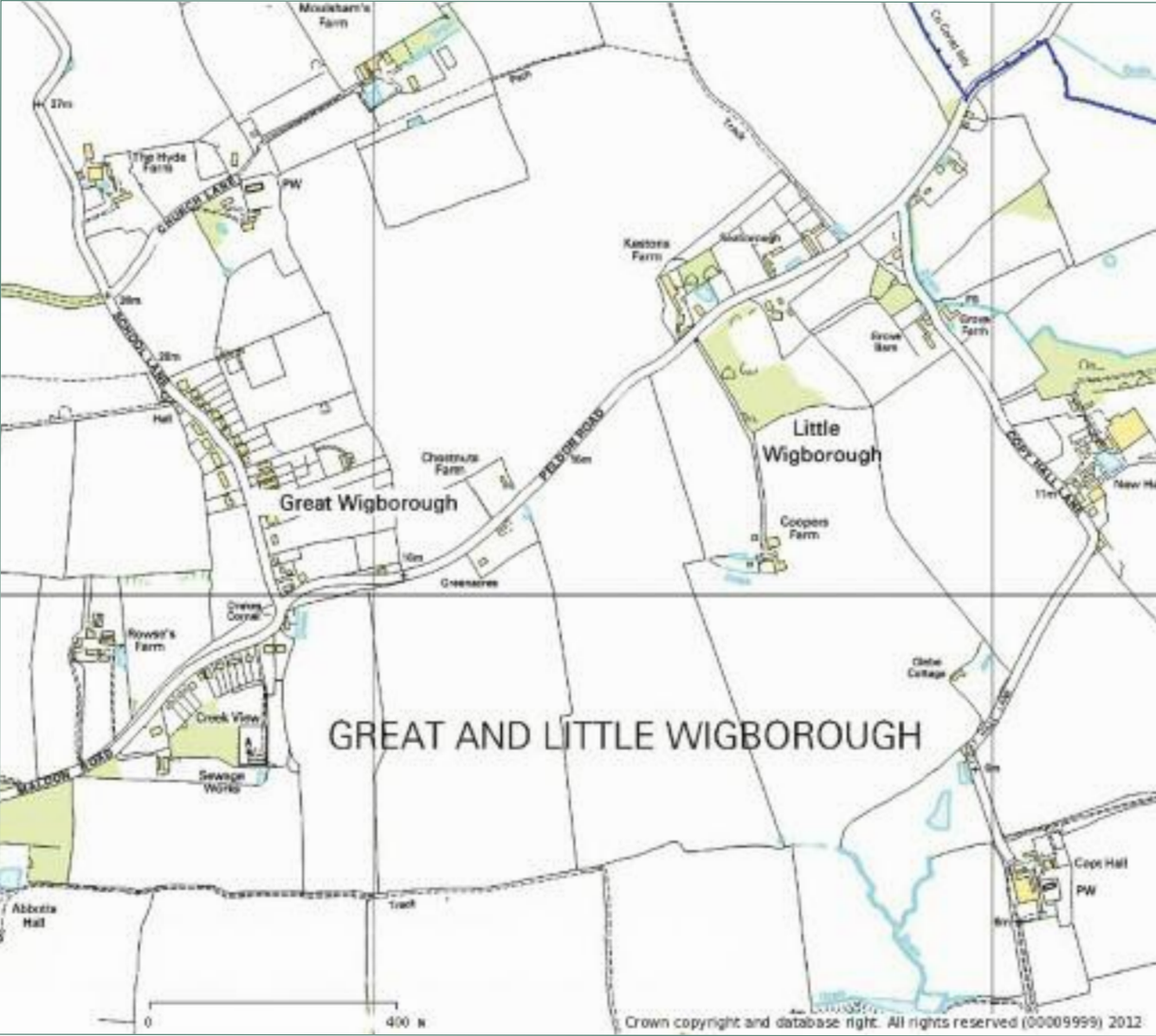
The Wigboroughs have a written history dating back to Saxon times and the Kings of Essex. They have been recorded under many names and spellings but the most likely derivation is from “Wicka’s Hill”.

St Stephen’s Church, on top of Wigborough Hill in Great Wigborough, is constructed of flint, septaria and rubble in the Early English and decorated styles. It comprises a chancel, nave, south porch, vestry and a western tower of stone. The Church has been extensively restored through the years, often through the generosity of the incumbent Rector. The Rectors of St Stephen’s are listed from circa 1350.

The Roll of Rectors for the Church of St Nicholas in Little Wigborough goes back to 1272 but the present structure was probably built in the late 15th century. It has walls of stone rubble intercourse with dressings of limestone. Comprising a chancel, nave and west tower, it has a piscina and a chancel screen. Much restoration work was carried out between 1885 and 1888 following the severe damage caused by the earthquake in 1884.

Little Wigborough had one Manor known as Copped Hall which was once owned by Charterhouse School. As Copt Hall, it is now a private family home. Land near Copt Hall is owned by the National Trust.

Abbess (Abbotts) Hall in Great Wigborough belonged to Barking Nunnery before being granted by Henry VIII to Thomas Cromwell at the time of the dissolution of the monasteries. In 1970 Sir Leonard Crossland, former Chairman of Ford UK, renovated the buildings and following his death, the estate was acquired in 2000 by Essex Wildlife Trust and became its headquarters.





There are a total of 18 listed buildings in Great and Little Wigborough.

From pre-medieval times the economy of both villages was based on agriculture. This agricultural heritage has survived to the present time although agriculture now provides employment or income for very few of the local inhabitants.

*National Trust property at Copt Hall, Little Wigborough*



*St Stephen's Church, Great Wigborough*



*Entrance to walk at Abbotts Hall Farm, Great Wigborough, headquarters of Essex Wildlife Trust*



### Description

Originally two separate villages, Great and Little 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 often substantial houses which have been built within the



Great Wigborough village envelope in the past 30 years. As a consequence there is little retirement or low-cost housing to provide accommodation for any of the young or elderly residents who were born or have lived in the two villages in the last 50 years. This has changed the social and economic status of the two villages almost more than any other event in their past history.

Housing development is almost without exception linear following the lines of the roads. The main centres of population in Great Wigborough are in School Lane and along one side of the Maldon Road beyond School Lane to the west. A number of post war Local Authority houses were erected on compulsorily purchased land, continuing the linear development of the main through road from Peldon towards Maldon. Very few new houses have been built in the last decade or more and there is a shortage of small dwellings in the area, this characteristic becoming ever more apparent as people modernise and extend established houses.



*School Lane, Great Wigborough*



*The Old Kings Head at the junction of Maldon Road and Colchester Road, Great Wigborough*

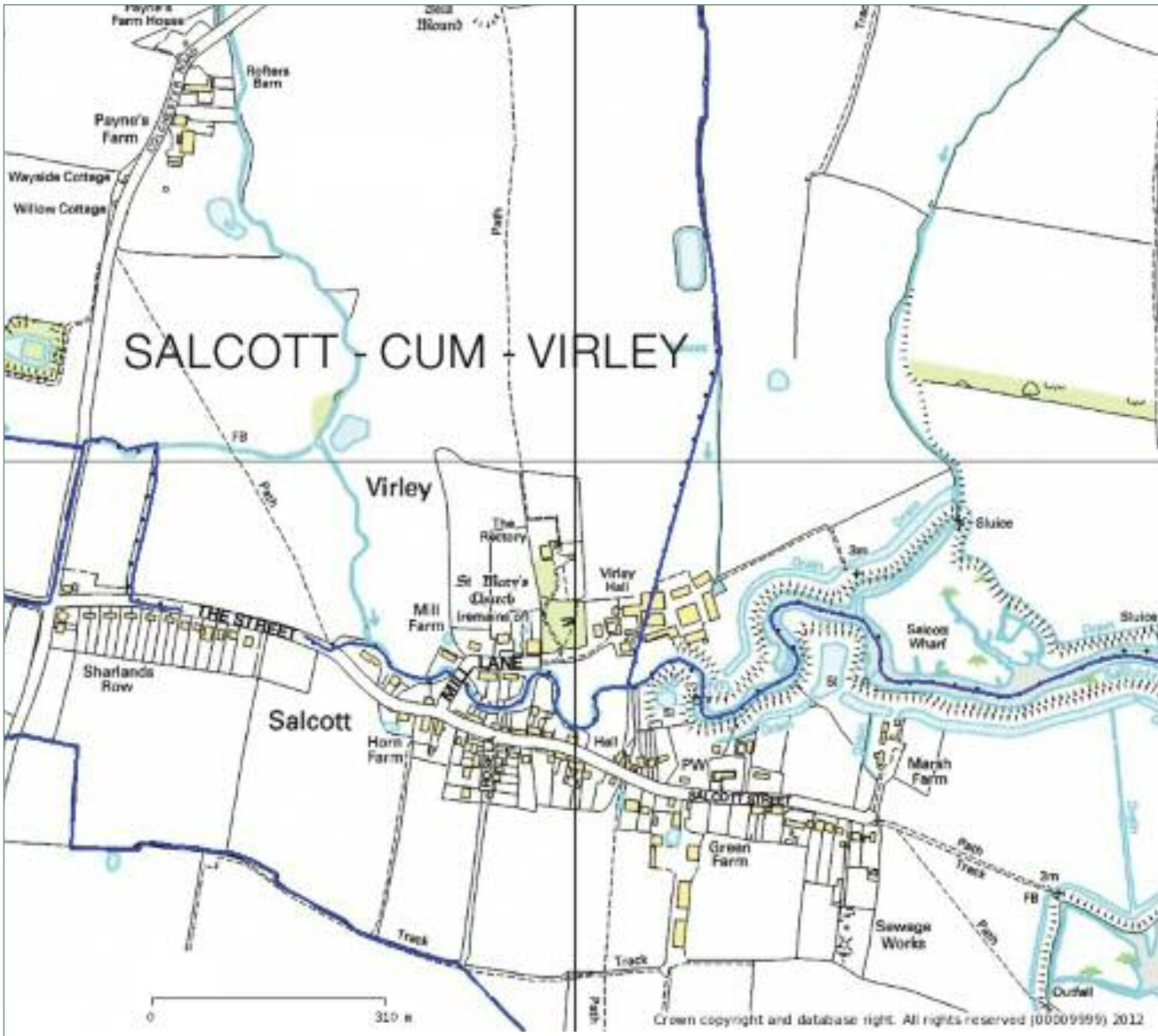


# Salcott-cum-Virley

## History

There is a plaque on Salcott Village Hall to commemorate that the community is recorded in the Domesday Book of 1086. By rights, however, this plaque should be the other side of the creek in Virley, for this was the earlier recorded of two Salcotts. In the Domesday Survey, Salcota was in the possession of Robert de Verli, and, by 1291, the family name had become attached to the village name, making it Salcote Verly. In the early 16th century this had become Salcote Virley, which soon after became known as just Virley.

Salcott's Domesday commemoration plaque



Modern-day Salcott is recorded in 1317 as having a paved street and a market, but was a hamlet attached to Great Wigborough, being known as Salcote Wiggeberwe. In the fourteenth century the Lord of the Manor of Great Wigborough had a chapel built here, which was extended in the fifteenth century to become a church, served until the 19th century by the rector of Great Wigborough. By the 16th century the village had become Salcott Wigborough, and remained so until the end of the 19th century, when Salcott alone was adopted.

The Salcott-cum-Virley area was a centre of salt production in the Iron Age and Roman period, and in medieval times the village took its name from the primitive sheds or

'salt-cotes' in which the salt was stored. The name Salcott is derived from Sal (meaning salt or salt-pan) and Cot (meaning cottage, hut, shelter, den or shed). The remains of a number of ancient salt works (known as 'Red Hills') have been discovered in and around the villages.

There are 12 buildings in Salcott which are listed by English Heritage as being of historical and/or architectural interest, and 5 in Virley. The 13th century St. Mary's Church in Virley, now in ruins, is the only surviving relic of the great Essex earthquake of 1884, as all other affected buildings were either repaired or demolished.

St. Mary's Church, Salcott



## Description

Salcott is a small village, roughly 9.5 miles south-south-west of Colchester. It consists of a single street about a mile long together with two cul-de-sacs, Rose Lane and Mill Lane which leads to the tiny village of Virley. 'The Street' itself is also a cul-de-sac, ending at a gate to a field beyond which is Salcott Creek.

The population in the 2001 census was 221, since then a handful of new houses have been built, making the total number of properties about 115 today, of which just over 90 are in Salcott. The major activity in the village is farming, and in addition there are a few self-employed business people.

The Street, Salcott





3

Building  
Character  
Assessment

The Parish

**The villages form three distinct areas within the Parish where building development has taken place. The villages are separated by open countryside, which is mainly given over to farming.**

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 Peldon, 2 in Great Wigborough and 5 in Salcott-cum-Virley.

**Building materials**

Prominent building materials used throughout the Parish are as follows:

**Walls - dwellings**

- Red bricks: predominantly soft reds, but some dwellings include flettons or heathers.
- 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.

**Walls - outbuildings**

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

**Roofs**

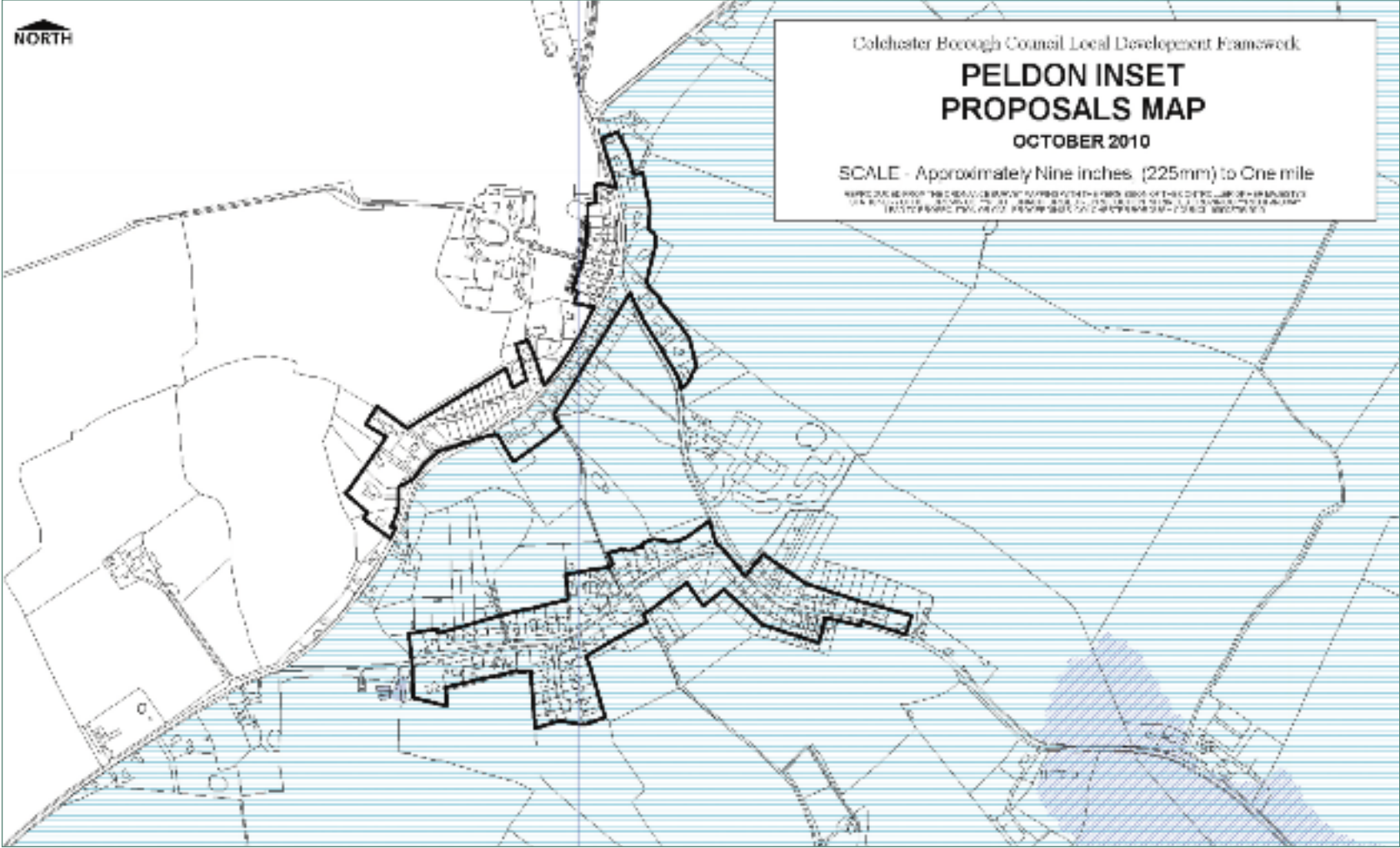
- Majority of housing: red pan tiles/Romanesque clay tiles or concrete equivalents.
- Very few dwellings have traditional slate roofs.
- Very few buildings have thatched roofs.
- A few buildings have mansard roofs.
- Most outbuildings have corrugated metal or asbestos roofing.

**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.

Peldon

The village consists of two distinct clusters of buildings as defined by the village envelopes, namely (1) Church Road/Malting Road/St Ives Hill and (2) Mersea Road/Lower Road.



Key Coastal Protection Belt Village Envelope Environment Agency National Flood Zone

Within these clusters are the following range of buildings:

- Dotted along the main roads into Peldon (from all directions), and set a fair distance back from these 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 board with a thatch roof – and a further one in Sampsons 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 tiles on these properties are almost exclusively slate or concrete Romanesque.
- The oldest red brick buildings have red clay pan tile roofs, some of these feature mansard roofs.
- Some individual buildings have much later extensions, both single and double story.

Development throughout Peldon is mostly infill within the three main roads – Church Road to Maltings Lane, St Ives Hill and Mersea Road/Lower Road. This is with the exception of Peldon Hall Cottages.

The majority of houses are detached. Some are semi-detached. There is only one section of terraced housing (six dwellings in total) that were built in the 1950's by the local authority on Mersea Road. This is at the end of several other semi-detached houses in the same style.

Newpots Close has 1970's bungalows built using fletton bricks with black concrete pan tiles on lean-to style roofs.

The most built up areas in Peldon are found on Church Road and Lower Road.

### Church Road

As you come from the west up the hill into Peldon along 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

erected by the Local Authority in the 1940s, which are rendered, some with pebble-dash. These have different roofing materials including concrete Romanesque, slate 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*



### Malting Road

Church Road becomes Malting Road at the top of St Ives Hill. Here Peldon Hall Cottages, constructed within the last 10 years, are built from a range of the materials found in older properties in Peldon to echo the architectural style; ie, red brick, yellow brick, render and wooden cladding with concrete pan tiles. Detached properties on from here are 1980s individual architect designed houses, two with half gabled roofs. These lead on to the much older timber framed Malting Cottage, and several larger individual detached properties that are dotted along both Peldon Road (towards Abberton) and Lodge Lane. All these buildings feature the same ubiquitous building materials, red brick, render and timber Essex board cladding.

Lodge Lane, in common with St Ives Hill, has a selection of industrial units that are used by light industry. They are predominately made of concrete blocks and asbestos 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.

*Red brick house in Church Road, Peldon*



*Peldon Hall Cottages*



### Mersea Road

Approaching the village from Mersea to the east, Mersea Road (up to the entrance to the village) has much older 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. Along the road, on the right, is a modern reproduction of a barn conversion. It is unique to Peldon in that it has a thatched roof, very large picture windows and an interesting 'garden

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







15th century timber framed small hall farmhouse, Lower Road, Peldon



Bungalows in Newpots Close, Peldon

room' addition to its side. It is, however, all clad in black timber, like many other properties in the parish.

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

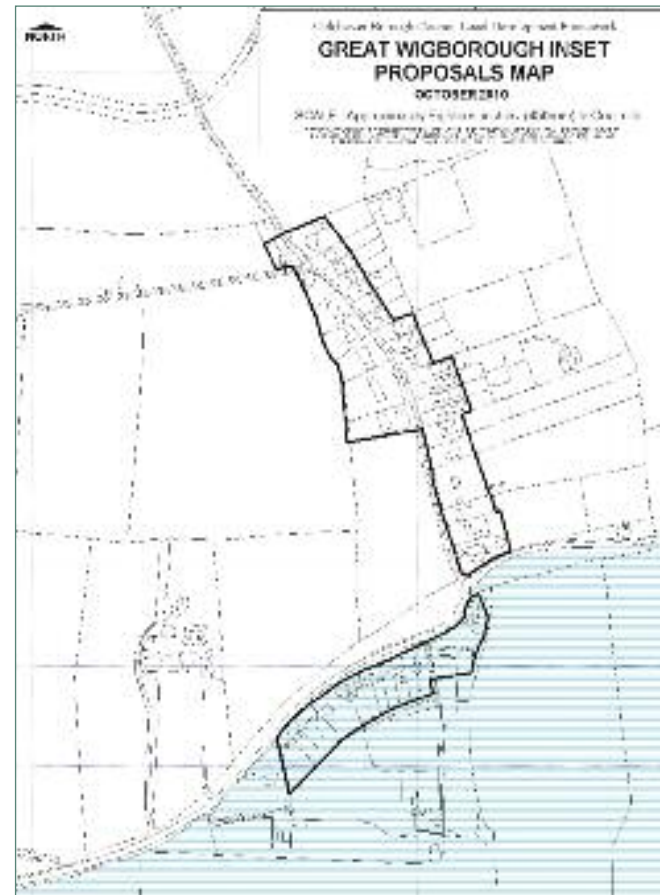
Continuing west beyond St Ives Hill, Mersea Road stops and Lower Road starts. There are different clusters of housing with a mixture of styles and sizes of houses, all based on the vernacular style, that have been built to infill between older houses. There is an undeveloped building plot where the village 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 Lower Road is a house which was once the village shop, which has a small wrought iron balcony around the

first floor flat roof. This property is rendered, while further 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.

## The Wigboroughs

Great Wigborough's village envelope comprises two areas of properties along School Lane and Maldon Road. There is no village envelope in Little Wigborough.



Key ■ Coastal Protection Belt  
— Village Envelope

Great and Little Wigborough have the following range of buildings:

- Single 16th, 17th, and 18th century farmhouses. 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



- Notable (due to their prominent positions overlooking the reservoir) Jacobean farmhouse and Georgian rectory (both close to the Great 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





Several properties on Maldon Road are semi-detached. Most semi-detached properties are red brick. Construction started in the late 1920's with Creek View Cottages and was then added to in a linear development in the 1950s. Along this stretch all the semi-detached housing is owned or was previously owned by the Local Authority. Detached bungalows have been built in-between these semi-detached houses.

Drakes Corner comprises a 1980's self-build property (e.g. the pink rendered 'Mansards') and individual rendered detached properties.

On School Lane are some very sizable bungalows with far higher than average floor space. There are also some individual large detached two storey houses built in the late

twentieth century. The properties have mainly red brick walls and slate or pan tile roofs. There is rendering on some of the properties on School Lane, either cream or Suffolk pink in colour.

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.

Thatched roofed house, Great Wighborough.

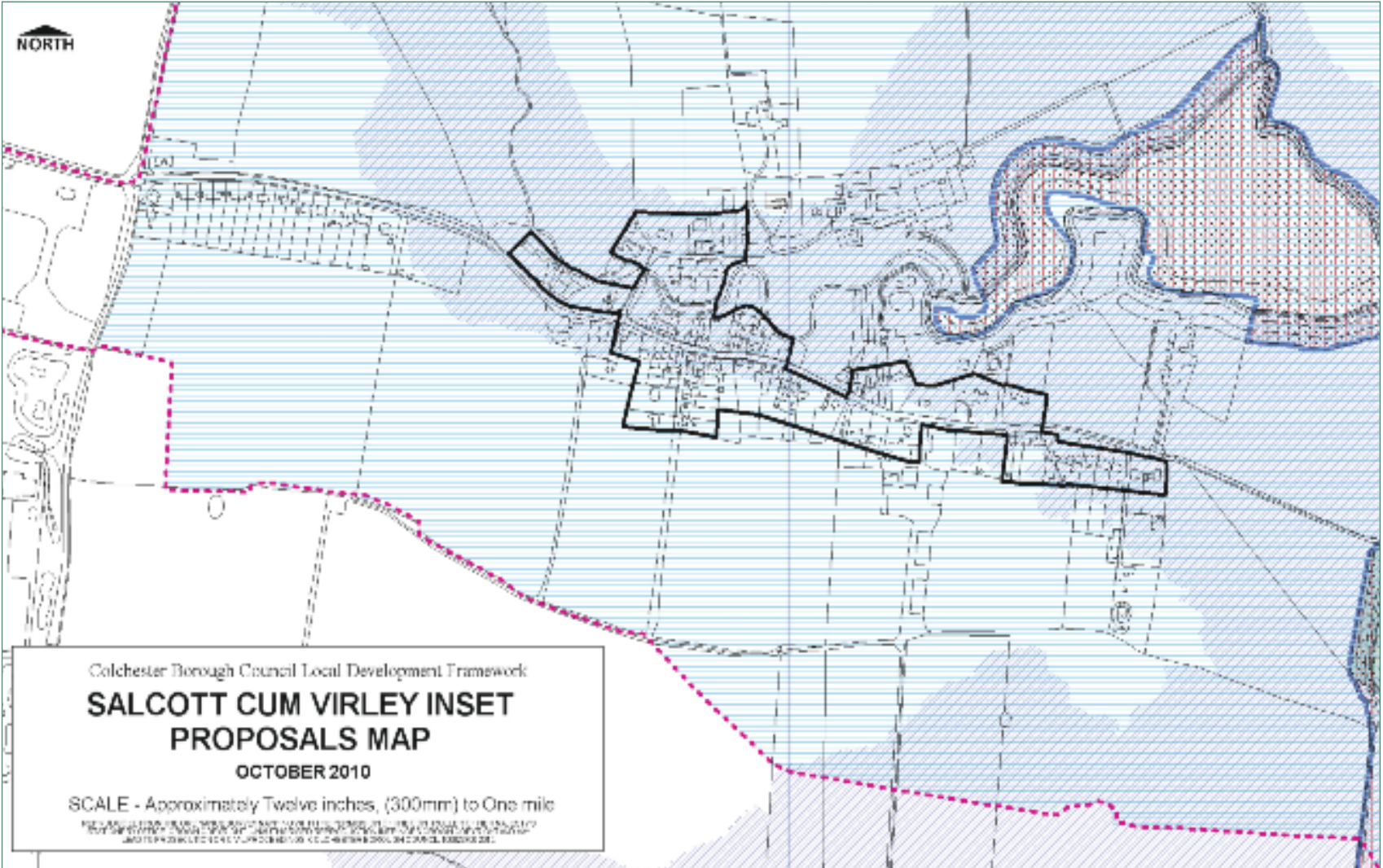


Outbuildings, Great Wighborough



## Salcott-cum-Virley

Most of the properties in Salcott and Virley are located within the village envelope, which is wholly within the Coastal Protection Belt.





**Salcott**

Properties in Salcott range in date from the 14th to the 21st century, and encompass a full range of property types: detached, semi-detached and terraced houses, bungalows and barn conversions. Almost half the properties are detached, with a third being semi-detached and the remainder terraced.

There is an eclectic mix of housing styles in Salcott including a small number of older properties displaying architectural features such as jettied first floors, exposed timber frames and hand-made clay plain tiles. Most of the properties are of brick construction, but a few are timber-framed. Brick properties are either plain-brick, or fully or part plain rendered. There are also some examples of tile

hung, weather-boarded or pebble-dashed buildings. Most properties have tiled roofs, divided between clay peg-tiles and pantiles, but some have slate roofs.

The village has developed in a linear fashion along The Street, with a further small development along Rose Lane (a cul-de-sac leading off The Street). Virtually all the properties back onto either open farmland or Salcott Creek.

**Virley**

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 weather-boarding. Most of the properties have tiled roofs, divided between clay peg-tiles and pantiles, but some have slate roofs. All the properties back onto either open farmland or Salcott Creek.

4

Environment  
and Footpaths

The Parish of Winstred Hundred lies to the south of Colchester and is bordered to the south by the Blackwater Estuary and Salcott Creek and to the north by the expanding Abberton Reservoir. The Reservoir and the Blackwater Estuary are Sites of Special Scientific Interest and are designated sites under the Ramsar Convention, which provides for the conservation and good use of wetlands. The Abberton Reservoir is also a Special Protection Area.

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



*The Sun Inn, Salcott*



*Detached House, The Street, Salcott*



*Bungalow in Virley*



*Salt Marshes*







Footpath through the "green heart" of Peldon

The parish is mainly low lying land from sea level in the south rising to thirty metres at Peldon and Great Wigborough Parish Churches. All the villages are within the Bradwell Safeguarding Zone and much of the land is in the Countryside Conservation Area and the Essex Coastal Protection Belt. To the south much of the land is salt marsh, nature reserves or agricultural lands.

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.

### Peldon

The main part of the village is centred around a distended triangle on the south side of the hill. The triangle is formed by Church Road and Maltings Lane running NE to SW, the Lower Road forming the horizontal W to E and finally St 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 Maltings Lane and Peldon Common, 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.

Approaching from Wigborough Road, the situation is somewhat different, as Church Road lies exposed next to open common land. However, once one has reached "Tronoh House", hedgerows and trees yet again bound the road until the area near the Church is reached. Here, one finds a core of listed buildings – "Church Cottage", "Priest's House", "Sleyes", "Wayside" and St Mary's Church – set around a small attractive open space which is an important feature of the village.

The Lower and Mersea Road envelope possesses a greater feeling of space; this is emphasised if one enters the village from either Wigborough Road or Mersea Road. In both instances one is presented with open space in the form of common or agricultural land and, proceeding through the village, the sense of space is emphasised by the distance the majority of buildings are set back from the road and by the generous space around buildings.

### Little Wigborough

The hamlet lies about a mile west of Peldon and contains about 20 houses which are mostly down Copt Hall Lane. This lane ends at St Nicholas Church. Most of the surrounding area is owned by the National Trust with 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 Abbots 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 levies 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

water plants, birds and other creatures. Essex Wildlife Trust also sympathetically farm the remaining lands. Abbots Hall is open to the public on a restricted basis and is a great asset to the Wigboroughs.

### 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.



The view towards Peldon from Great Wigborough Church



Footpath off Malting Road, Peldon



Peldon Road heading towards Abberton



Open space in Church Road, Peldon



Footpath from Copt Hall, Little Wigborough towards sea wall



Flooding at Salcott, February 2002



# 5

## Roads and Traffic

The main road through the Parish passes through Peldon and the Wigboroughs and close to the village of Salcott-cum-Virley, the majority of whose properties are down a cul-de-sac off a cross roads. This road, which forms the B1026 at the western end of the Parish is the main route for traffic travelling between Mersea Island and the towns of Maldon, Tiptree and beyond there to the southbound A12. Traffic between Colchester and villages to the west of the Parish on the north side of the River Blackwater also passes along this road.



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

### Road Visibility and Traffic Controls

The main road between villages in the Parish is bounded by fields, and there are often hedgerows between the fields and the roads. There are no pathways along the roads between the villages and in places the hedgerows limit visibility, especially as they become overgrown before being cut back by farmers. There are also very limited opportunities for overtaking safely on the main roads.

30 mph speed limits apply within all the villages in the Parish, but between villages the roads are de-restricted (60mph limit). There are fixed speed limit signs at the boundaries of and within the 30mph areas. The only other traffic calming measure in the Parish is one speed-activated 30mph limit in Great Wigborough.

### Street Lighting, Pavements and Parking

There is no street lighting in any part of the Parish. With the exception of minor parts of Peldon and Salcott, there are no pavements in the villages.

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*

*Salcott Crossroads*



*Car Park at Peldon Village Hall*





# 6

## Infrastructure and Facilities

### Churches and Village Halls

As already noted, each village has its own Parish Church. No denominations other than the Church of England are catered for in the Parish.

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 and Salcott each have a Village Hall. Peldon Village Hall stands on the site of the old village school and is used regularly by a number of local groups, including the Peldon Carpet Bowls Group, two art groups, a fitness class, the Peldon, Abberton and Wigborough Society ladies’ group and the Friends of St Mary. It is also frequently used by Autism Anglia, who have residential homes on a campus in 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.

Salcott Village Hall was converted from the Victorian school by local volunteers. A weekly art class and a table tennis club meet there. The hall hosts coffee mornings, afternoon teas and pub nights throughout the year and the committee run an annual quiz and stage social “themed” evenings. It is also used for private functions and for alternate Parish Council meetings.

In contrast to their neighbouring villages, The Wigboroughs have no functioning community centre in addition to their churches. The old school in School Lane was purchased by a charitable trust in 1954 and was used as a community centre, village hall and polling station until some 20 years ago. It is now derelict and unsafe and its future is currently the subject of debate.

### Shops and Public Houses

Peldon Village Shop and Post Office closed in 2002, and there are now no permanent shopping or post office facilities in any of the villages. The nearest available Post Office services to Peldon are located in Langenhoe, with 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

St Mary the Virgin, Peldon



Artist’s impression of new Peldon Village Hall



The Village Hall, Salcott



The derelict community centre in School Lane, Great Wigborough



The Plough, Peldon



The Peldon Rose





**Medical Facilities**

There are no doctors’ surgeries or dentists in the Parish. Residents rely upon surgeries in adjacent towns and villages outside the Parish.

**Educational and Playing Facilities**

The Parish has no schooling facilities, the nearest primary school to Peldon being Langenhoe Community Primary School, 2-3 miles from the village. There is no safe route from the village to the school, resulting in the majority of parents driving their children to school. Primary school-age children are bussed to Birch from elsewhere in the Parish while secondary school-age children are bussed to Colchester and Tiptree from throughout the Parish.

*Playground facilities at Moss Haye, Peldon*



The Essex Library Service Mobile Library calls regularly in 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 Haye in its “green heart”. Moss Haye 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 playground, although a local resident makes his land available to stage an annual cricket match and tug-of-war competition held between the villagers of Peldon and the Wigboroughs.

*Playground facilities in 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.

**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.



*The path from Lower Road, Peldon to Church Road through Moss Haye*



7

Youth  
Questionnaire  
Responses

The young people and children who responded to the consultation questionnaire were aged between 11 and 17. The large majority of these lived in Peldon, and a minority in Great Wigborough. No respondents were from Salcott-cum-Virley.

Transport

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 newspapers for this information, with only a minority of 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.

What children and young people liked about their village

The respondents appreciated that their village is a small, quiet and peaceful place to live where they can enjoy picturesque scenery and interesting wildlife as part of an

idyllic rural landscape. They said that they like the fact that community spirit is alive and that the occasional activities that are put on (e.g. the pantomime, Highland Fling) are enjoyed by those who get involved, adding to the warm and friendly atmosphere in the village.

What children and young people disliked about their village

The respondents main dislikes were centred around the isolation of the villages, that to access activities they had to rely on parents to take them to places (including school) as public transport is inadequate (it is either too expensive or does not run to times that suit.) The isolation, they explain, leads to a feeling of being stuck at home. There are no regular local activities for them; they are unable to see friends who can live some distance away and cannot enjoy outdoor pursuits as the roads are too dangerous.

Safety Concerns

The overwhelming safety concern is the roads. All but one respondent commented on the state of the roads through and around the villages. The roads are perceived as being too busy, and cars drive too fast. Bends, poor road surfaces and hedgerows instead of pavements make walking or riding anywhere safely impossible. One respondent pointed out that the play area was in a secluded position, leading to parents worrying about their child’s safety when using the facility.

Ideas to Benefit the Younger Community

Ideas to benefit the young people of the villages included more frequent, cheaper public transport, safer roads, pathways and bridle paths, a shop, different clubs, age appropriate content in the village magazine and a playing field with activities (such as skate/bike ramps) that would appeal to older children.

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





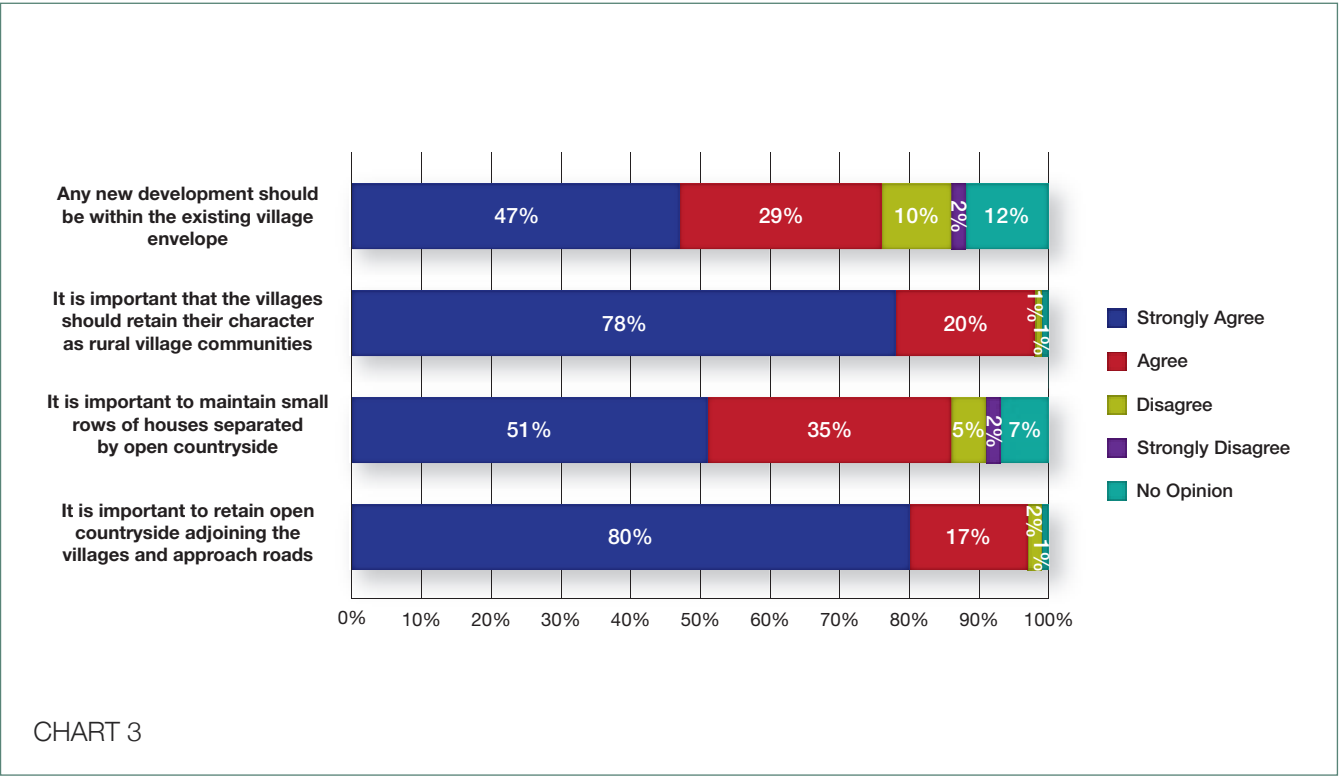
8

# Village Design Statement Recommendations

In this section, the responses to the questionnaire that relate to the VDS are summarised. From the responses, recommendations for planning considerations have been developed and are shown at the end of each sub-section below.

Development

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. 98% of respondents agreed that attractive and historic houses and their rural settings added to the character of villages in the Parish.



The number of new dwellings which the Parish can absorb in the next 15 years is:

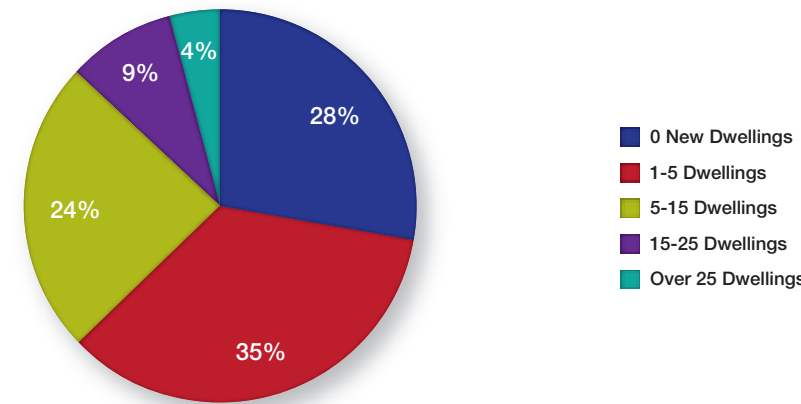


CHART 4

A majority of respondents thought there was little or no capacity for the Parish to absorb new dwellings in the next fifteen years, as shown in chart 4. If there is to be development, it should be as infill, individual dwellings or small clusters of no more than 5 properties (chart 5). 91% 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.

New housing developments in the Parish should be allowed as:

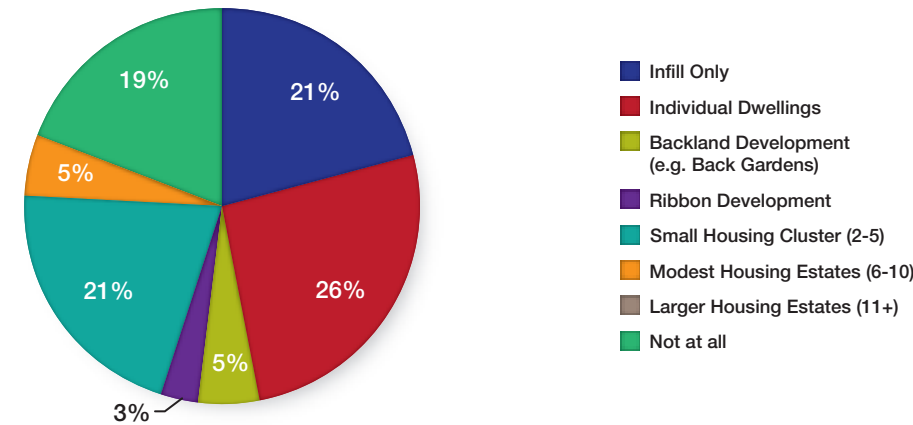
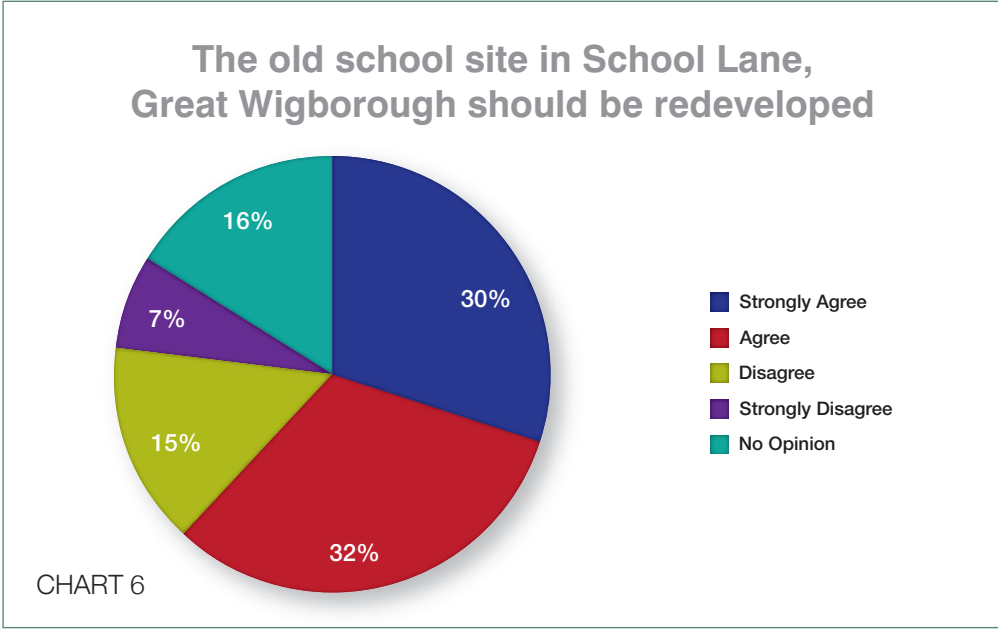


CHART 5



In response to a specific question about the redundant old school site in School Lane, Great Wigborough, a majority of Wigborough residents supported the development of the site (chart 6), although the nature of the desired development was not explored by the questionnaire.



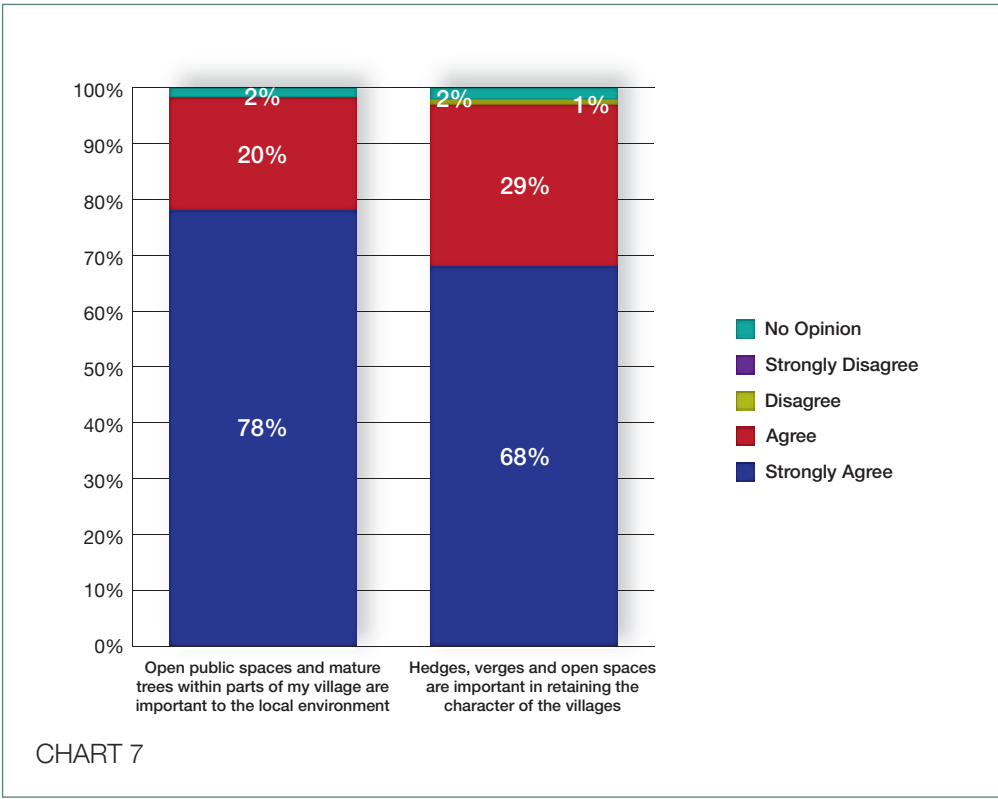
## Recommendations

- 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.

## Environmental Matters

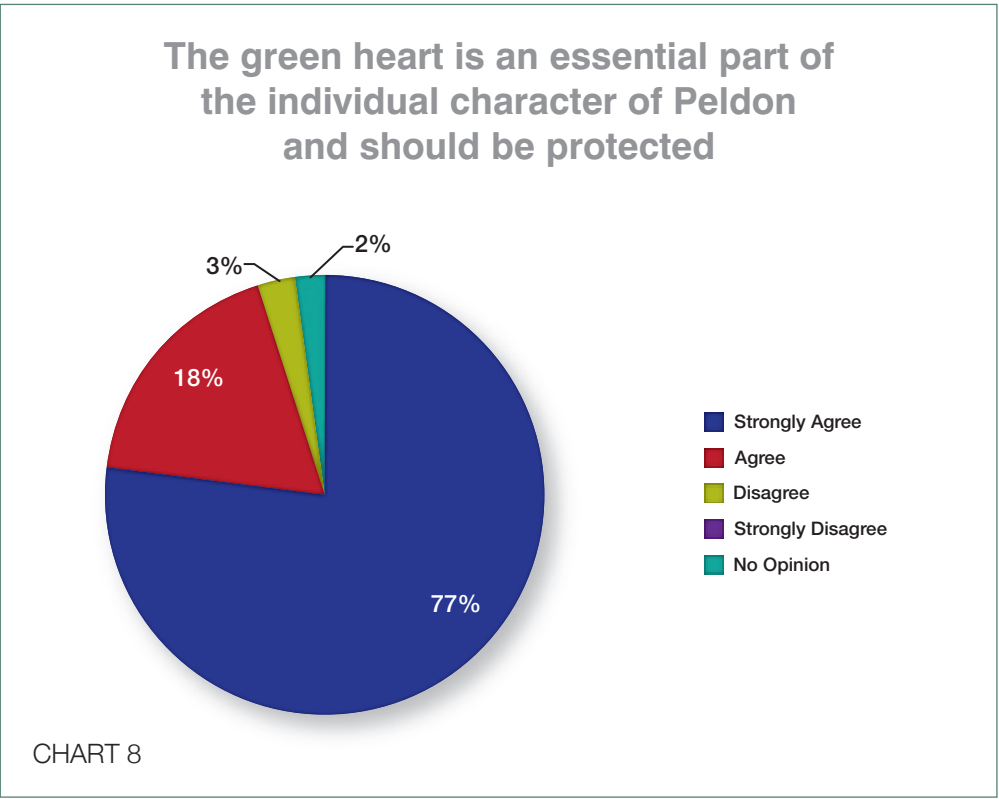
There was very strong support in favour of protecting the rural environment, which is a key feature of the character of the Parish, through preserving open spaces, mature trees and hedgerows. These views are illustrated by the data in chart 7.

The “Green Heart” of Peldon is a feature that defines the character of this village, and there was an overwhelming view that it should be protected, as shown by chart 8.



## Recommendations

- 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

The questionnaire sought opinions on the types of housing to be provided if there were to be any development, and who new housing should be provided for. Charts 9 and 10 summarise the relative priorities from the responses that were received.

Recommendations

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

Building Materials

The scale, design and materials used in existing buildings were considered to be very relevant in deciding how both new buildings and extensions to existing ones should be developed, as shown in chart 11.

Chart 12 gives respondents' views on the conversion of redundant farm buildings, the use of traditional roofing materials and of UPVC windows and doors in renovating and improving buildings.

Recommendations

- 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.
- 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.

The following type of housing should be built in the Parish

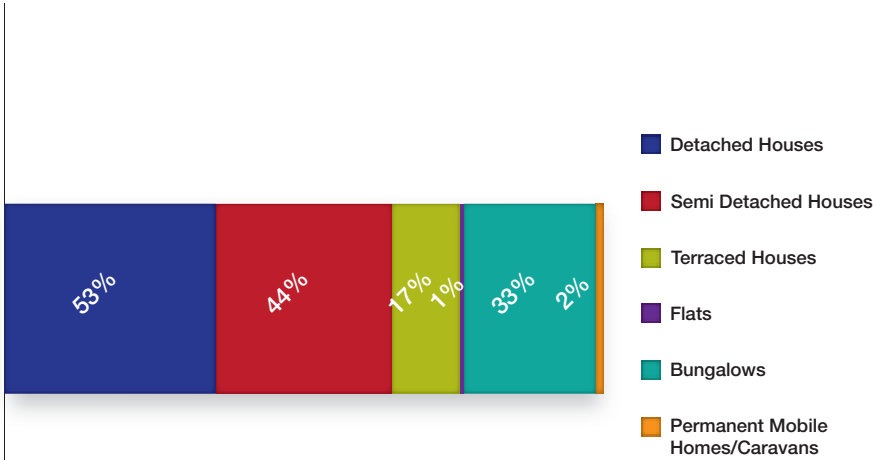


CHART 9

Housing should be provided in the Parish for the following groups

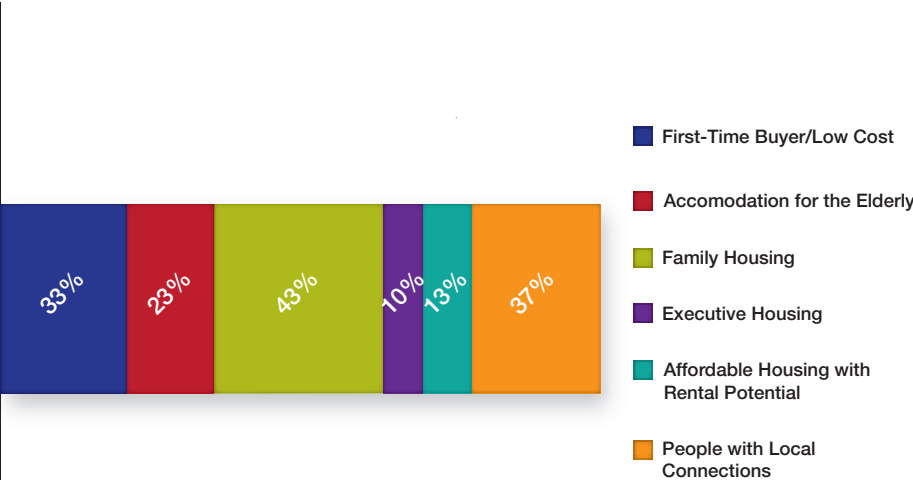


CHART 10

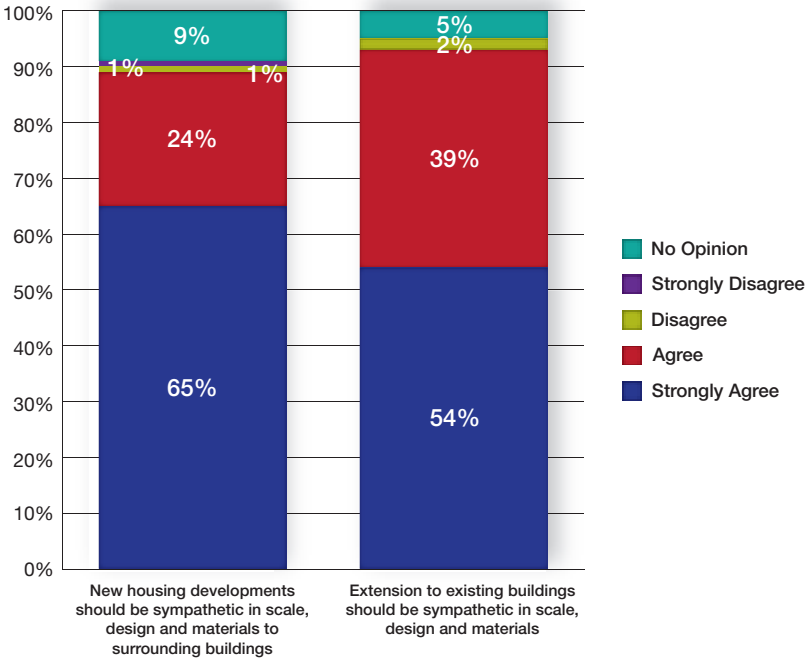


CHART11

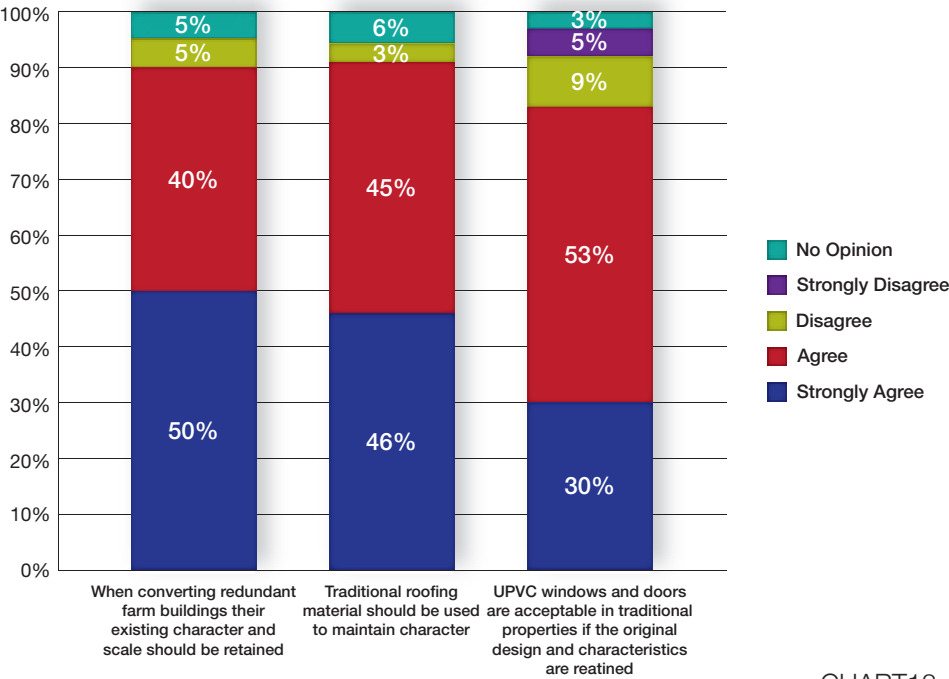
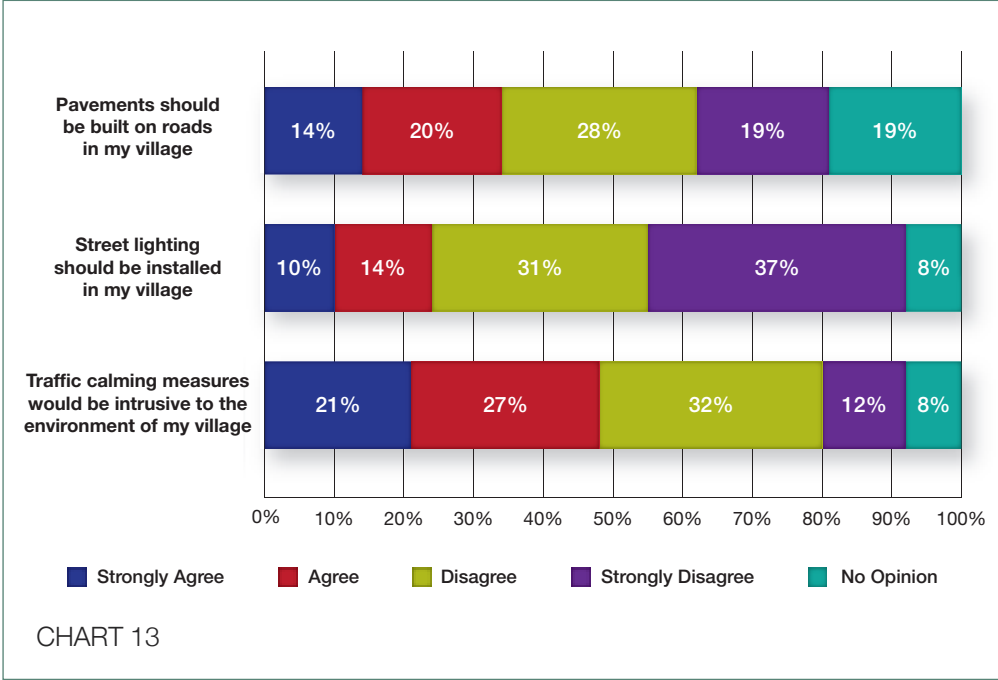


CHART12



Traffic

In keeping with the overall desire to maintain the rural nature of the Parish, there was agreement that measures that might urbanise the communities, such as street lighting, should be avoided, although there was a greater acceptance of traffic calming measures due to perceived problems of speeding in parts of the Parish, particularly through the Wigboroughs (chart 13).



Recommendations

- 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

Most of the matters arising from questions relating to the infrastructure are for the Parish Plan, not the VDS, and are therefore addressed in the next Section. However, the questionnaire did provide evidence of the extent of the participation in village events, 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.

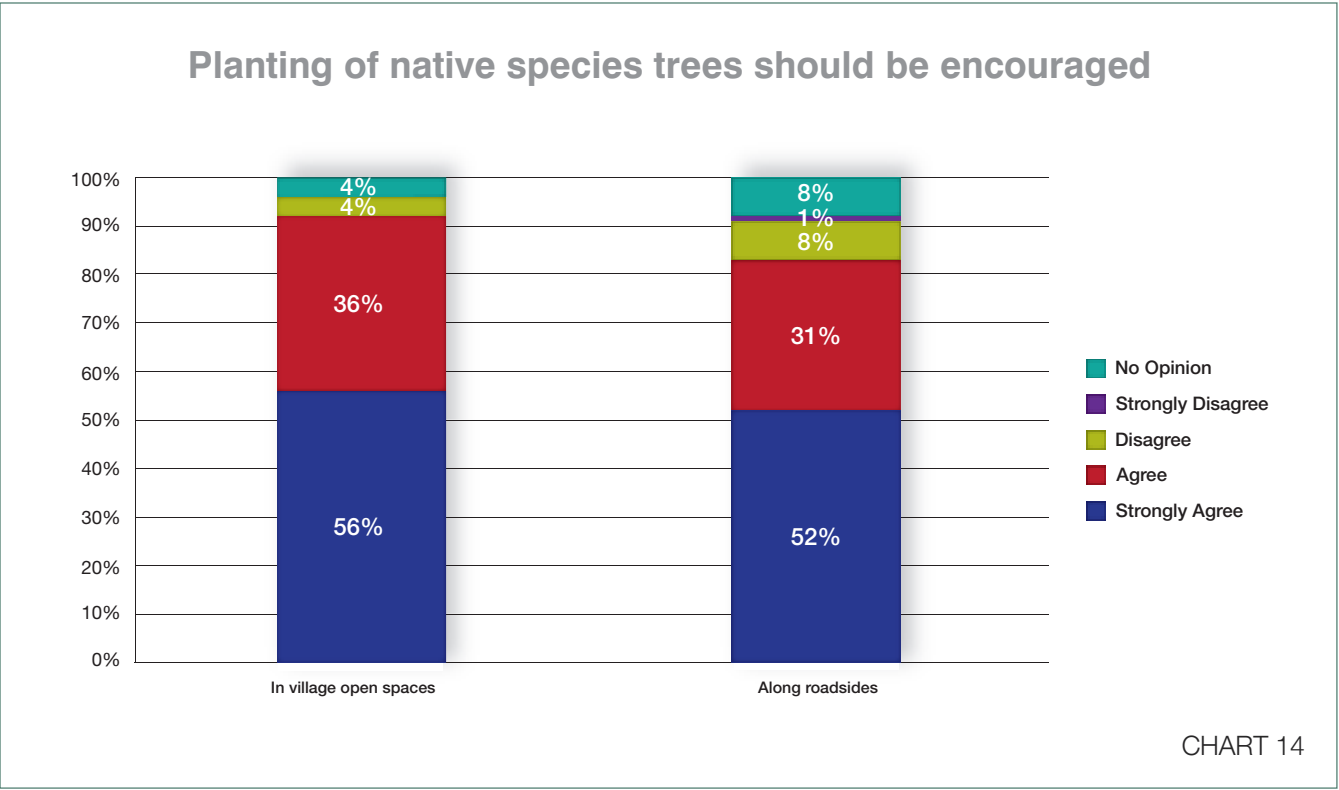
9

Parish Plan  
Action Plan

In this section, the responses to the questionnaire that relate to the Parish Plan have been summarised. From these responses, action points to be taken forward have been developed and prioritised, having regard to the strength of opinion upon which the points are based. A responsibility for taking forward the action point has been allocated, which in most cases is primarily the Parish Council, although in several cases, it will be the conduit through which action has to be initiated with other bodies noted in the relevant table.

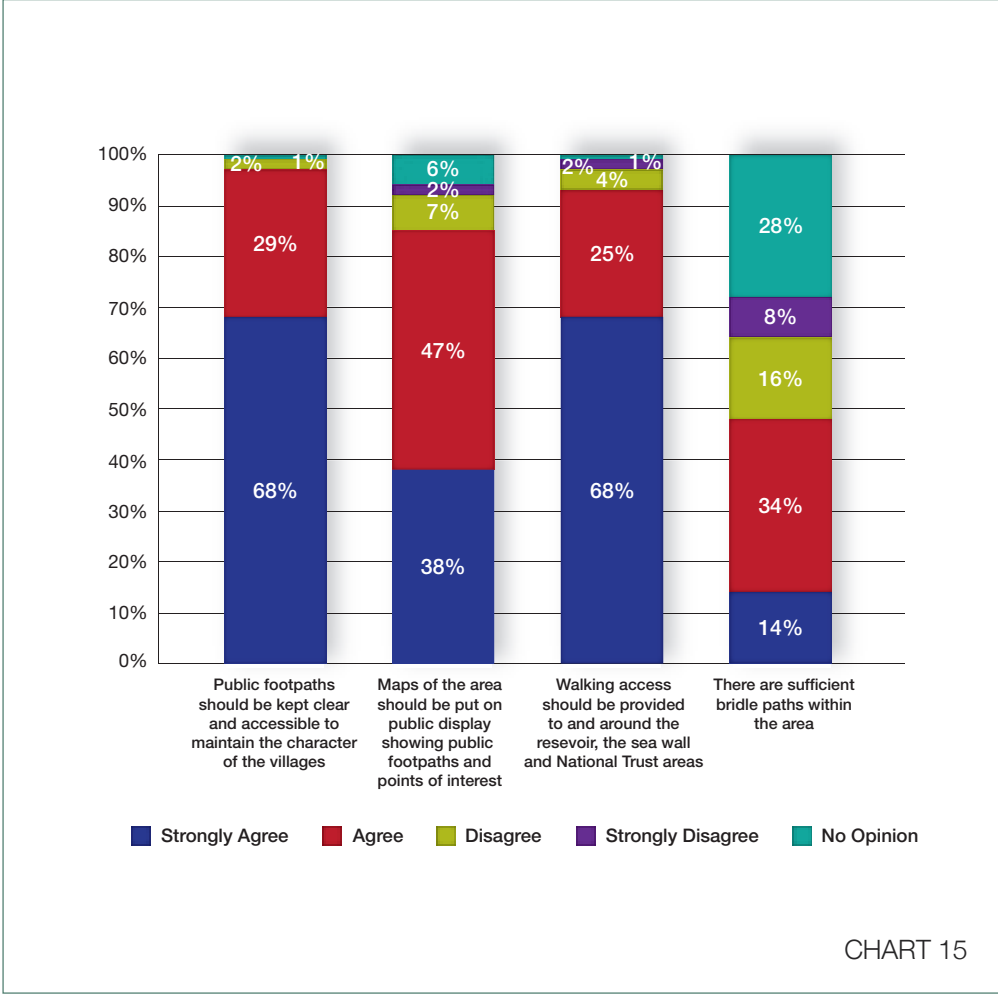
Environmental Matters

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.





There was strong support for maintaining public footpaths, improving walking access to the reservoir, sea wall and National Trust areas, and for providing maps showing these paths and other points of interest. People felt much less strongly about bridle paths than footpaths (chart 15).



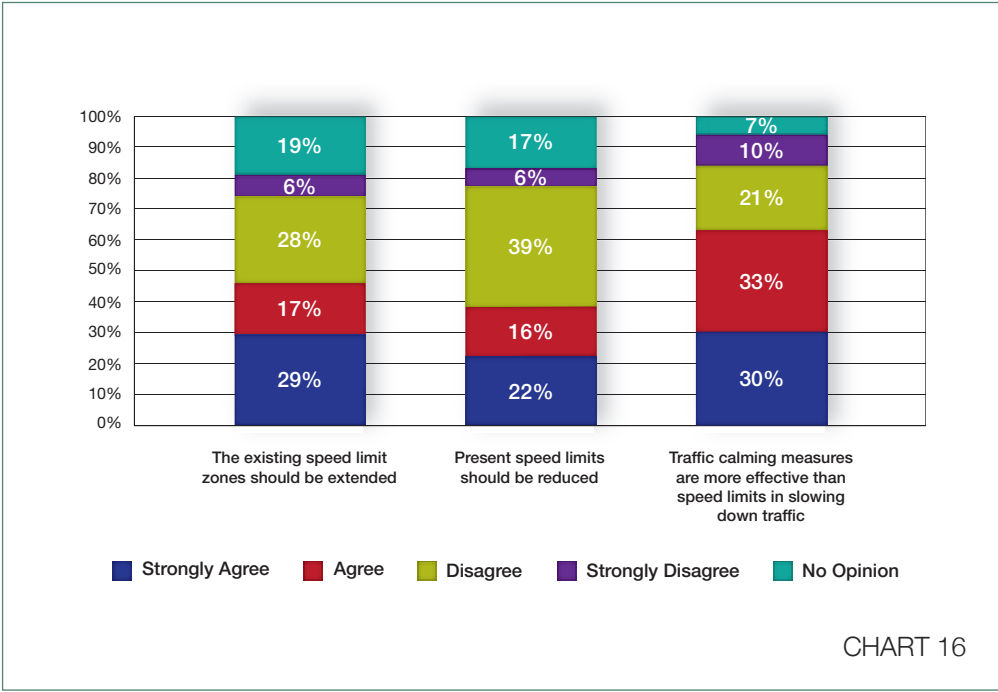
Action Point	Responsibility	Priority
1 Develop a programme for the planting of native tree species in open spaces and along the road sides.	Parish Council	High
2 Ensure all public footpaths are kept clear and accessible, particularly those providing access to and around the Sea Wall, the Reservoir and 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

Traffic and Parking

While the hedges and verges along the roads between villages add to the rural nature of the Parish, if they are not well maintained they present a traffic hazard and 95% of respondents agreed that this was an important issue.

Speeding traffic was perceived as an issue by some, more so among Wlgborough residents than in the other villages. Opinion as to whether or not the existing speed limit zones should be extended was evenly divided, although only a minority thought that present speed limits should be reduced, with a majority considering that traffic calming measures are more effective than speed limits, as shown by chart 16.

Salcott residents, in particular, wanted to see improved traffic controls at the crossroads at the entry to their village, and a majority of them thought that there was inadequate parking at the end of Salcott Street for those wishing to use the seawall. Most people (69%) agreed that there was sufficient parking for cars in their village.





Infrastructure and Facilities

Nearly two thirds of all respondents considered that the current infrastructure (ie services, roads etc) in and around the Parish was adequate for the existing population. When it comes to the provision of facilities, chart 17 summarises the views that were expressed. This highlights that the absence of a shop and post office is considered the major need within the Parish. 82% said that they would use a shop if it were in their own village, while 56% would use one elsewhere in the Parish. 22% (75 people) said that they would volunteer their time to help run a community shop.

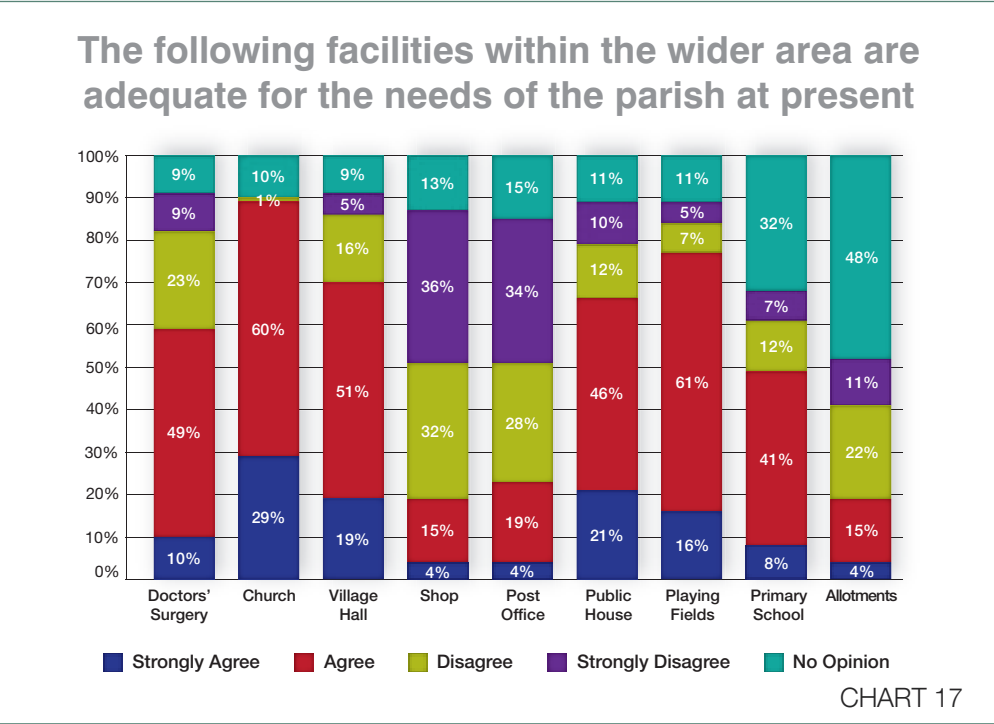
Over half of all respondents thought that the police presence within the Parish was not adequate, and a similar proportion thought that there was a need for recycling facilities in the villages.

The questionnaire asked a number of questions about local bus services. Between 44% and 64% of respondents expressed no opinion to these questions, which suggests that

for the majority of residents, the bus service is not of interest. However, of those who did express a view, a large majority wished to see improvements to the services, for example the timetable and routes served.

Although the questionnaire did not explore the views of the residents on the project to renew Peldon Village Hall, the Hall’s Management Committee have undertaken their own 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

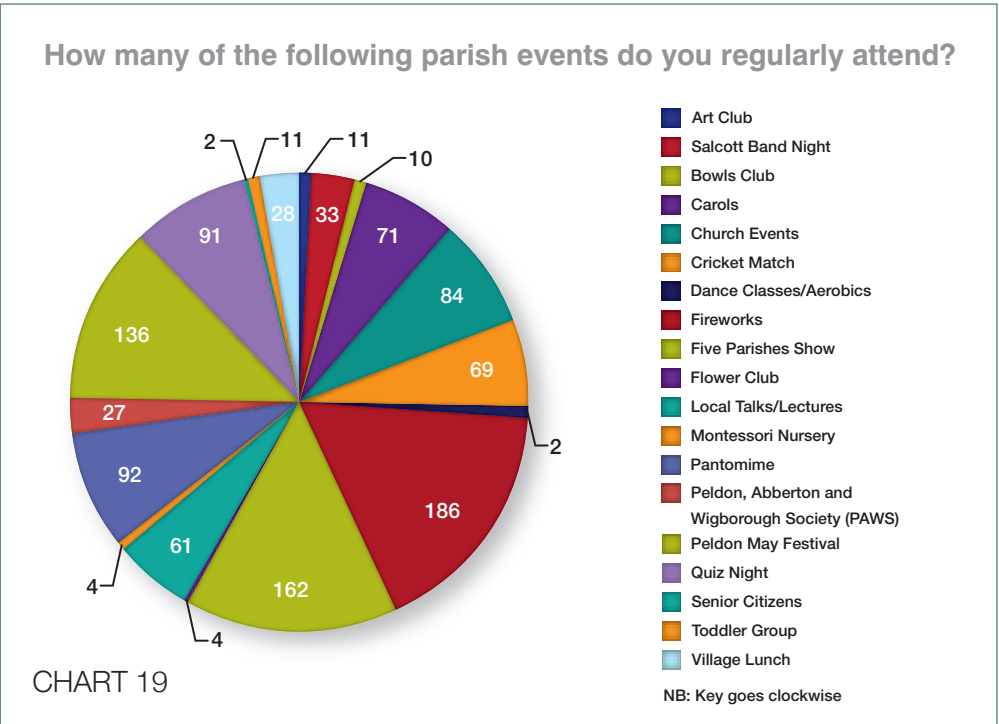
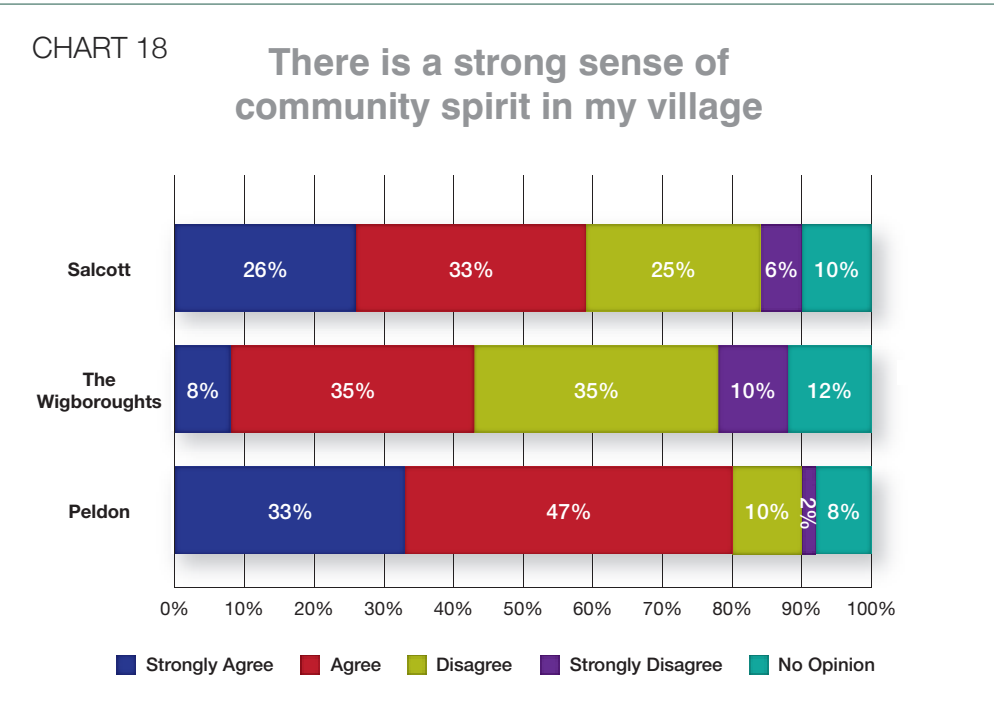
Community Spirit and Events

Respondents considered that there is generally a strong community spirit in their village, although the strength of this opinion varied between the 3 villages as shown in chart 18.

Chart 19 shows how many people said that they regularly attended the various events that are staged in the Parish. 77% of all respondents stated that they were involved in at least one of these events.

Youth Questionnaire

Section 7 contains a full summary of the responses to the youth questionnaire. Several recommendations or action points are issues that have also arisen in responses to the main questionnaire and they have been reflected accordingly in this and the previous Section. However, two further matters which are not addressed elsewhere arose from the youth questionnaire. They are noted as action points.





Affordable Housing

In 2010 the Parish Council asked the Rural Community Council of Essex to conduct an assessment of the need for Affordable Housing in each of the three wards of the Parish. The assessment identified a small number of people in need. The number would have been just enough to trigger the possible building of the smallest number of affordable housing units that would make a development viable.

The Parish Council felt that the number was too marginal to proceed without a clear mandate from the community to do so. Given the number of residents who did not respond to the survey, and the absence of a clear majority in favour of the concept from those who did respond, the conclusion was that there was no such mandate at this time.

	Action Point	Responsibility	Priority
1	Re-examine the need for affordable housing in the Parish every 5 years	Parish Council	Medium

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