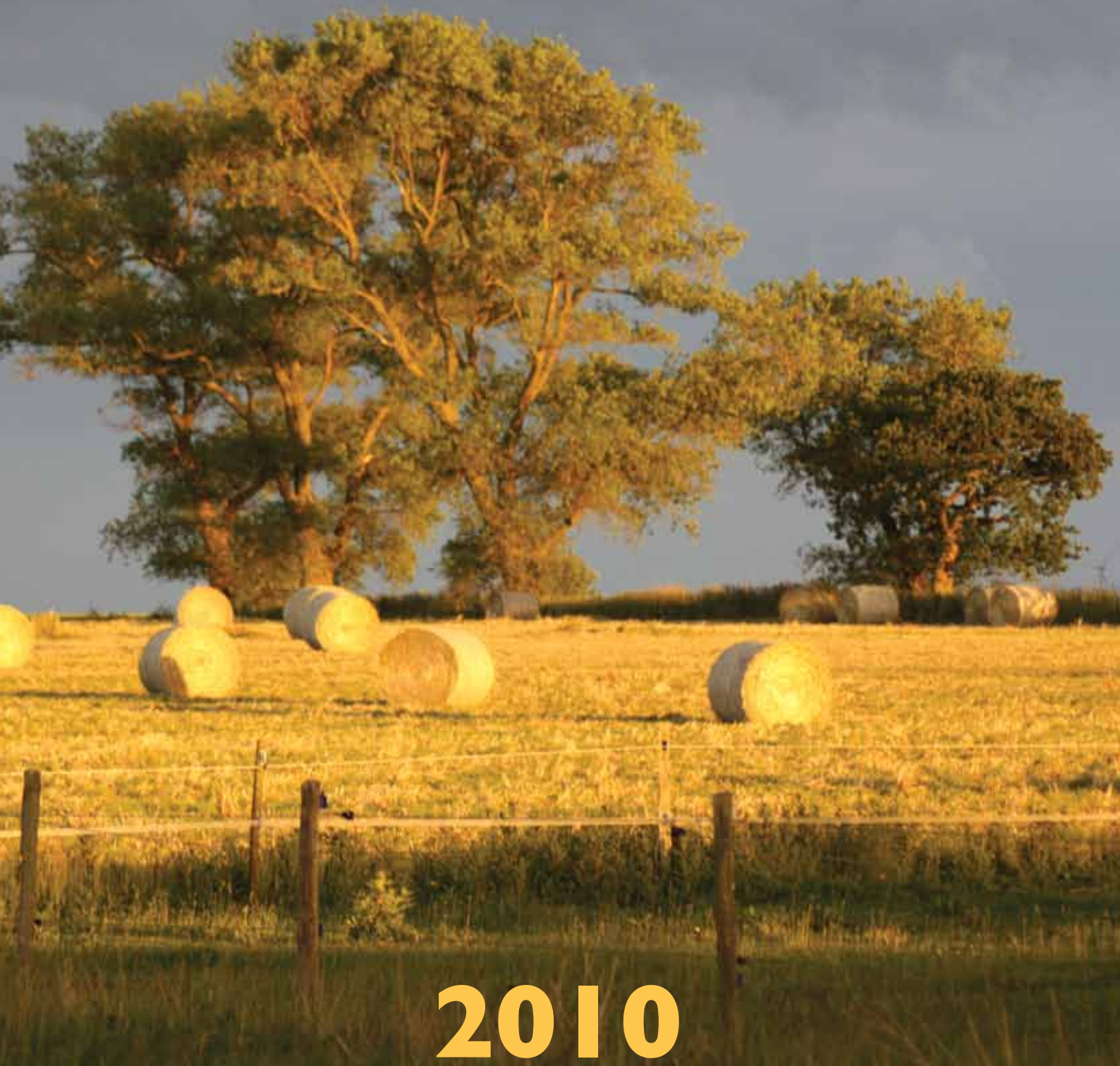


Great Holland

Parish Plan and Village Design Statement

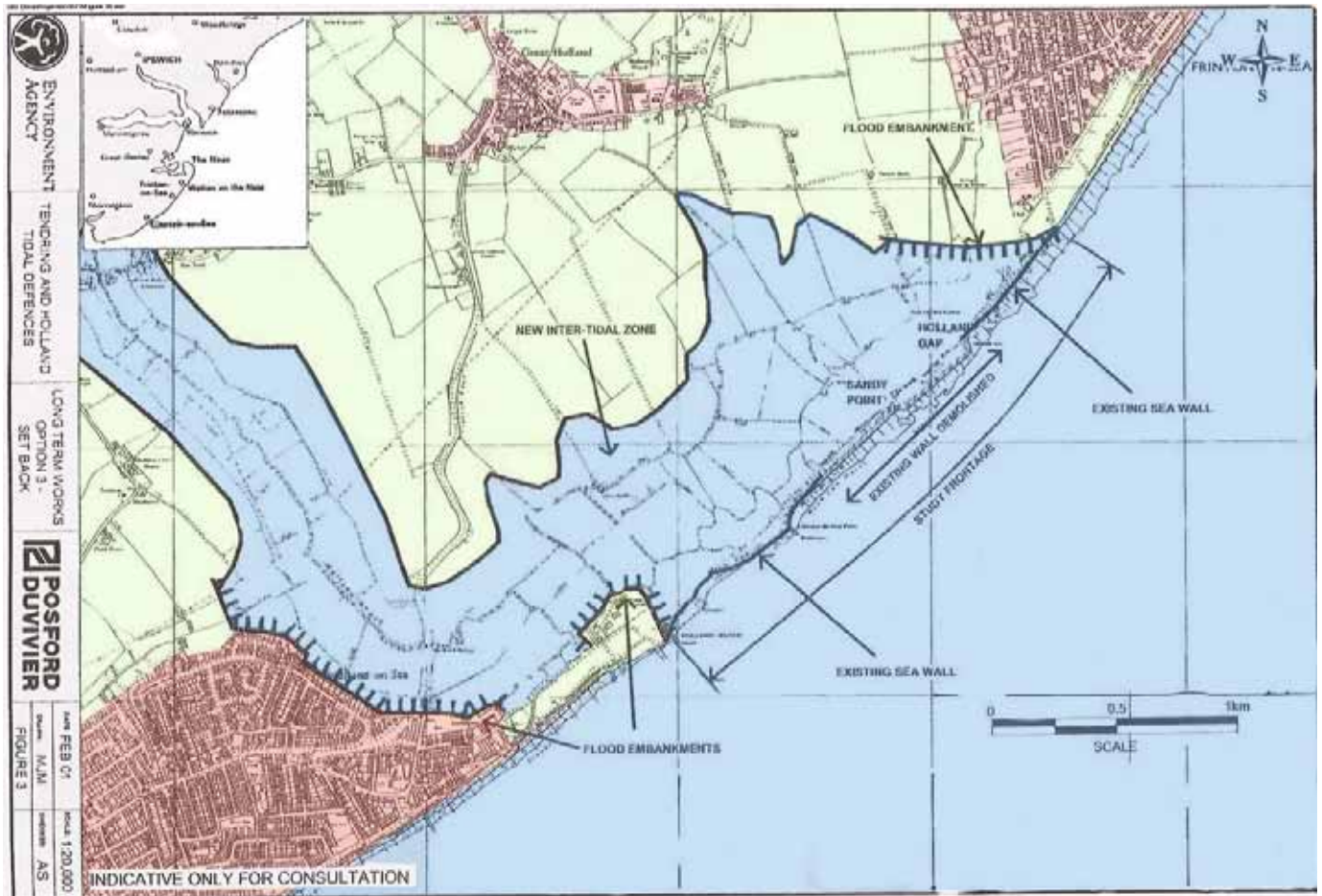


2010

A Community Led Project

A Map commissioned by the Environment Agency in 2001

(see section 5.2 The Parish Plan The Views of the Residents)



The following information and the 2001 map is provided with the permission of the Environment Agency.

A Shoreline Management Plan (SMP) allows coastal local authorities and the Environment Agency to set out how best to manage flood and coastal erosion risk over the next 100 years to 2105. Plans are produced to cover the whole coast of England and Wales. The Essex and South Suffolk Shoreline Management Plan will allow us to consider how best to manage flood and coastal erosion risks from Landguard Point near Felixstowe to and including Two Tree Island in the Thames Estuary.

The first SMPs were published in 1996/7 and were a major step forward in assessing how waves and tides will shape the coast in the future. We are

now developing the next generation of SMPs, incorporating 10-12 years of further coastal monitoring and research into climate change and sea level rise. These will be finalised by late 2010.

From 15 March 2010 until 18 June 2010, you will be able to view these draft policies for the Essex and South Suffolk coast and give your comments

Further information will be available in the local press and online:

www.environment-agency.gov.uk/research/planning/104939.aspx.
You can also email; essex_smp@environment-agency.gov.uk

GREAT HOLLAND PARISH PLAN AND VILLAGE DESIGN STATEMENT

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1. Introduction & Summary

Firstly, a big WELCOME to the Great Holland Parish Plan and Village Design Statement.

This document is not only a vital statement and record of the village and village life as things stand at present but, perhaps more importantly, it is also a projected vision of the future of Great Holland over the next 5 to 10 years. It is a Community-led document and as such represents your views; your likes and hopes as well as your dislikes and concerns.

The production of this document has been overseen by a steering committee comprised entirely of volunteers from the village. It is based in part on the views expressed by the residents primarily in response to a detailed Survey which was sent to all households but also at regular meetings held to keep residents informed of the project's progress. Where additional information has been required, further research has been conducted and consultations undertaken with key local authorities including the Frinton and Walton Town Council and Tendring District Council, who will both be involved in assisting with the recommended tasks identified in the action plan set out in Section 7.2.

The results presented in this document represent a strong body of evidence of the views of the residents of Great Holland which should be taken into account in the formulation of local policies by the relevant authorities. Through this document, therefore, the residents have the opportunity to influence the policy-making decisions of Frinton and Walton Town Council, Tendring District Council, Essex County Council and other authorities such as the local health authority and Essex Police. It will also provide a platform for the development of facilities, improvements to the environment and identify priority areas for which funding must be found through grants. The Village Design Statement in Section 6 will provide guidance and influence building development to provide a safe and sustainable Community.

Now that the work of the Volunteer Group is complete, this document will be lodged with Frinton and Walton Town Council and Tendring District Council. The village Design Statement section of this document was approved by Tendring District Council as planning guidance on 16.02.2010. This means that it will be taken into account when considering planning applications in the village and help guide members of the community and others when carrying out physical change in the local community. The Parish Plan section of this document will be taken into account during the next review of the Tendring Sustainable Community Strategy and any planning aspects will provide useful evidence during the preparation of the Council's Local Development Framework.

At the end of this document, in section 7, there is a list of objectives embodied in an Action Plan for the next 5 -10 years which seeks to protect and enhance our village.

Work has already started on some of the action points such as the provision of a Youth Club in the Village Hall and the establishment of the village website to inform villagers of what is happening in the village and also to make residents feel fully a part of it.



The group acknowledges the E.C.C and group member Paul Withams for the creation of the village website

The Volunteer Group committee wish to thank everybody who has taken part and assisted in any way with the production of this Parish Plan and Village Design Statement without whose hard work it would not have been possible and also to everybody who completed the Survey. A complete list of every person and organisation that kindly assisted in the production of this document is contained in Section 9.

The Volunteer Group

committee members are:

Robin Moulton <i>Chairman</i>	Clint Strutt <i>Secretary</i>
Anne Fairbrother <i>Treasurer</i>	Jim Hawthorne
Jacky Moulton	Wendy Drake
Trevor Mower	Bill Harding
Christine Harding	Paul Withams
Charmian Goundry	David Masters
David Brown	Linda O'Reilly
Denys Strich	

2. History of the Production of the Parish Plan and Village Design Statement

2.1. Background to the whole process

Prompted by the local Councillor at the Residents Association (RA) and the Rural Community Council of Essex, (RCCE) a group of residents volunteered to work on the production of a Parish Plan and Village Design Statement. This document is the result of that collaboration.

So why produce a Parish Plan and a Village Design Statement in the first place?

It is the policy of Government and District and County Councils to increase participation in public life and give greater powers to Parish and Town Councils in deciding what is best for their own community. This includes the planning process, in which there are requirements to consult the local community. In a nutshell, therefore, this is an opportunity to help shape our village's future.

In producing this document, we have attempted to reflect the views of the whole community; what it is that we value and, therefore, wish to preserve, what should be improved or changed, what are our local problems and opportunities and how Great Holland should develop over the next 5-10 years or so. This document which represents the consolidated views of the local community will be taken into account when any planning issue or other change to the Parish is proposed.

2.2. How we arrived at where we are today

By invitation from our local Councillor, the residents of Great Holland invited a representative of the RCCE to address a Great Holland Residents Association meeting in April, 2007 to encourage and promote the village to produce a Parish Plan and Village Design Statement. A Parish Plan is concerned with issues surrounding the social amenities and other key facilities and services in the village and in particular how residents would like to see these protected, improved and/or developed. The Village Design Statement is concerned with the style and layout of the village and hence is more to do with issues of development and planning.

Out of this meeting a group was formed consisting of volunteers from the village to oversee the production of this important document. Early meetings of the Volunteer Group were held under the auspices of the RA and RCCE and funding for the project was initially received from the RA and Frinton and Walton Town Council.

Following workshop and brainstorming sessions, the Volunteer Group produced an outline plan for the production of a Parish Plan and Village Design Statement. The Volunteer Group decided that its first task was to identify what the residents considered to be the areas of most importance and concern to them in

order that they may be looked at in more detail. To this end a Preliminary Questionnaire was designed and issued to all residents via the April/May 2008 issue of the Parish magazine, The Village Voice. Attached to this was a quiz and competition for youngsters in the village to take part in with prizes being offered for the first two correct entries drawn out of the hat at the RA AGM on 10th May, 2008.

60 households representing 127 adults and 15 young people completed and returned the Preliminary Questionnaire.

From the information received from this exercise, the topics of most importance and concern to the residents who responded were established and presented at an exhibition following the RA's AGM in the Village Hall on the 10th May, 2008. Based on an analysis of the responses to each topic area, these were identified as follows: Planning and Development, Policing and Security, Conservation Areas and Roads (of prime importance); Sea Defences, Environmental and Public Services, Local Shops and Businesses and Footpaths and Open Spaces (of secondary importance); and Public Transport, Recreation and Sports Facilities (of tertiary importance). A number of additional topics were suggested by the residents in the form of written comments.

A detailed Survey together with a Young People's Questionnaire was, therefore, designed and printed with the object of sending it to every household in the village. To obtain as large a percentage of returns as possible, a sample Survey was presented at the Village Fete in August, 2008, where the Volunteer Group mounted a special display stand containing a scale terrain model of the village specifically designed and built for the occasion; finally, a flyer was posted through every door advertising its imminent arrival.



Village fete. People looking at the Terrain model of the Parish and RCCE display boards

The detailed Survey was finally delivered to every household in the village by Volunteer Group members and helpers in October, 2008 and collected by them or handed in at the Village Stores or the Fruit Farm about three weeks later. Approximately 400 Surveys were distributed of which 222 were completed and returned representing 56% of the residents. 24 Young People's Questionnaires were completed and returned. A further survey of the number and type of houses and businesses was conducted by the group.

3. About our Village; an introduction to its past

In order to continue the process the Volunteer Group was obliged to seek further funding. Having applied for a Grassroots Grant, which is funded by the Office of the Third Sector (a government department), administered by the Essex Community Foundation, a grant of over £4,000 was awarded in January, 2009 to cover a period of 18 months. Having obtained this grant, the Volunteer Group were able to complete the project.

The responses given in the Survey together with the villagers' comments, were analysed, the detailed results produced and the findings established. These were presented to the villagers at a drop-in Open Day in the Village Hall on Saturday, 25th April, 2009, invitations to which were sent out to each household and to the RCCE, local Councillors, the Mayor and local businesses, in the form of a professionally-produced flyer. Short presentations were given on highlights of the Survey results and the newly-created village website to launch this event at the centre of which was an array of static exhibition stands containing all the essential information together with specially created computerised displays. Over 100 people attended the Open Day including the Mayor and local civic dignitaries. Further comments were gathered during the day.



Villagers viewing exhibition stands on the Open Day This photograph supported an article in the Frinton and Walton Gazette

Throughout the process, as well as taking on board the villagers' comments we have liaised with Frinton and Walton Town Council, our Parish councillor on the Town Council, the police and Essex Wildlife Trust (Great Holland Pits Nature Reserve). Tendring District Council, the RCCE and the County Council have been involved throughout.

All of this has been brought together in this document, our Parish Plan and Village Design Statement. An important aspect of this exercise has been to identify areas where positive action can enhance and improve life in the village and consequently recommendations for action have been included within each section and a complete Action Plan given at the end in Section 7.

Records indicate that there may have been a Windmill established as early as 1291 and 1295 is the year the Rector was first appointed to All Saints' Church, giving some indication of the age of the settlement that is the modern day village of Great Holland, then known as Much Holland or Holland Magna. The village remained relatively small over the following 500 years and as late as 1777, of the houses we know today, only 18 appear on the survey map of that year which records a total of only 33 properties altogether.



The windmill at Great Holland 1912



The base and mill stones of the old windmill today

In 1801 the village contained 43 houses inhabited by 58 families. In total a population of about 300. Changes began when Charles Hicks took the tenancy of the Hall and Farm in 1830. He had previously farmed in Suffolk and he brought many labourers with him building new cottages for them to live in.



All Saints' Church



Wesleyan Methodist Chapel

The Rectory was repaired and enlarged in 1830 by Reverend Henry Rice. Later in 1864/5, after suffering much neglect, All Saints' Church was rebuilt, save the west tower, by the Reverend Richard Joynes who also established a school in 1862, which serviced the village children for nearly a hundred years, before being demolished in the 1950s, having been badly damaged by a bomb during World War II. The first Wesleyan Methodist Chapel was built on the Common in 1891, being replaced, for the growing congregation, by a new Chapel built beside the then recently constructed New Manor Road (now Main Road) which 'by-passed' the old village centre around the square as motorised traffic began to increase.

In 1892 application was made for a Post Office, which was duly established in the General Stores, run by the Crampin family from the 1860s.



The Old Post Office Building

Gradually other shops and businesses were established and by the early part of the 20th century there was a Bakery, Butchery, Dairy, Confectionery Shop, Milliners, Wheelwrights, Ratcliffe's Foundry (established in 1889) as well as a resident Postman and Policeman.



The Old Bakery today

Two premises in the village, 'Holland House' and 'Fairlight Glen', ran Tea Gardens during the summer months and two public houses, 'The Ship Inn' and 'The Red Lion' now the Lions Den also served the village.



Red Lion 1900, now the Lions Den (closed)

In 1909 the 'Village Hall and Institute' was built in The Street (now Manor Road), which in 2009 celebrated its centenary; during that time it has served many village organisations and activities.

Since the Second World War the village has changed in many ways. The houses and cottages of its past, standing amongst those of the present, are mainly to be found along the ancient 'King's Highway', which entered the village from near Thorpe Cross along what is now Pork Lane through The Street, now Rectory and Manor Roads, along the Common, now part of Little Clacton Road and out over Fann Bridge which, before the building of the Sea Wall by the Tendring Levellers in the late 18th/early 19th centuries, was the first crossing over the Holland Brook, then a tidal estuary.



The Old Post Office building (foreground left), Village Hall beyond

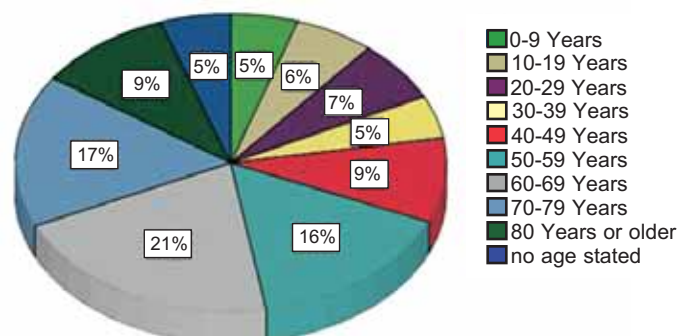
Today there are about 400 houses in the village which is still able to maintain both its Churches, the Stores and Post Office and 'The Ship Inn' and one way both resident and visitor alike can experience something of the village's past and tradition is at the annual Church Fete, which has been held every August since the end of the Great War.

4. Summary of results

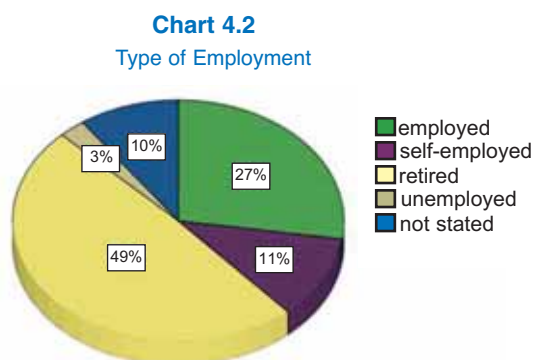
This section gives an overview of the results of the survey. A complete and detailed set of all the results is contained in the Appendix, for those who wish to consult them.

Surveys were delivered to around 400 houses in the village of which 222 were completed and returned. This represented 435 people in total or 56% of the residents. This figure included 48 young people under the age of 18; of these, 24 completed and returned the separate Young People's questionnaire. Those who responded to the Survey represented all age groups as shown in chart 4.1 below, although 64% were over 50 years of age.

Chart 4.1
Age Ranges of all People who responded to the Survey



The returned Surveys also revealed that around half of the residents are retired with another 38% employed and only 3% unemployed, as shown in chart 4.2 below.



What did the detailed results of the Survey and the other public consultations reveal?

First of all, that Great Holland is a pleasant and safe place to live in. Many positive and constructive comments were received as well as a number of concerns. A few of the key findings are as follows.

Each sub-section of both the Parish Plan (section 5) and the Village Design Statement (section 6) also refers to the results and findings relevant to that sub-section.

- Over half the villagers responded to the survey and responses covered a wide age range.
- 91% of respondents said that they felt safe in Great Holland.
- Most people like the village as it is and do not want to see any change. However, where the results revealed a strong desire for changes to or improvements in aspects of life in the village these were noted and carried forward into an Action Plan which is detailed in section 7.2.
- The protection of the village’s pleasant and peaceful rural environment is a priority. There was a strong call for better upkeep of the pathways, verges and other public rights of way.
- Most people were satisfied with healthcare provision and with other local services including those provided by the local council and the public utility companies.
- People were generally in favour of having the opportunity for more social activities in the village with more facilities for sport and leisure being requested, particularly in the Village Hall.
- Residents would like to see traffic speed better controlled but there was no particular call for overt methods such as speed bumps or cameras. There were certain parking ‘hot spots’ in the village which is a problem for the residents in those areas; these need to be resolved.
- Both the Village Stores and the Post Office and also the Public House, the Ship Inn, are used regularly by villagers; but, as the Survey indicated, the Nature Reserve Open Days and the Fruit Farm café are not so regularly attended.



30mph Traffic Sign Main Road

- It was generally felt that Great Holland couldn’t accommodate any more new houses, but, if there had to be development, this should be in a style compatible with the surrounding buildings and area but not of high density/low cost.
- It was vital for the village that the local authorities continue to preserve its local ‘Green Gap’ policy.
- There wasn’t enough for young people to do in the village so the provision of a Youth Club or a newsletter especially for young people was strongly supported.

5. The Parish Plan The views of the residents

5.1. Introduction

The Parish Plan presented in this document helps to determine the future of our community and how it can change for the better, socially, environmentally and economically. It has been prepared by the residents of Great Holland and sets out a vision for the future of the village and also outlines how that can be achieved in the form of an Action Plan (see section 7).

Following, and in accordance with, guidance issued by Tendring District Council, our Parish Plan is a community-led document that seeks to identify local needs and aspirations, highlight local issues and priorities and develop a unique vision for the future of the residents of Great Holland. It covers a range of issues and topics relevant to the residents of Great Holland, all of which have been identified through consultation with the villagers, and how these can be preserved and/or improved. The results of this consultation are presented as follows.

5.2. Tidal and Coastal Defences

Great Holland is situated on a low hill, generally near the twenty metre contour, with the sea wall to the South East and Holland Brook to the South West. Although less than a mile from the sea (1.25 kilometres from the sea at its nearest point), the village has protection from tidal flooding due to its elevation.



Weakened sea wall showing rocks employed for further protection

Before the construction of the sea wall, the area we know today as Frinton Golf course and Holland Haven was an inter-tidal zone which was mainly salt marsh and Holland Brook was navigable by small shipping as far as Thorpe-le-Soken. Predicted climate change, rising sea levels and financial pressures may eventually force a policy of 'managed coastal re-alignment'. The sea wall to the South East could be deliberately breached, creating a coastal environment similar to that of the 17th century.

From the information supplied by the Department of the Environment study of 1999, the policy outline, plus maps, provided little information as to the effect such a breach would have on the present infrastructure such as roads, bridges and footpaths and the effects that high tide cycles would have on people's movements. Whilst a small number of our community were supportive of the creation of a tidal salt marsh by removing a section of the sea wall, the majority strongly supported the retention and maintenance of the present structure, which they viewed as a vital link in the village's footpath network. At the Open Day, others highlighted the fact that much of the area that would be affected, (if this proposal was adopted,) was already a wetland and bird sanctuary and designated an area of special scientific interest. One local landowner has stated that he would lose over 200 acres of food-producing land should this proposal go ahead.

See Environment Agency map on inside back cover

5.3. The Environmental and Green Issues

This section covers the local farms and the environmentally protected areas such as the Nature Reserve, the marshes and other areas of scientific interest. It also addresses issues and concerns regarding the maintenance of footpaths and open spaces and the management and disposal/recycling of household waste and the removal of litter from the roads. As Great Holland is a rural settlement and the greater part of it is devoted to farming, this topic has a high priority.

Farms



Frinton Farm Partners from Church Tower



The Orchard, Park Fruit Farm

Dairy House Farm



There are three working farms in the village (Birch Hoe, Dairy House and Frinton Farm Partners) and one fruit farm (Park Fruit Farm). Although there is occasionally some livestock, the majority of the land is put to arable crops, wheat and rape being the prime ones. All of the farms are privately owned but one is managed. The fruit farm has existed for eighty years producing apples, plums and soft fruit. It is also operating as a shop, tea room and 'pick your own', in addition to its normal marketing.

There is a long-established livery stable and a growing number of horse paddocks. Horses can frequently be seen in all areas of the Parish.

Environmentally Protected Areas

The Great Holland Pits Nature Reserve

The Essex Wildlife Trust purchased the disused quarry by Little Clacton Road in 1972, which became the Great Holland Pits nature reserve noted for its mosaic of vegetation types and its singing nightingales. In 1974, the Tendring Woodland Initiative Group (TWIG) acquired the neighbouring four hectare plot which is now named Holland Mill Wood and was planted with around 4000 trees, now well established. It is owned by the Woodland Trust.



Holland Brook looking towards the Nature Reserve



*Sites of Special Scientific Interest
Holland Brook flood plain in winter*

The Nature Reserve holds regular Open Days on which members of the general public, including children, can visit the area to see the work that goes on at the reserve and take part in practical exercises such as ‘pond dipping’.



Photo by permission of
Clickhappyjohn@Flickr.com

Great Holland Nature Reserve

In the Survey, over 70% of the respondents said that they had never attended one of these ‘Open Days’ despite them being widely advertised. More information about the Nature Reserve and the important work done there can be obtained either from the warden or by visiting the village website.

Marshland and Areas of Special Scientific Interest

The low-lying land to the south east of the village is reclaimed from the sea and forms a very substantial block of grassland protected through its designation as a Site of Special Scientific Interest (SSSI).



Site of Special Scientific Interest. The Marshes

The river channels of the Kirby Brook, Holland Brook and the fleets are noted for their unusual plant communities. The scrape at Holland Haven Country Park is a productive enhancement for the marshes where people observe birds on migration and some interesting species breed.

Holland Hall Wood and Holland Wood by the church are of ancient origin and form part of the village conservation area, which also includes the large trees around Rectory Meadow and the Glebe Barn.

Some of the parish’s large area of farmland forms part of the Higher Level Scheme (HLS) rewarding discretionary schemes of environmental enhancement. Some farm reservoirs add to the general interest of the area.

Footpaths and open spaces

see *Footpath map*

There are twelve footpaths and a bridleway which criss-cross the parish and beyond its boundaries, past ancient woodland and farmland leading down to the coast.

There are three surface reservoirs and one recently installed underground. Fishing is allowed in one reservoir via a fishing club which is run by a resident of the village.

The ancient woodland of Holland Hall is predominantly of oak and chestnut and there is a wide variety of flora in this, predominantly daffodils and bluebells.

The responses from the Survey to the questions about footpaths, grass verges, hedges and roadsides indicated that there was a strong desire to see the existing ones better maintained, with 52% of residents placing this either 1st or 2nd in order of importance as being environmentally beneficial to the village. Further analyses confirmed that most people were unhappy with current levels of upkeep and would like more frequent maintenance of them, 73% in favour, rather than an expansion of public footpaths and open spaces.

An analysis of the written comments received suggested that this is because people feel there are already sufficient areas of public rights of way in the village.

This was reinforced in the responses to the questions on 'Landscape Features' under the Planning and Development section of the Survey, where 90% of the respondents said that they wished to preserve the wildlife facilities, scenic views and outlook of the village. Again, general comments from the residents indicated that the rural aspect was their main reason for moving into the village.

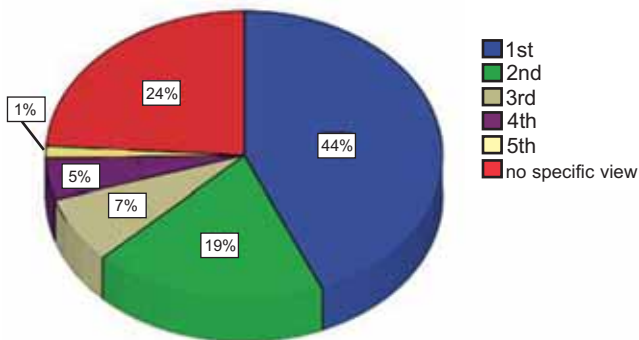
Two members of the Volunteer Group continue to walk the footpaths on a regular basis in order to check on the current levels of maintenance and will report any need for action to be taken should they be found wanting. [See Action Plan]

Waste management and the environment

As regards the management of household waste and the general removal of rubbish/litter from the roadsides, people were strongly in favour of continuing the weekly collection of refuse and recycling (93%) but many would like to see a glass recycling facility sited in the village. As can be seen in Chart 5.1, 63% placed it either 1st or 2nd for being 'environmentally beneficial to the village'. The licensee of the Ship Inn has indicated a willingness to provide a space for a Bottle Bank on its premises for which funding would be required. [See Action Plan in section 7]

Chart 5.1

Provision of a facility in the village for recycling glass. Order of importance to residents for being environmentally beneficial



Quite a few residents, in their general comments, felt that people do not have the same pride as in the past in cleaning up litter from boundaries and verges. Despite this, most villagers (52%) were against the provision of wheelie bins for the collection of such litter and other household refuse/ material for recycling.

5.4. Policing, Security and Services

This section covers the community's views on policing in the village together with those to do with the provision of healthcare and other public services.

Policing and security

Great Holland is policed by a team of officers from the police station in Walton on the Naze. This typically consists of a sergeant, a police constable, police community support officers and special constables.

This is backed up by a mobile police station which sits outside The Ship Inn public house between 9.00am and 9.45am on the 2nd and 4th Friday of each month, to field queries, provide support and give advice.



Villagers consult police officer at the mobile police station

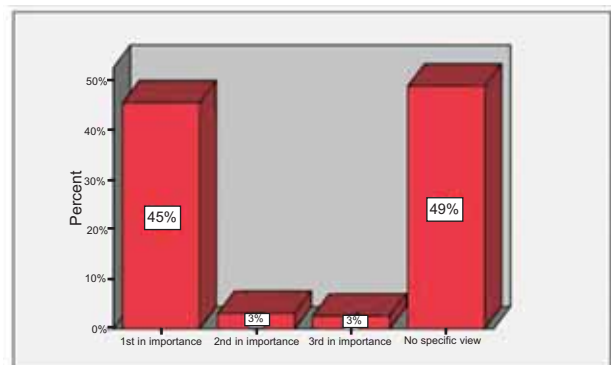
It is also there to record all incidents of anti-social and/or criminal behaviour to build up a picture of the level of security in the village. Our local Police Community Support Officers hold drop-in Surgeries at the Methodist Church once a month, usually on a Thursday, and details of these can be found in the Village Voice together with their contact details. Residents also have access to a Crime Reduction Officer who will provide advice on home security. Other information regarding local security is available via the internet through a link on the village website (www.greatholland.com).

Statistics provided by the police indicate that Great Holland is regarded as a safe place in which to live with a low crime rate. This is supported by the results of our Survey in which an overwhelming 91% of those responding said that they never felt unsafe in Great Holland. There were, however, some minor concerns expressed about instances of Cold Calling, where 24% felt this to be a worry, Burglary/Theft (14%) and Vandalism (13%). Separate comments also revealed that some people were concerned about the noise outside The Ship Inn particularly at closing time.

When asked what would improve the well-being and security of the village, as can be seen in charts 5.2 and 5.3, two items gained the most support from the residents: more visible police patrols (45% made this of prime importance) and the extension of Neighbourhood Watch schemes (21% made this of prime importance).

Chart 5.2

More visible police patrols





PROSPECT PARK



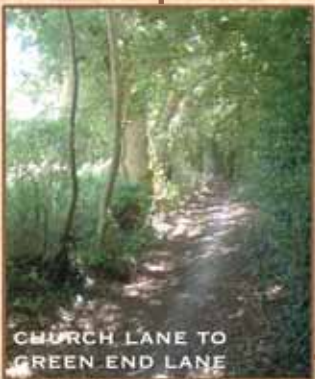
TO CHAPEL LANE



GREEN END LANE



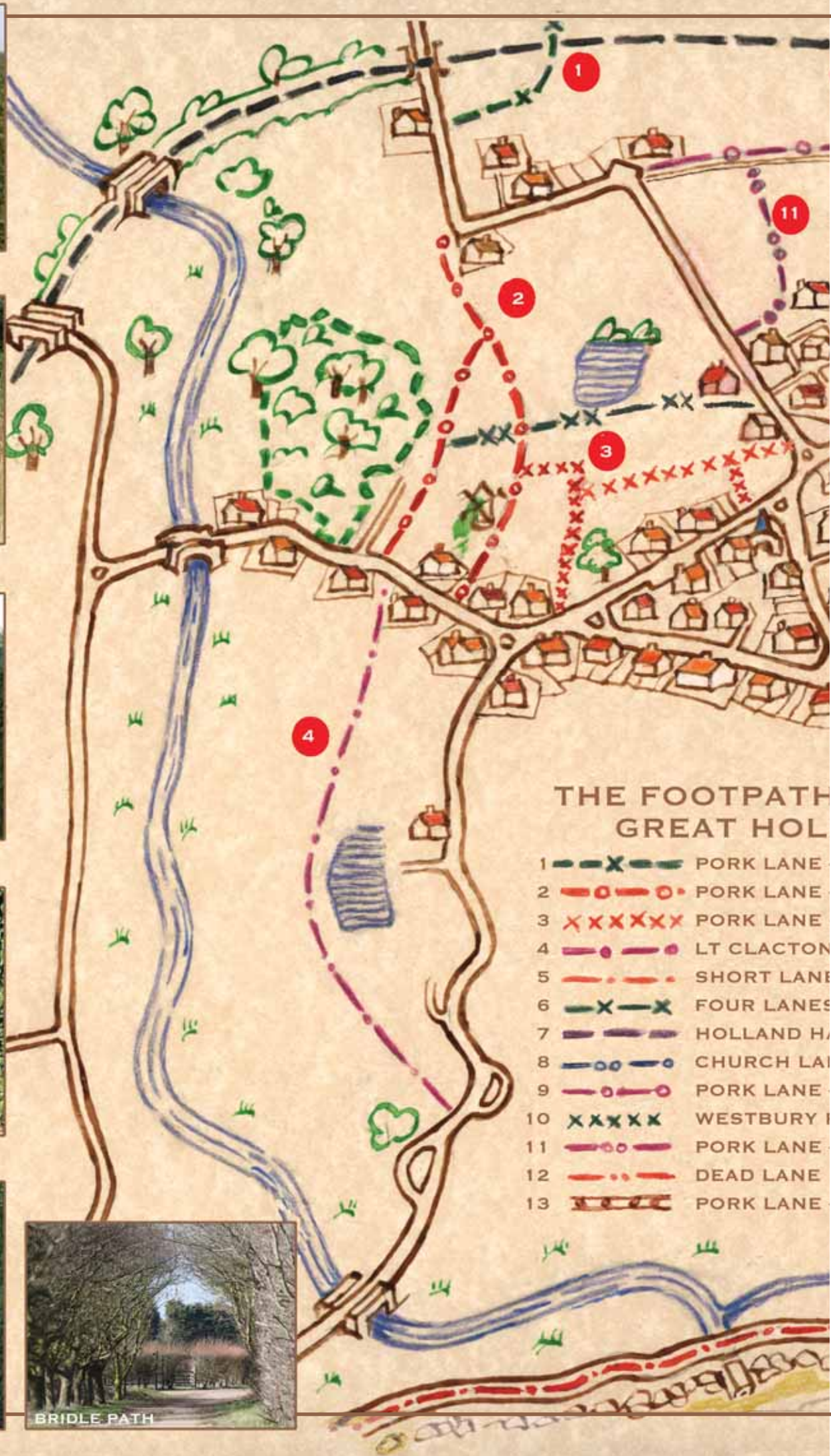
CHURCH LANE



CHURCH LANE TO GREEN END LANE



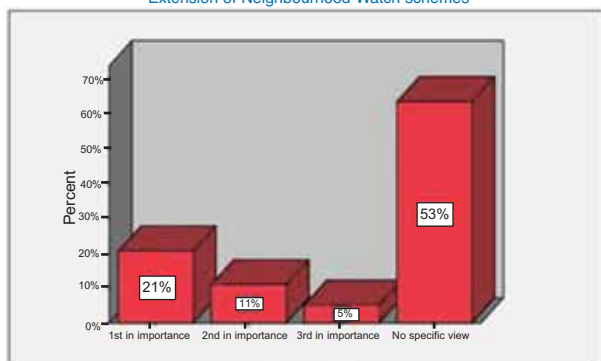
BRIDLE PATH



Currently, only Church Lane operates a Neighbourhood Watch scheme, since about 1990, and this has been successful in not only preventing crime within the NW area but also in providing valuable advice and information about all aspects of security.

Chart 5.3

Extension of Neighbourhood Watch schemes



A Neighbourhood Watch Administrator is available to discuss the set up of further schemes should any other area or road in the village wish to do this. [See Action Plan in Section 7]

Services: care and mobility

There are a small number of people in the village with specific health problems (16%) but only a very small percentage (4%) feel that they have problems with access to the relevant services. A small percentage of respondents (10%) would also like to see day-care facilities situated more locally, ideally in the village hall.

Other public services and utilities

Residents appear to be largely satisfied with the services provided by the Town Council and Tendring District Council (85% said they were) and also with the provision and level of service provided by the other public utility companies (91% said they were).

5.5. Roads and Transport

The Parish is divided by one main highroad, the B1032, which has an ever-increasing amount of traffic passing along it. Other roads and lanes in the village are also suffering from the increase in the volume of traffic. This is resulting in damage to the verges and the road surfaces. In addition to the normal traffic flow, there are a large number of HGVs servicing the farms in the village.



Verge damage in Pork Lane



Traffic congestion in Church Lane

Some local residents are anxious about speeding in all areas of the village. The Survey results showed that no one single traffic calming measure attracted a particularly high level of support. However, the views of the residents supported the introduction of some measures to limit the speed of traffic around the village and also the provision of a pedestrian crossing in Main Road, as shown in Charts 5.4 and 5.5.

Chart 5.4

Lower speed limits around the village

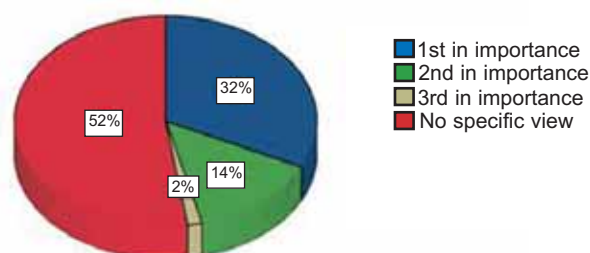
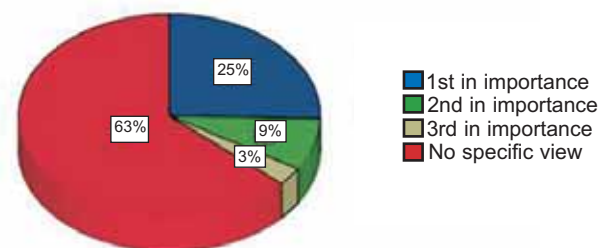


Chart 5.5

Provision of a pedestrian crossing in Main Road



This latter request, however, was investigated fully by the Highways Agency in June/July, 2009 who concluded that it was not possible to site a pedestrian crossing in Main Road [See Action Plan]

Quiet lanes

A bid for Quiet Lane status in the village was not accepted because it did not meet the current criteria for the scheme. However, there are other designations and possibilities which are currently being explored.

Lighting

Questions about street lighting were asked in the Survey. A preference for a change from orange to white light was indicated (69% in favour) and wherever possible the light source for signage, etc, should be directed downwards to prevent light pollution (81% in favour). Although there was a degree of support for

switching off the street lights overnight (35% in favour), the majority of residents did not like this idea (54%) and therefore thought that street lights should not be turned off overnight.

Parking

Members of the Volunteer Group visited every location and property and made the best evaluation possible of the parking situation in the village. Particular attention was given to individual parking facilities where the vast majority of households had either a garage (33%) or off-road parking (58%).



Parking and traffic flow problems outside Village Hall, Manor Road

Generally, therefore, parking is not a problem but the Survey highlighted two 'hotspots' where it was causing difficulties for the residents in those areas.



Parking difficulties in The Close

The first is a small but well-established estate (The Close) built in the 1950s, when car ownership was minimal, but which now cannot cope with today's volume; the vehicles often spill out onto Rectory Road. [See section 7 Action Plan]

The second location is Manor Road and centres on the activities in the Village Hall. Fortunately, a number of clubs make full use of the hall but their membership is drawn from a wide area. Limited public transport necessitates the use of a car. No parking provision exists for these premises and so at times the parking of cars visiting the hall causes major problems not only to the residents that live in Manor Road but also to the flow of traffic where heavier vehicles and buses often have difficulties in negotiating their way through the parked cars. Various solutions to this problem have and are being explored and are ongoing. [See Section 7 Action Plan]

The attached Table 1 shows precisely how the above two problems affect the perception of parking shown by the residents of Manor Road and Rectory Road.

Table 1:			
Do you think there is a problem with parking in the village?			
	Yes	No	No Response
Manor Road	87%	10%	3%
Rectory Road The Close	84%	16%	0%
Church Lane	56%	41%	3%
Little Clacton Road	25%	68%	7%
Westbury Road	22%	44%	34%
Laxton Grove	17%	65%	18%
Prospect Park	14%	86%	0%
Orchard Drive	13%	80%	7%
Pork Lane	12%	88%	0%
Rosery Mews	12%	44%	44%
Main Road	12%	75%	13%
Hamilton Rd (Addison Rd/ Kirby Rd/Green End Lane Clacton Road)	12%	86%	2%

Public transport

The Survey responses revealed, perhaps not unsurprisingly, that most people in the village use a car to get to destinations such as the shops/supermarkets (91%), the doctor/dentist (84%) and to places of entertainment (67%), to name the top three. This is clearly linked to a perceived view that local public transport is limited with only 4% admitting to using the local bus service on a daily basis (10% once a week) with 67% never using the bus despite nearly half of the village (48%) being entitled to a free bus pass. The local train service didn't fare much better with 3% using it on a daily basis, 8% once a week and 52% never using it.

Although 41% of the respondents stated that they may use a bus if it was available to the sort of destinations for which they currently use a car, most felt it would require a major improvement to the diversity and scheduling of the current service to persuade them to leave the car at home.

5.6. Local Businesses and Shops

A wide variety of services are provided by local businesses. These include the Village Stores/Post Office, Park Fruit Farm and Tea Shop and The Ship Inn public house. There are also, currently, about 11 businesses operating out of the Lodge Farm Business Park providing services ranging from dog grooming to vacuum cleaner repairs. In addition to these, there are also around 10 other outlets providing such services as a cattery, scaffolding, fencing, landscaping, chartered surveyors, garage and electronic services, skip hire and a livery stable.

On average, the smaller businesses have been established for 10 years whilst the Fruit Farm, Village Shop (albeit on a different site) and Public House have

been in existence for many years. The majority of businesses are privately owned. Of those questioned, 15 were self-employed and in their turn employed 35 local people and 18 from outside the village.

Although the majority have adequate facilities, six would like to expand but were concerned about the planning implications. On the question of help from the Local Council, for example, for advertising, the majority said that they received little or no help.



*Scaffolding storage unit.
Note provision for
Barn Owl nesting
in Gable end*



*Shore Engineering
Main Road*



*Landscaping,
Fencing and
Skip Hire, Little
Clacton Road*

*Green End Garage
Green End Lane*



The responses from the Survey regarding the importance of encouraging the expansion of local businesses specifically to assist in providing more local employment opportunities were very limited. Hardly any of the residents completed this section. The few that did indicate their preferred option was for local businesses to expand into existing buildings although this was only small.

The Village Stores/Post Office is quite well patronised. On average, people visited the Village Stores two to three times a week and the Post Office one to two times a week. Just under half of the respondents eat at the Public House and just over half attend social events there. People used the Fruit Farm quite frequently but only around a quarter said that they eat there.

*These units are
situated in Lodge
Farm Business Park*



Just over half of the owners of the local businesses said that they were well supported by the local community but from the Survey comments, apart from garden services, the local population either were not aware of or did not wish to enjoy the facilities offered by local businesses, outside of the Post Office, the Village Stores, the Fruit Farm and the Public House.

*The majority of these
businesses have been
established in
buildings which were
previously used for
farming purposes*



1. The Ship Public House
2. The Village Stores/
Post Office
3. Park Fruit Farm
and Orchard Tea Room



Since the Open Day, however, which was well supported by the business community, there has been interest shown by business people to get together to promote themselves and their services. Should this get off the ground it will be a separate ongoing project. [See Action Plan in Section 7]

5.7. Sport, Recreation and Leisure

History

For many years the focal point for social gatherings has been the Village Hall located in Manor Road. This was constructed in 1909 and so was 100 years old in 2009.



Village Hall interior

It has had many various refurbishments mainly to do with the toilet and catering facilities. The Hall provided for 'mixed use' as there were separate rooms which allowed meetings to go on at the same time as activities in the main hall. At one time it supported such activities as table tennis and badminton teams and had a snooker club, in addition to holding regular dances centred entirely on the village with bands that used its stage; the stage was eventually removed.



Village Hall exterior

There was also a village soccer team which played on the meadow adjacent to the Rectory in Church Lane now occupied by the horses.



*The Meadow in Church Lane
the site used formerly by village soccer team*

This team was disbanded because the facilities didn't conform to the standards required by the league at that time.

Present

There is a playing field but this suffers from under-use due mainly to access difficulties because of the need to cross the busy main road and also because it is only suitable for children of the younger age group who have to be accompanied by an adult. Its hedgerows are overgrown thus reducing visibility and the grass area is roughly cut with the cuttings not collected. The play equipment suitable for three to 11-year-olds is excellent. It is not suitable for large-scale ball games.



*The play Area and children's
play equipment. The Green*



*The Millenium Path.
The Green*

The Village Hall is still being regularly used for organised sports activities such as martial arts and badminton. These activities attract a lot of people from outside the village with its consequent parking problems in Manor Road (see section 5.5.) The Survey indicated that only a small percentage of local residents (12%) belonged to a club or society that met regularly in the Village Hall. [See website] The historical ability for 'mixed use' has been curtailed but proposals have been made in the past to re-establish this facility to enable multiple-occupancy of the Hall at any given time.

The Public House runs Darts and Pool teams which all compete in local leagues together with a six-a-side football team which plays every Monday in a league on an all-weather pitch in Colchester.



The Ship Public House at night

The Parish Church of All Saints has a small meeting room available in the church grounds in Church Lane for small gatherings but this is isolated from the heart of the village.



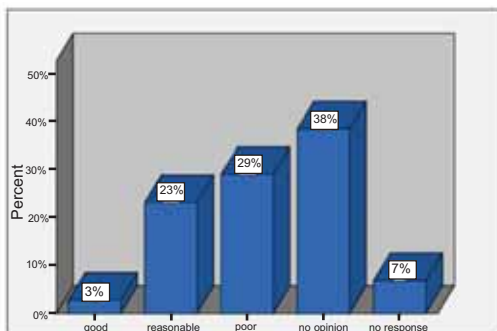
All Saints Church Parish Room

Both the Parish Church and the Methodist Church, at the corner of Main Road and Rectory Road, in addition to the Public House hold social events and get-togethers which our Survey found to be well-attended (over half of the village take advantage of these events). The Parish Church has a team of bell-ringers which rehearses on Thursdays and ring the bells on special occasions as well as at Sunday services.

The results of the Survey suggested that residents were generally dissatisfied with the current provision for recreation and sport, see Chart 5.6, and highlighted the need for more opportunities for recreational pursuits. In the Survey 45% said they would welcome the opportunity for more social activities for all age groups in the village.

The residents felt that the expansion of the opportunities for sport and leisure in the village should mainly be directed at those activities that could take place in the Village Hall. Among the activities suggested were: children's sports clubs covering such things as mini-tennis and handball; arts and crafts and other evening classes; more clubs and societies covering hobbies such as a camera club; dances and other village functions. These included the possibility of wider community events in the village such as a May Day celebration and an Open Gardens day for which quite a lot of support was shown in the Survey (44% were in favour), although only 10% said that they would be prepared to get involved in organising such an event! [See Action Plan section 7]

Chart 5.6



What do you think of the existing facilities for sport and recreation in the village?

Activities in the village are publicised on the new village website (www.greatholland.com) which was created by a Volunteer Group member who also maintains it and keeps it up-to-date. As this is now up and running the

responsibility for this important facility has passed from the **PPVDS Volunteer Group to the Residents Association.**

5.8. Young People

A special section of the Survey was devoted to the needs of the young people in the village. The responses of the 24 youngsters who completed and returned the Survey revealed that the majority felt that the village was a safe environment in which to live and grow up although a small number did not.

They highlighted the lack of any organised youth activities and also a proper playing field that could accommodate larger and more organised sporting activities. As mentioned above, there is already a play area with swings and a roundabout and some open space available in the village which is not widely used. This existing site is bordered by Main Road and Pork Lane on two sides. Without fencing and lighting, however, ball games such as football and cricket would prove to be dangerous. [See Action Plan section 7]

There was also strong support for a notice board (20[83%] in favour) and news letter (23[96%] in favour) specifically devoted to the young people of the village together with a call for an improvement in the local public transport through the introduction of more diverse routes.

Because the village is spread over a wide area, the survey suggests that few, if any, of our young people are able to make friends within their community. The provision of a youth club in the Village Hall would be a positive first step with 18 youngsters out of the 24 (75%) supporting this idea. Already, as a result of this exercise, a [qualified] youth worker in the village has come forward showing an interest in establishing a club for the young people in the village; and, after our recent Open Day, other volunteers have also indicated a willingness to help. Further, our County Council representative is looking into assistance with the funding for the vital equipment needed to get the club up-and-running. However, finding a suitable time in the Village Hall to accommodate a youth club is proving to be an obstacle with a very limited availability of time-slots. [See Action Plan section 7]

6. Village Design Statement

6.1. Introduction

The information that has been included in this section has been subjected to consultation with the appropriate authority. This section has been approved by Tendring District Council as planning guidance on 16.02.2010 and may be used in the determination of planning applications in the area.

The Village Design Statement (VDS) is a community-led plan and therefore highlights the thoughts and aspirations of the local community. It is intended to provide guidance to anyone carrying out physical

change within the Parish. The document will be made available to all interested parties involved in the planning and development of new structures/buildings in the village.

History

Historically, the main road passed through the centre of Great Holland, which was a mainly agricultural community but also supported a Post Office, shops, a bakery, a small factory, two Public Houses, a village hall and a school. Many of the other buildings were of a wooden construction and have not survived. However, the Village Hall, 100 years old in 2009, is still serving its original purpose as indeed, is The Ship Inn.

When a bypass was built in 1937 this led to the loss of many of the businesses, the school closed many years ago and as recently as 2002 one of the Public Houses closed.

Changes in agricultural methods further depleted work opportunities and the village is now essentially a dormitory settlement. Outside of the central core of the settlement, ribbon development has taken place which has left the more remote parts of the village feeling isolated. The responses from the Survey gave a strong indication (67%) that the residents did not want to see any further major development in the village.

6.2. Planning and Guidance

This section is to give readers of this document a better understanding of the Parish Map. (See overleaf). This map, based on the adopted Tendring District Local Plan Proposals Map, shows the important policies and designations affecting the area.

The Adopted Local Plan contains numerous planning policies to plan for the future of the district up to 2011. Currently, the Local Plan is available for inspection at the TDC's Offices in Weeley and F&WT Council at the Triangle or on the internet. TDC is currently in the process of replacing the Local Plan with a wider policy document entitled "The Local Development Framework" (LDF), due to be implemented in 2011, which will plan for the future of the district up to 2026.

The following selection of Policy statements from the Adopted Local Plan has been chosen as key reference points to consider when designing a new development – whether this comprises new buildings, change of use or alterations of buildings. Each section is accompanied by relevant photographs to illustrate the characteristics of buildings within the Parish.

Please note: Where policies from the adopted Local Plan are summarised or interpreted, it is advisable to be aware that it is only an interpretation of local planning policy. It is important to read the whole Local Plan in full for a complete understanding of local planning policy.

In the current adopted Local Plan various design policies are set out, among which the core one states:

Policy QL9: "all new development should make a positive contribution to the quality of the local environment and protect and enhance local character."



*New development Manor Court built on the site of the Old Foundry
The photograph above is an example of Policy QL9*

The following excerpt has been taken from the current Adopted Local Plan and is an example of policy relating to planning.

Policy HG3 Residential Development within Defined Settlements: "Within the defined development boundaries of towns and villages, residential development will be permitted provided it satisfies amenity, design, density, environmental, highway, local housing needs and sustainability criteria, as appropriate, and can take place without material harm to the character of the local area".

At the local level, Tendring District Council requires a "Design and Access" statement for most planning and listed building consent applications. It will, after due consideration of any proposal, advise the applicant, or advice can be sought, on types of materials, roof structure, etc. All proposals must meet the above criteria. The proposal will be further subjected to building regulations and again that department will permit or advise accordingly.

In the case of replacement buildings or extensions, the following policy statement applies.

**Policy HG12
Extensions to or Replacement of Dwellings**



*Example of an extension in Rectory Road which is in keeping
with the size and materials of the existing building*

THE PARISH OF GREAT HOLLAND

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10 Village sign – Main Road



6 Green Gap – View to Kirby



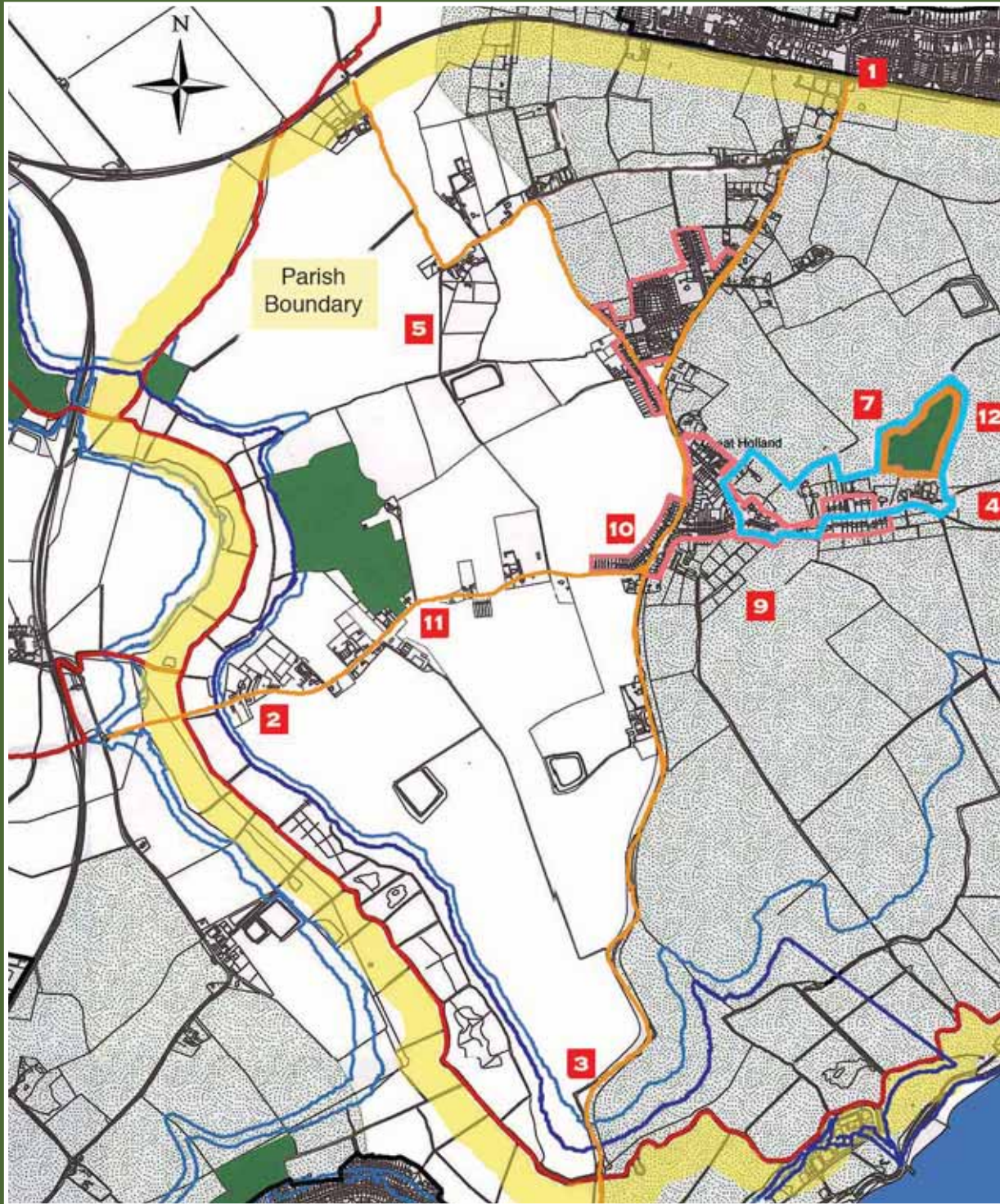
2 Fann Bridge



4 Open space to sea wall



8 Green Gap – Frinton on Sea in background



11 Open space – Little Clacton Road



3 Exit Bridge to Clacton over Holland Brook



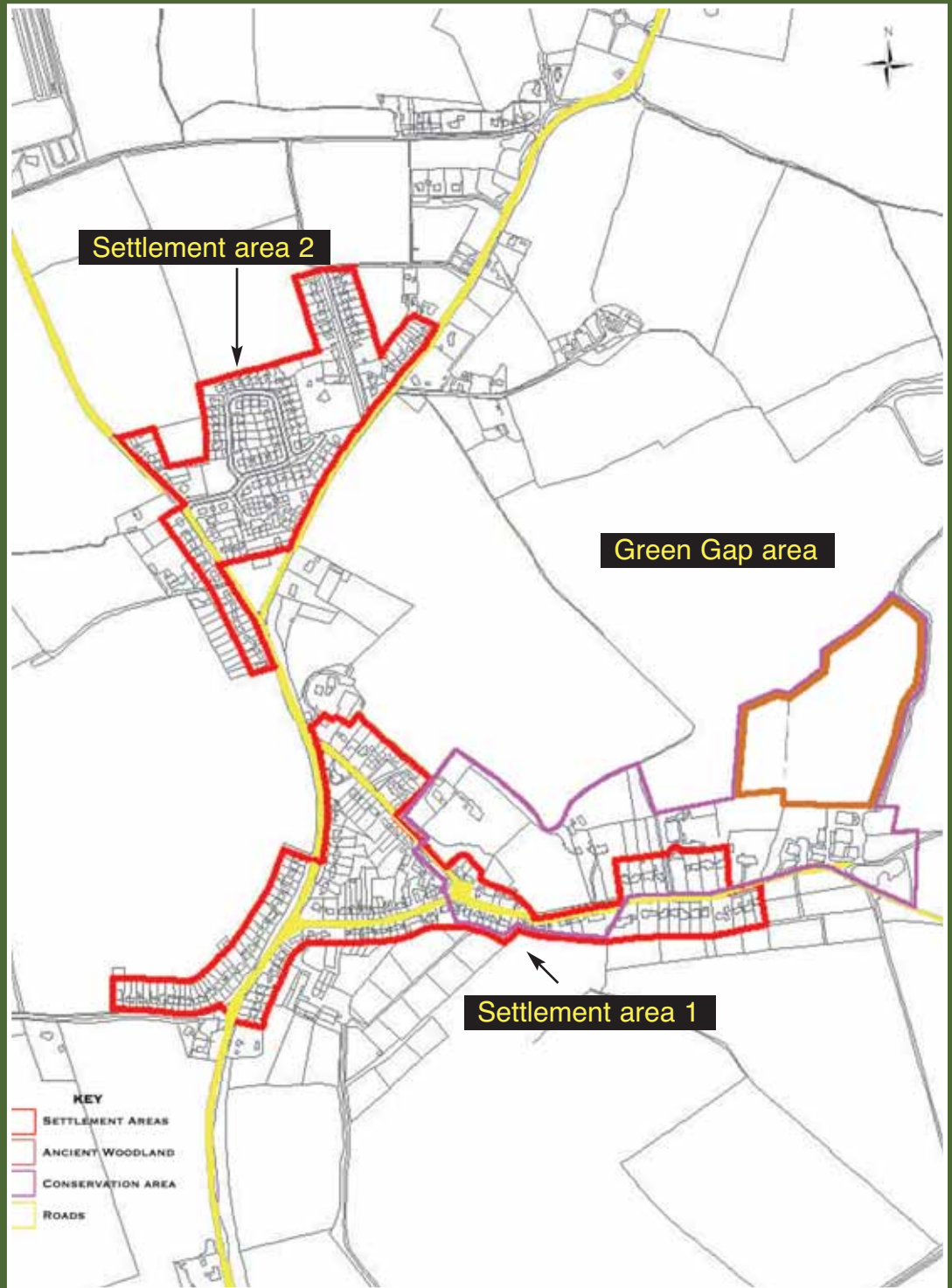
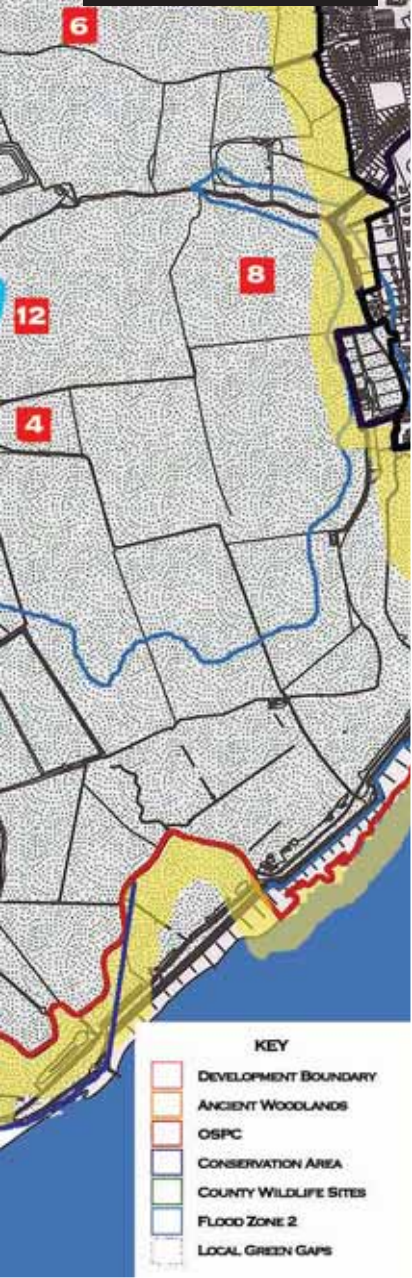
9 Aerial view of great Holland

The Settlement and Conservation Area of Great Holland

Tending District Council.Licence No. 100018684.2009



1
Railway Bridge – Entrance to Great Holland



Holland and open spaces



5
Open space – Pork Lane area



7
Green Gap showing Ancient Woodland/Kirby



12
Bridle Path, Woodland and open space

There are 10 criteria, of which we have highlighted three.

“The extension or replacement should be of a size, scale, and height in keeping with the character of the locality and, in terms of design and materials, would make a positive visual contribution to its setting”.

“It is to be well related and in proportion to the original dwelling”.

“It is not visually intrusive on a skyline or in the open character of the surrounding countryside”.

All of the above is usually covered if the applicant takes professional advice. In any event, the Survey showed that most people wanted the above criteria to be adhered to when extensions to, or replacement of, dwellings are being considered.

In order to understand how the Local Plan defines permitted development it has categorized settlements as follows

- 1. Principal Defined Villages,** *e.g. Little Clacton.*
- 2. Secondary Defined Villages,** *e.g. Kirby-le-Soken.*
- 3. Other Defined Villages and Rural Settlements,** *e.g. Great Holland.*

As can be seen, Great Holland is listed in the category of "other defined villages and rural settlements" because it has little or no infrastructure, i.e. less than three amenities, for example shops, doctors surgeries and a school. Consequently, this limits the type and scale of future residential development likely to take place in Great Holland to "small scale infilling development", i.e. one to three houses. (Policy RA4)

Policy RA4 Housing Development within Defined Villages In “Other Defined Villages” such as Great Holland, proposals for housing development will take the form of infilling. [1-3 houses]



Infill building on Clacton Road. An example of a house which fulfils all the criteria as set down in Policy RA4

Despite the responses in the Survey showing that 67% of the residents felt that Great Holland could not accommodate any new housing, anticipating no development at all in the village would be unwise, as governments are putting pressure on all communities to accept the building of new homes. The adopted local plan states that 40% of new homes should be affordable housing.

Policy HG4 Affordable Housing in New Developments

“Affordable Housing” in the context of TDC means housing available in perpetuity to meet the housing needs of local people who cannot otherwise afford to buy or rent their own home.

However, the Survey revealed that 35% disagreed with any building of smaller, lower cost houses especially in higher densities.

As shown on the Parish Map, there are a number of important Local Plan designations affecting our Parish.

(a) Defined Settlement Development Boundary (see map.)

The Local Plan affords built-in protections for our communities by way of a “Defined Settlement Development Boundary Area” shown as bold red lines. (see map) Development outside of the red line is generally discouraged or not permitted. The purpose of the SDB is primarily to contain urban development and prevent urban sprawl into the surrounding countryside. The current set of SDBs will be carefully reviewed as part of the Local Development Framework process.

(b) Green Gap (see Parish Map, pages 18 and 19)

The Green Gap is shown in green dots on the map. Development is discouraged or not permitted in this designated area. The primary purpose of a green gap is to maintain separation between the main urban area of the district. They also aim to preserve the open country side character between urban areas.



The views of open farmland in the Green Gap area overlooking Kirby Cross and Frinton on Sea



The green gap around Great Holland is to protect the coastal gap between Frinton, Kirby and Holland on Sea and to safeguard the character and setting of Great Holland as a free standing settlement in the countryside. The Survey showed that 88% wanted to see the Green Gap preserved.

(c) Coastal Protection Zone
(see settlement map, pages 18 and 19)

The blue vertical line on the map indicates a coastal protection zone. The purpose of the CPZ is to protect the unique and irreplaceable character of the Essex coastline from inappropriate forms of development.



View across farmland looking towards the sea and wall showing the floodplain and wet land (note windfarm in background)

Development of any kind would be prohibited here unless exceptional reasons for development could be justified. Possible flooding due to the low lying land at sea level is shown by the blue dotted line.

(d) Other designations

Development is unlikely in the areas to the west which follow Holland Brook, its attendant floodplain and areas of special scientific interest and the wetland Nature reserve.



Fann Bridge and Holland Brook

The village also enjoys an ancient woodland and Great Holland Pits nature reserve. These are indicated by the brown line on the map.

6.3. Conservation area

The Conservation Area is defined by the blue line on the map. The village has one designated Conservation Area. [See Map] This envelope was adopted in 1982 and extended in 1989 and 1992. A number of appraisal reports have been carried out since then.

A full survey has just taken place and was adopted by Tendring District Council in March 2009. The adopted Great Holland Conservation Area Management Plan (CAMP) will be used in the determination of planning applications in the Great Holland Conservation Area. A copy of the report is available for inspection at Frinton and Walton Town Council and Tendring District Council Offices. Details can also be viewed online via a link which can be found on the Great Holland website.



The pond Holland Hall



Pollarded sweet chestnuts in Holland Hall Ancient Woodland



Aerial view of Great Holland Conservation Area from the Church Tower



War Memorial

The appraisal summarizes the special interest of Great Holland as follows:

“The special character of Great Holland Conservation Area lies in the relationship between a formal, enclosed area in front of the Ship Inn and the sinuous lane leading to the Church, Hall and extensive views over the coast”.

The initial conservation envelope has changed very little since its conception, with only a small addition of the War Memorial (highlighted by the red dotted line).

After a workshop in January, 2009 there were requests from other areas of the village for Conservation Area status. These bids were rejected because they did not meet the criteria, but advice was given to the community to be considered, for example, “Local Listing” of buildings. However, these must also meet the criteria stated in paragraph 7.7 of the report.

The report made recommendations for improvements within the existing designated area. For instance, on verges and hedgerows, planting and landscaping the

square outside the Ship Inn Public House, tree management, better public footpath surfaces and signing and replacing overhead wires with underground cabling. This can only be achieved, of course, if funding is available. The report recommends further periodic reviews of the management plan for the Conservation Area.

6.4.Housing – General Guidelines

A brief description of the layout of Great Holland (see map) reveals that essentially there are two major settlement areas (enclosed within the red lines) which are bisected by the Main Road running from Kirby to Holland-on-Sea. Ribbon development and infills have occurred on intersecting minor roads and lanes.



The Old Rectory (parts of which date from 1560) under slate and tiled roof in spacious landscaped gardens and site of the annual Village Fete

The properties are a mixture of old and modern housing. The hedgerows and open landscape contribute to a pleasant and open environment for its residents.



Garden frontages Church Lane



Hedgerows in Pork Lane

The oldest inhabited area lies in settlement area one and includes most of the notable buildings: two Churches, two Farms, a Village Hall and a small square in front of the Public House. The properties are an architectural mixture of larger houses and gardens,

cottages, modern detached and semi-detached houses, and some former social housing. Almost all properties enjoy views either over the sea or agricultural land. It is worth highlighting two developments.

The first is an older housing development, The Close, a good example of layout and building materials. It is a mixture of bungalows (for the elderly), houses, flats, garages (now inadequate) and open landscaping and mature trees.



*The Close, Rectory Road
Built in the 1950s*



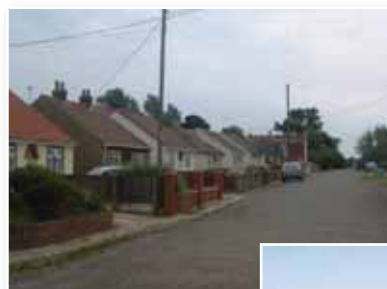
*Manor Court, Manor Road
Built in late 2000*

The second is a very recent infill development of houses and bungalows opposite the Village Hall; this was built on the site of an old foundry. The use of modern materials has blended well into the established properties.



A combination of new and old. The cottages in the foreground are 100 years old, the properties in the background are recently built structures

Settlement area 2 consists of mixed types of housing including an unadopted road. There is also a major new development and a smaller enclosed complex for elderly people supported by a warden.



*Westbury Road (unadopted)
A mixture of old and new properties with views across open farmland*

*Rosery Mews
accommodation of
20 ground- and first-
floor units*





Laxton Grove and Orchard Drive built in the 1970's and 80's a development of approximately 60 properties

The larger development is made up entirely of bungalows and chalet bungalows and the construction materials used are exclusively modern throughout. Careful design consideration has provided its residents with adequate off road parking and garages. Tree planting and landscaping will, over time, enhance this settlement.

Beyond the two settlement areas linear development has taken place on roads leading to Holland on Sea, Little Clacton, Kirby and Thorpe le Soken.



Larges Farm Rectory Road. A former farm house in traditional red brick under a slate roof Note new porch in keeping with style and materials



Prospect Park. A small group of properties of various styles, situated in an unadopted road on the boundary of the Parish Note: in the foreground a recently installed effluent pumping station



Situated on Little Clacton Road with extensive views over Holland Brook Marshes



Cobblestones. Church Lane. This building has retained all its traditional characteristics. The addition of a brick and rendered front garden wall and garden is in keeping with the structure

High Trees Kirby Road In the process of extensive renovation, note the new front wall which is a replica of the 1938 wall



Main Road. A mixture of bungalows, houses and former council-owned properties



Farms and former farm workers cottages interspersed with a variety of smaller properties and large houses set back from the road which wind past fields and hedgerows. These buildings are a mixture of architectural styles and ages and have extensive views over farmland.

Former farm workers' cottages. Little Clacton Road



Little Clacton Road. Old Cooperative Farm House, built by Harwich Corporation 1820



Former farm workers' cottages. Church Lane. Note garden and fencing in traditional style

Anne's cottage. Church Lane. Retained details make a major contribution to character.



*Holland House,
Kirby Road.
Retains all of its
original features*



*The Green, off Pork
Lane 1821.
Built from bricks from the
Martello tower, Frinton*

*Vesey Farm, early
1800.
Little Clacton Road.
Soft red brick retaining
all of its original
features*

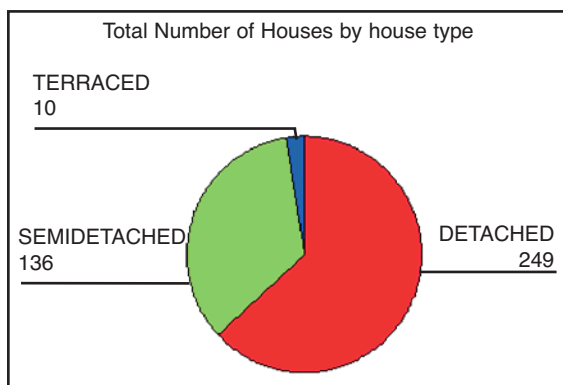


*Manor Road, built in
1900 by the owner of
the foundry*

*New Build
off Pork Lane.
Materials and style in
keeping with the area*



A physical count and inspection of every building in the Parish was carried out. The total number of dwellings in Great Holland is 395.



6.5 Security Lights

On individual properties security lighting was very evident and some residents appear to be unaware that these lights should shine down. In many cases security lighting is being used as floodlighting and is left on too long thereby becoming a nuisance to neighbours. 76% of respondents in the Survey thought that there should be restrictions on the intrusion of security lighting.

Guidance for preservation and future development

Planning Guidelines:

- If development is to take place it should be limited to small-scale infill development (or the replacement of existing buildings) at a similar size, shape, bulk and scale to adjacent development (or the original development).
- If development is to take place, it should be directed to brownfield land rather than greenfield land.
- Development on agricultural land should be avoided.
- Development should be resisted in the local green gap and coastal protection belt.
- Adequate parking should be provided for all new development.
- Avoid development to the rear of existing buildings that goes against the established pattern and distribution of houses fronting the road.
- The design of new buildings or extensions should be high quality and in keeping with the character of the established streetscape.
- Building materials should be sympathetic with surrounding buildings.
- The heights of roofs should reflect that of adjacent buildings.
- When modernising buildings, retain original features wherever possible (such as doors and windows).
- Maintain reasonable spaces between properties and preserve open views wherever possible.
- New or replacement walls, fences, gates and drives should be sympathetic with the surrounding rural character of the area. For hedges and trees, use native species wherever possible.
- The use of redundant farm buildings for light commercial use, appropriate to a rural village, is to be encouraged.
- Development should respect and enhance the setting of the Village Square in accordance with the recommendations of the Great Holland Conservation Area Management Plan.

Listed buildings (All Grade II)

There are six buildings in Great Holland which have been listed for reason of special architectural and historical significance and there are other examples of period dwellings dotted around the Parish.



Ring cottage, Little Clacton Road 16th/17th century with 20th century alterations and additions. Timber framed and plastered. Red plain tiled roof



Tudor Cottages, Rectory Road. Row of 16th century cottages. Timber framed, brick façade now rough rendered (1720 – 1730)



Geat Holland Mill House, Little Clacton Road. 19th century red brick. Red plain tiled gambrel roof. Extended to former granary with grey slate roof



*Great Holland Lodge
Clacton Road
Timber-framed. Early 19th century gault façade, plaster returns*



*Manor Farm House.
Manor Road. 18th century, red brick. Red plain tiled roofs of two levels. Featured panelled door, 20th century*



*Church of All Saints.
Church Lane.
Rebuilt circa 1866.
Original church dated from 1413.
West tower 15th/16th century red brick.
19th century stained glass windows*

7. Great Holland Action Plan

7.1. LOOKING AHEAD (Future Village Projects)

The Great Holland Parish Plan and Village Design Statement has now been completed. This has been achieved with the support given by all of the residents who answered questionnaires and surveys and who attended meetings and the Open Day. The work of the committee is now over. As stated in the introduction to the document the recommendation and guidance in each section need to be followed through. In the next section we set out the Plan of Action as a way forward. This committee will now disband and pass the ownership of the document to the Residents' Association.

The Cycle is complete and hopefully there will be positive outcomes from the vast amount of time and effort it has taken to produce this document.

7.2. Plan of Action

Action	Who/How	Timescale	Notes
A The Environment and Green Issues <ol style="list-style-type: none"> 1. Recycling of glass in the village 2. Better maintenance of grass verges, pavements and footpaths 3. Aid promotion of G.H. Nature Reserve 4. Hedgerows and trees 5. Monitor the landscaping of the reservoir and sewerage works 	<p>F&WTC/RA</p> <p>Self-help Street groups to clear litter. Highways Department</p> <p>Use the notice boards/website TDC/FWTC/RA</p> <p>Water company/TDC/FWTC/RA</p>	<p>short term</p> <p>continuous</p> <p>continuous</p> <p>continuous</p> <p>continuous</p>	<p>The site of The Ship Public House Match Funding needs to be found.</p> <p>Equipment to be requested from Highways Department/TDC</p> <p>Verges repaired to original alignment</p> <p>RA contact Warden for further information</p> <p>Seek appointment of representative to monitor</p>
B. Roads, Traffic and Transport <ol style="list-style-type: none"> 1. Prevent speeding 2. Provision of Pedestrian Crossing 3. Assess parking hot spots 4. Further investigation of Lane protection scheme 	<p>RA/FWTC/Police</p> <p>Already dealt with by RA</p> <p>Village Hall committee TDC/RA</p> <p>E.C.C</p>	<p>continuous</p> <p>————</p> <p>medium/long</p> <p>long term</p>	<p>Survey results indicated concerns over speeding</p> <p>Highway Department advised RA not possible</p> <p>Planned car park village hall. Explore access to land behind The Close</p> <p>Seek clarification re Pork Lane/ Little Clacton Road</p>
C Community Services and Parking <ol style="list-style-type: none"> 1. Lobby for increased police patrols 2. Encourage setting up of Neighbourhood Watch Schemes 	<p>Police / Authority</p> <p>Crime prevention officer, street reps. RA, Neighbourhood Watch Admin Officer</p>	<p>continuous</p> <p>short term</p>	<p>Check reported crime patterns with Police</p> <p>Current advice is that schemes are based on single streets</p>

Action	Who/How	Timescale	Notes
<p>D. Local Businesses</p> <ol style="list-style-type: none"> 1. Encourage the promotion of a group to form an association to promote themselves 	<p>Arrange an inaugural meeting in Parish Room/Village Hall</p>	<p>short term</p>	<p>PP/VDS would fund inaugural meeting</p>
<p>E. Sport, Social and Recreational Facilities</p> <ol style="list-style-type: none"> 1. Arrange the setting up of a Youth Club 2. Check/survey actual interest for other clubs/activities in the Village Hall 3. Identify/acquire land for ball games 4. Explore the feasibility of community events, e.g. dances, May Day celebrations 	<p>Volunteers/Village Hall Committee RA Village Hall Committee FWTC/RA/Village Hall Committee Village Hall Committee/RA</p>	<p>short term continuous long term short term</p>	<p>Venue: Village Hall. Possibility of PP/VDS funding some equipment In progress RA The youth responses in the Survey indicated strong support An RA agenda topic</p>
<p>F. Village Design Statement</p> <ol style="list-style-type: none"> 1. Maintain a presence to monitor Local Planning Applications 2. Ensure the continuation of the preservation of the Green Gap 3. Elicit support from the Town Council to oppose any major housing scheme 4. Monitor the dividing up of land into parcels and its potential use 5. Compile a local listing of buildings of special interest/schemes of enhancement 	<p>RA Representative TDC (Planning) FWTC/RA Rep RA Planning Representative RA Planning Representative Frinton and Walton Heritage Trust E.C.C./R.A</p>	<p>continuous continuous continuous continuous continuous</p>	<p>See Conservation Study Report</p>
<p>G Communications</p> <ol style="list-style-type: none"> 1. Continuing and expanding use of Website 2. Improve use of Notice boards Village Stores and Village Hall 	<p>Website organiser/RA Local / Councillor/RA Appointee</p>	<p>continuous continuous</p>	

8. Appendix – Detailed Survey Results

The Questions and Answers

Total No. Surveys delivered 400 (100%)

Total No. Returned 222 (56%)

Section 1: The Environment (Questions 1 – 5)

Q1: Which of the following five items, in order of importance to you, would be beneficial to the village?

- 1st Improved recycling facilities (overall average order of importance of 2.8)
- 2nd Better upkeep of pavements and grass verges, etc (3.3)
- 3rd Improved drainage facilities (4.0)
- 4th Improved availability of newer communications facilities (4.5)
- 5th More frequent street cleaning (4.8)

[NB: The above overall average orders of importance range between '1', representing 'extremely important to me' and '5' representing 'of no real importance to me']

Q2: Are you happy with the current weekly collection of refuse and recycling material?

- Weekly 93% in favour;
Fortnightly 5% in favour;
Don't Know 2%

Q3: Would you be in favour of the provision of wheely bins for refuse and/or recycling?

- Yes 48% No 52%

Q4: Would you like to see an improvement in the maintenance of public footpaths, etc?

- Yes 73% No 27%

Q5: Would you like to see an expansion of the provision of public footpaths, etc?

- Yes 54% No 46% [sufficient number of footpaths, etc already]

Section 2: Roads and Transport (Questions 6-14)

Q6: How many vehicles are in your household and where are they usually parked?

- No. of vehicles 334
Parked in street 24 (7.0%)
in a garage 113 (33.1%)
off-road 197 (57.6%)*
no indication 8 (2.3%)

*[includes 8 respondents who put a '0' in 'no. of cars' but still indicated they had 'off-road' parking. May also include those houses with garages but the car/s are parked off-road; a visual count of garages was c280]

Q7: Do you think any of the six items listed, in order of importance to you, would be beneficial to the safety of the village?

- 1st lower speed limits in the village (overall average order of importance of 4.1)
- 2nd provision of a pedestrian crossing (5.0)
- 3rd speed cameras (5.3)
- 4th one-way system involving Rectory and Manor Roads (mean score 5.70)
- 5th road humps (mean score 5.72)
- 6th other forms of traffic calming (mean score 6.5)

Q8: Would you support the designation of 'quiet lanes' in certain areas of the village?

- Yes 54% No 5% No view 32% No response 9%

Q9: Are you happy with the level of maintenance of the roads, verges, hedges and ditches?

- Yes 47% No 45% No Response 8%

Q10: Are you happy with the speed and level of road gritting in winter?

- Yes 78% No 10% No response 12%

Q11: Do you normally use your car to travel to any of the following 6 destinations?

- | | | | | |
|---------------------------------|-----------------|------|---|---|
| Place of work (68.8%) | Yes 69 (31.2%) | No 1 | 5 | 2 |
| Child/children's school (89.6%) | Yes 23 (10.4%) | No 1 | 9 | 8 |
| Doctor/dentist (15.8%) | Yes 186 (84.2%) | No 3 | | 5 |
| Local railway station (71.5%) | Yes 63 (28.5%) | No 1 | 5 | 8 |
| Shops/supermarkets (9.0%) | Yes 201 (91.0%) | No 2 | | 0 |
| Places of entertainment (43.4%) | Yes 125 (56.6%) | No 9 | | 6 |

Q12: How often do you use the local bus service?

- | | | | | |
|----------|------------|--------------------------|-----------|-----------------|
| Daily 4% | weekly 10% | more than once a week 5% | never 61% | no response 19% |
|----------|------------|--------------------------|-----------|-----------------|

Q13: How often do you use the local train service?

- | | | | | |
|----------|-----------|--------------------------|-----------|-----------------|
| Daily 3% | weekly 8% | more than once a week 5% | never 52% | no response 32% |
|----------|-----------|--------------------------|-----------|-----------------|

Q14: Would you use a bus if it was available to travel to any of the destinations listed in Q11?

- Yes 41% No 49% No response 10%

Q15: Do you think there is a problem with parking in the village?

- Yes 38% No 54% No response 8%

Section 3: Services (Questions 18 – 23)

POLICING AND SECURITY

Q16: Do you ever feel unsafe in Great Holland?

- Yes 7% No 91% No response 2%

Q17: Which, if any, of the following concern you in Great Holland?

- | | |
|--------------|-------------|
| None of them | 121 (54.8%) |
| Drunkenness | 12 (5.4%) |
| Vandalism | 29 (13.1%) |
| Cold calling | 53 (24.0%) |
| Theft | 30 (13.6%) |
| Drug abuse | 2 (0.9%) |
| Mugging | 1 (0.5%) |
| Other things | 16 (7.2%)* |

*[Noise outside pub/walking at night/bonfires]

Q18: Do you think any of the following 8 items, in order of importance to you, would improve the well-being and security of the village?

- 1st more visible police patrols (overall average order of importance of (4.9)
- 2nd extension of Neighbourhood Watch schemes (6.3)

- 3rd improved street lighting (7.6)
- 4th no additional security measures required (7.7)
- 5th better consultation with police (7.8)
- 6th extension of mobile police station (7.9)
- 7th CCTV (8.4)
- 8th other types of security measures (8.8)

CARE AND MOBILITY

Q19: Does any member of your household have health/disability problems?

Yes 16% No 76% No response 9%

Q20: If 'yes' do they have any particular problems in gaining access to the relevant services?

Yes 4% No 24% No response 72%

Q21: Would any of your household like to see day-care facilities situated more locally?

Yes 10% No 53% No response 37%

OTHER PUBLIC SERVICES/UTILITIES

Q22: Are you happy with the services provided by TDC?

Yes 85% No 3% No response 12%

Q23: Are you happy with the provision and level of service provided by other public utility companies?

Yes 91% No 5% No response 4%

Section 4: Local Businesses and Shops
(Questions 24 – 28)

Q24: Should any of the following be encouraged to assist in providing more local employment opportunities?

- 1st Business in existing buildings (overall average order of importance 4.8)
- 2nd Small business development (5.2)
- 3rd Expansion of business park (5.4)
- 4th More office accommodation (5.7)
- 5th Other forms of local employment (5.9)

Q25/26: How many times a week on average do you use the village stores/Post Office?

Village Stores: An average of 2.3 visits per week
Post Office An average of 1.3 visits per week

Q27: Would you welcome an Internet Café with broadband in the village?

Yes 16% No 54% Don't Know 22% No Response 8%

Q28: What other local businesses do you use in Great Holland?

Apart from the pub and the fruit farm, 'local garden services' was the main one indicated.

Section 5: Sport, Social and Recreational Facilities
(Questions 29 – 38)

Q29: What do you think of the existing facilities for sport and recreation?

Good 3% reasonable 23% poor 29% no opinion 38% no response 7%

Q30: Would you like to see more opportunities for sport and recreation?

Yes 34% No 17% Don't Know 36% No Response 13%

Q31: Do you belong to any club or sports group that meets regularly in the Village Hall?

Yes 12% No 84% No Response 5%

Q32: Would you like to see an expansion of the facilities available in the Village Hall?

Yes 38% No 33% No Response 28%

Q33: Do you eat at either the pub or the fruit farm?

	regularly	occasionally	never	no response
pub	14%	30%	44%	12%
fruit farm	2%	26%	53%	19%

Q34: Do you ever attend social events at the local churches or the pub?

	regularly	occasionally	never	no response
	12%	39%	43%	6%

Q35: Do you ever attend Open Days at the Nature Reserve?

	regularly	occasionally	never	no response
	5%	23%	67%	5%

Q36: Would you like to see more social activities for all age groups?

Yes 45% No 8% Don't Know 37% No Response 10%

Q37: Would you like to have, for example, a May Day celebration in the 'village square'?

Yes 44% No 14% Don't Know 32% No Response 10%

Q38: Would you be interested in getting involved in the organisation of village community events such as an 'Open Gardens' day?

Yes 10% No 50% Don't Know 32% No Response 7%

Section 6: Planning and Development
(Questions 39 – 57)

NEW HOUSING DEVELOPMENT

Q39: Do you think Great Holland can accommodate new housing?

Yes 14% No 67% Don't Know 13% No Response 7%

Q40: Where do you feel new houses should or could be built?

Analysis of comments revealed this to be primarily on 'parcels of neglected land or plots', 'infill' and 'ribbon development'.

Q41: Would you like to see new houses built only of traditional material?

Agree 43% Disagree 8% No View 22% No Response 26%

Q42: New houses built in a style compatible with surrounding buildings?

Agree 52% Disagree 4% No View 18% No Response 26%

Q43: New houses built in a modern style?

Agree 8% Disagree 31% No View 29% No Response 32%

Q44: New houses built as larger houses on large plots?

Agree 25% Disagree 19% No View 29% No Response 27%

Q45: New houses built as smaller, low cost houses at higher densities?

Agree 13% Disagree 35% No View 23% No Response 29%

ALTERATIONS AND EXTENSIONS TO EXISTING PROPERTIES

Q46: Alterations and extensions should be of any style and materials at the owner's discretion?

Agree 14% Disagree 52% No View 22% No Response 12%

Q47: *A planning matter with guidance given?*

Agree 5% Disagree 61% No View 15% No Response 20%

Q48: *Compatible with the rural nature of the village and surrounding properties?*

Agree 72% Disagree 2% No View 13% No Response 13%

LANDSCAPE FEATURES

Q49: *Do you think it is vital for Great Holland to preserve the 'Local Green Gap'?*

Agree 88% Disagree 2% No View 5% No Response 5%

Q50: *And its various wildlife features and facilities?*

Agree 90% Disagree 0% No View 0% No Response 3%

Q51: *And its scenic views and outlook?*

Agree 90% Disagree 0% No View 5% No Response 5%

Q52: *Do you feel that agricultural land should be protected and not built on?*

Agree 82% Disagree 5% No View 9% No Response 5%

Q53: *Do you think the current planning regulations protect sufficiently the character of the area?*

Agree 44% Disagree 21% No View 25% No Response 10%

LIGHTING

Q54: *Do you think white street lighting should replace traditional yellow bulbs?*

Agree 69% Disagree 11% No View 16% No Response 4%

Q55: *Do you think street lights should be switched off overnight?*

Agree 35% Disagree 54% No View 9% No Response 2%

Q56: *Do you think there should be restrictions on the intrusion of private security lights?*

Agree 76% Disagree 9% No View 11% No Response 4%

Q57: *Do you think street lighting should be directed downwards to reduce light pollution?*

Agree 81% Disagree 2% No View 13% No Response 5%

Section 7: About you and your Household (Questions 58-60)

Q58: *Number of people in household?* 435

This is the number of people represented by the 56% of the village that responded to the Survey.

Q59: *How many of these are?*

Employed	106 (27%)	Unemployed	10 (3%)
Self-Employed	43 (11%)	Retired	190 (49%)
Not Stated	38 (10%)	[+ 48 Young People]	

Q60: *What ages are they?*

0-9	22 (5%)	50-59	69 (16%)
10-19	26 (6%)	60-69	90 (21%)
20-29	29 (7%)	70-79	72 (17%)
30-39	20 (5%)	Over 80	44 (10%)

40-49 40 (9%) not stated 23 (5%)

Section 8: Young People's Survey (Questions 1 – 14)
Twenty-four Young People's survey/questionnaires were completed and returned. The results are as follows.

Q1: *How old are you?*

Under 10 10 (41.7%) 10-14 8 (33.3%) 15-18 6 (25.0%)

Q2: *Are you in full-time education?*

Yes 20 No 3 No Response 1

Q3: *Do you have a job?*

Full-Time 1 Part-Time 3 None 19 No Response 1

Q4: *If you have a job, is it in the village?*

Yes 3 No 1 No Response 20

Q5: *Do most of your friends live in the village?*

Yes 1 No 22 No Response 1

Q6: *How do you get to school, work, visit the shops or see your friends?*

Bus	bike	walk	own car	parents'/friend's car	train
5	7	7	4	17	4
20.8%	29.2%	29.2%	16.7%	70.8%	16.7%

Q7: *Do the public transport times suit you?*

Yes 11 No 10 No Response 3

The main one here, for those that answered 'no', was 'more diverse routes'.

Q8: *Would it be useful to have a noticeboard advertising local activities and jobs?*

Yes 20 No 2 No Response 2

Q9: *Do you worry about your personal safety when you walk about the village?*

Yes 7 No 16 No Response 1

Q10: *Do you think there is enough for young people to do in Great Holland?*

Yes 3 No 20 No Response 1

Q11: *Would you like a Youth Club in the village?*

Yes 18 No 6

Q12: *Do you think a young people's newsletter would be a good idea?*

Yes 23 No 1

Q13: *Would you be interested in getting involved in such a publication?*

Yes 10 No 13 No Response 1

Q14: *Do you think Great Holland should have a playing field?*

Yes 21 No 3

9. Acknowledgements

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Ken Palmer"Setting the Record Straight"
Simon WallisHistory of Great Holland
Bob SeagoG.H.Pits Nature Reserve
Caxton Book ShopBook Token Raffle Prize
The Ship InnRaffle Prize
D. WelhamPhoto of Great Holland Nature Reserve

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10. Glossary

G.HGreat Holland	L.PAdopted Local Plan
P.PParish Plan	C.A.M.P.Conservation Area Management Plan
V.D.S.	.....Village Design Statement	R.A.	.....Residents Association
R.C.C.E.	.....Rural Community Council of Essex	Grassroots Grant	.....Managed by the Community Foundation. Funded by the Office of the Third Sector.
F.&W.T.C	.....Frinton & Walton Town Council	E.W.T	.....Essex Wildlife Trust
T.D.C.	.....Tendring District Council	S.S.S.I.	.....Site of Special Scientific Interest
E.C.C	.....Essex County Council		
L.D.F.Local Development Framework		Great Holland Website. www.greatholland.com

11. References

Map of the Parish of Great Holland

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G.H. CAMP 2009 G.H. Conservation Area Management Plan

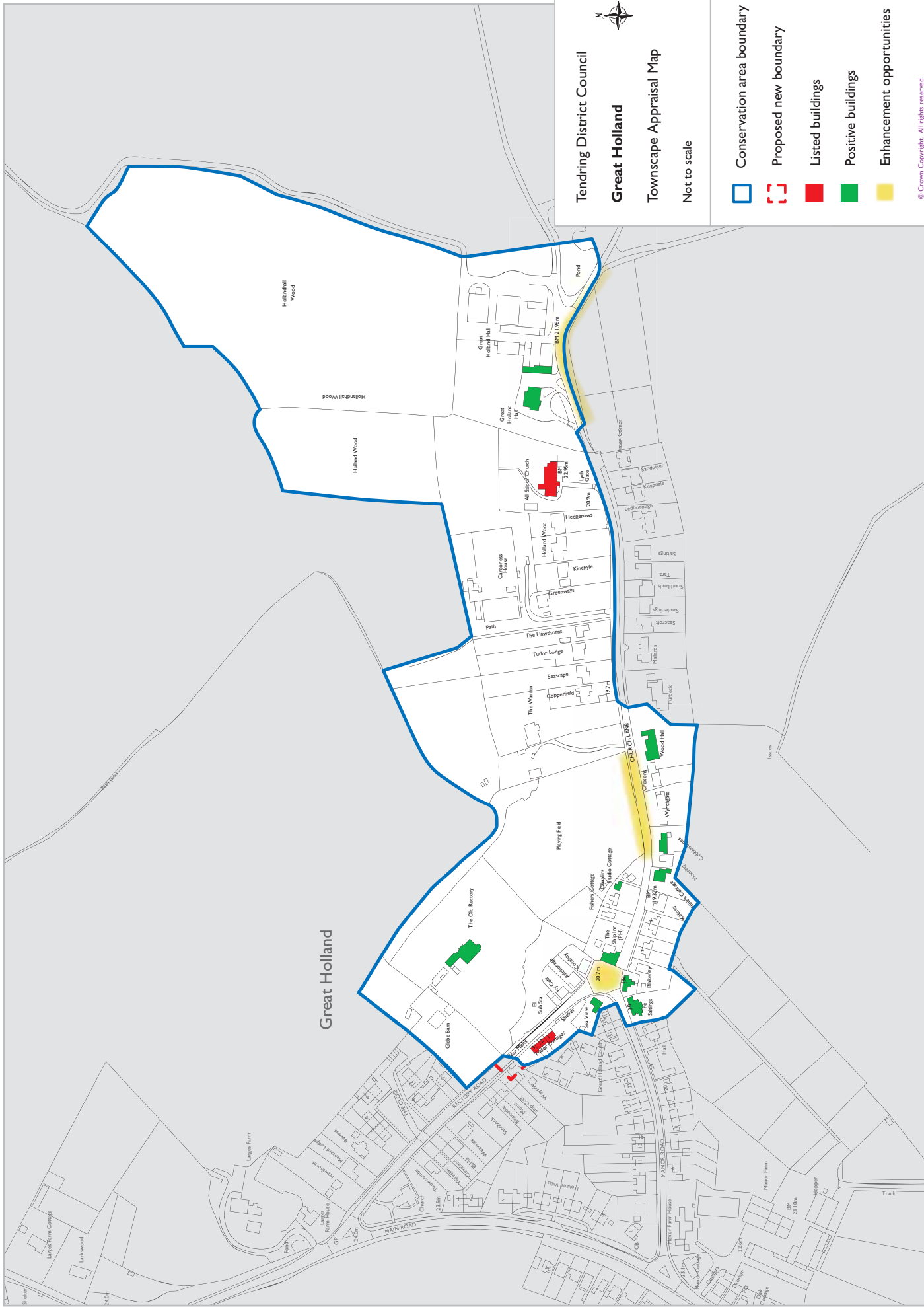
Local Plan

F. &W.T.C.

English Heritage

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Tending District Council
Great Holland
 Townscape Appraisal Map



Not to scale

- Conservation area boundary
- Proposed new boundary
- Listed buildings
- Positive buildings
- Enhancement opportunities

Tendring
District Council



Frinton and Walton
Town Council



Rural Community Council
of Essex



Grassroots Grants



www.greatholland.com