

**Great Oakley**

**( Acley Magna )**

# **Parish Plan**

**July 2004**



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Smith Stuart Reynolds

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And to all those parishioners who took the time to complete the questionnaires and attend the meetings giving us valuable feedback as to how they wanted the parish to develop.

Great Oakley Parish Council

## **Foreword**

In formulating this Plan Council have sought both to gather as much information as possible as to what may be happening in the Parish over the next ten years, and how best to counteract any adverse occurrences, and incorporate new ideas, and to pass this information on.

At present Great Oakley is classed as a 'Village with a Range of Services' under Tendring District Council's Policy RA4; (see app. 1); and Council would wish to retain that classification, and ideally strive for a 'Sustainable Village' qualification.

However, given the possible loss of the one remaining shop and the health practice within the next ten years this could place our classification in jeopardy and possibly reduce us to an 'Other Villages' category which could have far reaching consequences for the future of the Parish.

For this reason Council have put forward certain suggestions under Areas for Development, and it is to be hoped that if and when these are put forward as concrete proposals Parishioners will then consider them as benefits to the Parish as a whole for its future prosperity.

Great Oakley Parish Council

# Great Oakley Parish Council

## Parish Plan - 2004

### Introduction:

#### **1 Parish Setting:**

- 1.1 The village of Great Oakley is situated along the B1414, 5 miles to the South West of Harwich and over 9 miles North of Clacton-on-Sea. It lies on higher ground between the coast, 1 mile to the South East, and a small attractive valley immediately to the North and North West of the village. Land to the South East slopes gently to Hamford Water, a large amphitheatre of saltings. The Parish of Great Oakley also includes Stones Green some 2 miles to the North West of the centre of Great Oakley. This is situated on slightly lower ground and is surrounded by open farming country. (see map app.2)
- 1.2 The land to the South East lies within the Hamford Water Special Landscape Area and as such that land between the B1414 and Hamford Water is protected against development by the Coastal Protection Policy; (TCR 17). The countryside to the North lies within the Stour Estuary Special Landscape Area: (TCR10). The boundary of which has been extended westward along the valley particularly to reflect the attractive combination of topographical relief, water features and vegetation that are a feature of this area.
- 1.3 Farmland surrounding Great Oakley and Stones Green is generally in extensive arable use. Much of this farmland is classified as being of high agricultural quality, mostly grade 2; (TCR 5).
- 1.4 Within the Great Oakley area there are three protected lanes covered by Policy TCR 14. These comprise sections of Pesthouse Lane, Red Barn Lane and The Soils / Rectory Road. Tendring District Council area policy is to seek to preserve the traditional character of historic lanes, particularly banks, ditches and verges from unsympathetic development and associated traffic.

#### **1 Parish Environment:**

- 2.1 Great Oakley is a medium sized village with some 330 dwellings, with a further some 70 dwellings in Stones Green, and a total population of approximately 800. A number of these dwellings are of recent addition; both in the centre of the village and on land fronting Holt Farm and to the east in Partridge Close. The village of Great Oakley itself is traditionally comprised of three distinct areas; the northern approach to the village centred on Sparrows Corner, the southern approach centred on Red Barn Lane - and the village core itself.

- 2.2 The northern approach comprises mainly interwar semi detached and post war detached housing with a ribbon of recent bungalows; (as noted above in Partridge Close); now linking this part of the village to the centre. The southern approach is dominated by mostly post war bungalow development, with again, as noted above, new building on land fronting Holt Farm.
- 2.3 The village centre, focussing on the two plains, is of considerable environmental importance. Mostly 17<sup>th</sup> and 19<sup>th</sup> century cottages fronting the High Street, complemented by a range of attractive buildings of various historical periods surrounding the two plains. This was recognised and protected by the designation of a conservation area by Essex County Council in November 1973 and amended in June 1982; (TC1 - TC8). Recent development in this area, particularly in Back Lane and Queen Street have, it is felt, somewhat detracted from that designation. Similarly the development on the site of the old Bus Garage, whilst removing an eyesore, is not exactly in keeping with the rest of the area. An independent survey carried out by Smith Stuart Reynolds for Tendring District Council was carried out in 2001, in which a number of recommendations were made; ( see app. 3 ); which are still under consideration.
- 2.4 Stones Green has always been part of Great Oakley, workers at Blunts and Skighaugh; ( see 2.6); made their homes there. During the 16c a large mansion was erected and called Stones Hall; ( of which nothing now remains); from which the Hamlet took its name
- 2.5 Stones Green is mainly situated around the junctions of Stones Green Road / Clacton Road, and Colchester Road / Clacton Road. With a number of new buildings both on the site of the old Mission Hut in Stones Green Road, and between The Swan and Block Farm on the Clacton Road.
- 2.6 Within the Parish are 25 buildings listed as being of special architectural or historical interest; (see appendix 4); including 10 within the conservation area. Notable buildings include the Grade 1 listed Medieval Parish Church of All Saints, just to the West of the village. A Church has stood on this site since Saxon times, with the present building having parts dating from the 1300's. Also of note Great Oakley Hall, mentioned in the Domesday Book of 1085 as being one of three manors in Great Oakley; ( the others being Blunts, situated between Great Oakley and Stones Green, of which nothing now remains, and Skighaugh). The Old Rectory, Great Oakley was granted its first Rectory in 1437, the existing one was built in 1836. Great Oakley Lodge, originally built as a hunting lodge in the grounds of Great Oakley Hall, the existing property dates from the 16c. Houbridge Hall is situated approximately halfway between Great Oakley & Stones Green, a house has stood on this site since the 14c, parts of the present building date from the 16c. Brooklands, in Stones Green Road, was originally named 'The Oaks' and incorporates part of the park land of Blunts mediaeval manor. Tendring District Council policies are to continue to safe guard listed buildings

and the special character and appearance of the Conservation Area, though of late this council have expressed concerns regarding certain developments, as noted above together with the development around, and alterations to, Maltings Farm, itself a listed building.

- 2.7 There were a number of groups of trees in and around the village that were under Tree Protection Orders; (see appendix 5); again of late these are gradually disappearing, including those in The Avenue and the High Street. Though to offset this local farmers have planted some 12000 trees over the past years. Within the Parish there are Killgrove Wood to the West of Stones Green and Broadmeadow Wood to the South, both recognised in the English Nature Inventory of Ancient Woodland. There is also Stonewall Wood to the South West and Dengewall Wood to the North.

### **3 Services & Facilities:**

- 3.1 For its size Great Oakley once had a reasonable range of facilities but in common with many such villages these have disappeared at an increasing rate over the past few years. It now comprises one small shop, one public house and the Post Office held in the Village Hall for two days per week, with no facilities at all in Stones Green.
- 3.2 **All Saints Church** is situated just to the West of the village. The Mission Hall in Stones Green, after being closed for many years, has now been demolished for new development, and recently the Methodist Chapel, which has stood for some 160 years in the centre of the village has been closed and an application entered for it to be demolished for re-development.
- 3.3 **The Village Hall** is situated slightly to the North East of the centre of the village. This is used regularly by the 'Oakstones', WEA, Mother & Toddler Group, Dog Club, and, as previously noted, the Post Office on Mondays and Thursdays. There will also be a new Pre-School Group opening here on 7<sup>th</sup> July 2004 after passing it's OFSTED inspection with flying colours, this was made possible by a refurbishment programme jointly organised by the Pre-School Group and the Parish Council, assisted by grants from Tendring District Council and the Local Network Fund. It is also used as changing rooms by the local football team and is regularly hired as a practice venue for various groups as well as for parties and functions.
- 3.4 **All Saints C of E Primary School**, which was founded in 1837, is thriving with some 105 pupils, and has recently some additional building to extend it's facilities.
- 3.5 **Medical Facilities**, There is both a full time surgery situated near the centre of the village, and a part time surgery situated to the North East boundary past Sparrows Corner.

- 3.6 **Play Areas**, There are also two Recreation Fields, one at School Corner leased from Essex County Council, with a Football Field and Play Area, the other at Sparrows Corner, leased from Tendring District Council, with a Five-a-Side pitch. Council would like to develop both these further but are deterred both by initial cost of equipment, and increasing high cost of inspection, maintenance and insurance.
- 3.7 **Main drainage** is generally available in the village and also, since 1997, in Stones Green. As yet there is no gas supply to the parish though there has recently been a survey canvassing parishioners opinion as to whether this is required.
- 3.8 **Transport**, for a Parish of this size Great Oakley has an excellent bus service. Years ago the services to / from Colchester and Clacton were erratic. Today the parish enjoys a regular interval service to / from both places making it the best public transport system of all time; ( see app 6). The return of the Clacton service under the Village Link banner is well used and has opened up other journey possibilities. This has helped in enabling people to move around and meet work commitments, though Council would like to see some improvement to the service for Stones Green. The continuing improvement of the service is due in no small part to the efforts of Mr D Brown, the Parish Council's Transport Representative, and as he so rightly points out, and which Council endorses - 'use it or lose it!'  
There is also a Dial-a-Ride service available, and Harwich Connexions provide a community bus service.
- 3.9 **Street Lighting**, Council currently pay for the use and maintenance of 25 streetlights within the Parish; (see app 7); at a cost of £875 per annum. They do not pay for nor maintain those installed in the new part of Partridge Close, nor were they advised or consulted as to their number and placement, which they feel, are not in keeping to a village environment and increase the light pollution.
- 3.10 **Street Cleaning**, the new 6 year street sweeping schedule which Tendring District Council has entered into with Onyk UK Ltd. is a shown in app. 8, and Council do monitor its effectiveness. Council would also ask parishioners who note that an area has not been swept to contact their relevant Parish Councillor; (see app 7).
- 3.11 **Allotments**, there are 14 usable allotment plots situated at School Corner, Beaumont Road on Glebe land, and managed by Strutt & Parker on behalf of Chelmsford Diocesan Glebe Management. Another area of allotments situated behind Swan Yard was lost due to change of ownership of the land.
- 3.12 **Police**, there is a designated local policeman for the Parish, Pc Darren Deeks, who may be contacted at Harwich Police Station. There is also the recent development of a Mobile Police Station, which visits the village on the first and third



Friday of every month and parks by the War Memorial in the centre of the village.

3.13 **Businesses**, apart from agriculture other businesses in the Parish include Exchem, which currently occupies some 300 acres, plus a further 850 acres of managed farmland spread between Great Oakley and Beaumont. This was established in the 1890's as the High Explosive Co. Ltd and was then purchased by a French company in 1905 that continued to manufacture explosive and chemical products. It became Exchem Plc in the mid 70's, and the manufacture of explosives ceased in 1986. Chemical products continued to be produced from 1987, consisting of diesel fuel additives and ingredients for medicines. They currently employ 63 persons of whom some 45 come from the Harwich Peninsular, with some from Great Oakley itself. There is also W. Deex & Sons Haulage Co. situated in Farm Road, this has been in existence for some 50 years and currently runs 6 vehicles and employs 7 persons of whom 5 are local. A taxi firm has recently been started based in the centre of the village that mainly caters to the long distance night trade to airports etc. Livery Stables have also now opened in the outbuildings of Great Oakley Hall.

#### **4 Recent Development:**

- 4.1 **The road frontage of the Holt Farm** has been developed against the wishes of the Parish Council and majority of Parishioners, especially with the grubbing up of ancient hedge fronting the field.
- 4.1 **The site of the Charter Coaches Bus Garage** and adjoining cottages has been developed in line with Parish Council's recommendations of July 1988, with the exception that the cottages were not rebuilt to a similar size and character as per the covenant placed on them, and which would have supplied some affordable housing. Instead the replacements are of a much taller scale, having three floors instead of two and larger.
- 4.2 **The land between Queen Street & Back Lane** has been developed, again regrettable not with cheaper first time homes for younger persons as was suggested in Council's 1988 letter. These large houses, overlooking existing properties have caused a fair amount of dissension
- 4.3 **Development at 'Maltings Farm' and 'Broadhempsted'** off Farm Road has also been, against Council's objections, of the larger variety increasing the traffic problems in this small single lane road.
- 4.5 **Partridge Close** has been further developed and, whilst Council welcomed this type of development, as noted earlier, they wished they had been consulted as to the number of streetlights placed there which are felt to be inappropriate for a village setting. Council were also offered, and accepted free of charge, the two areas of greensward fronting Partridge Close, together with monies to purchase a lawn mower, which is now used by volunteers on the greensward.

4.4 There has been a number of recent building in Stones Green as noted earlier, particularly on the site of the old Mission Hut, and at various sites throughout the hamlet.

## 5 Conclusions:

- 5.1 Post Office: The recent loss of a village store and full time Post Office was a blow to the Parish and the Parish Councils efforts in advertising for anyone willing to run a Post Office from their home, actively seeking other venues such as the local pub, 'porta-cabin' even the possibility of incorporating it within the proposed New Village Hall, were unsuccessful. A limited service was therefore arranged in the existing Village Hall, as had the facility been closed altogether it would have been virtually impossible to re-open at a later date; (see app. 9). Unfortunately even in the short period it was closed meant the loss of some business that has not returned. Council would still like to have a full time Post Office in the Parish and are continually investigating possibilities.
- 5.2 Shops: Whilst the remaining 'Mini Store' is too small to cater to all persons needs it does perform a vital service; (see app. 9); not the least being the provision of newspaper deliveries. Whilst Council have been able to determine from the owners that it will remain open as long as Mrs Wadington remains, it's future thereafter is less certain. Council are making enquiries as to how it's future may be guaranteed, but one of the main draw backs to it's future is the increasing problem of parking within the village centre.
- 5.3 New Shop: Council support in principle the proposed Farm Shop to be situated at the entrance to Great Oakley Lodge; (see app. 10). They realise that this is outside the present village envelope, and also on land designated as the Stour Estuary Special Landscape Area, and as such will be dependant on a change to Tendring District Council's Local Plan. However it is felt that as long as the shop, and any development of affordable housing that may be required to fund it, is of the least visual impact possible, then some compromise should be found in order to maintain a sustainable parish. As can be seen from the questionnaire the proposals would include many of the services requested in Council's original questionnaire response; (app. 9); and would also offer some off road parking which might alleviate some of the overnight parking problems.
- 5.4 Public House: There is now only one Public House in the Parish, 'The Maybush' in Farm Road, Council feel that every effort should be made to retain this, as did nearly 73% of the respondents to a recent questionnaire. This was one of the reasons behind Council's approval of a recent application by the owners to build a house to the rear of the pub. This would then enable the pub to be used for Bed and Breakfast accommodation and to increase the eating facilities.

- 5.5 New Village Hall: As stated in 3.3 plans for a new village hall have been put on hold given the escalating costs and the possibilities of obtaining grant-funding becoming harder. Allied to this is the information gathered from similar nearby projects regarding their cost effectiveness, and the many problems they are experiencing in keeping them open. Unfortunately the reasons for such a hall still exist, improved parking, both for the hall and to relieve congestion at the school opening and closing times, with the outflow of young pupils onto a busy road being of a major concern. There is also the need for changing rooms for the local football team, and to meet ever increasing legislation regarding village halls. For this reason Council is still looking at other possibilities such as shared facilities with the Primary Care Trust, though there are concerns that this would mean increased building and a loss of control as to the function of the Village Hall.
- 5.6 Existing Village Hall: As noted in 3.3, despite a certain lack of facilities the hall is fairly well used. Recent refurbishment has assisted in this and has included the resurfacing of the car park, new windows and curtains, new kitchen cabinets and interior decoration. Further work planned is the replacement of the remaining windows and the front door plus installation of a disabled toilet and upgrading and decoration of existing toilets. Council have also recently commissioned an audit report by 'Access all Areas' to identify what alterations are required to meet the new legislation on building accessibility for people with disabilities coming into force in October 2004. This recommended some twenty one alterations, including a disabled toilet, which Council will prioritise over the coming months.
- 5.7 Provision for the Young: The Village Hall currently holds a Playgroup and a Mother & Toddler Group, and, as noted above, the Pre School Group will open in July. It used also to hold a Friday Night Club for older children which unfortunately had to close due to lack of volunteer organisers. Council are keen to see more use of the village hall in this way and would actively support anyone who wished to run such activities.
- 5.8 Provision for the Elderly: Nationally the average age of the population is increasing; ( Tendring with a population of 138,539 has a higher proportion of elderly people than the UK average, 32.5% are aged 60 or over); it is therefore fairly safe to assume that provision for the elderly will be an increasing issue. The 'Oakstones' are one group attending the Village Hall, but Council should be addressing the problem of what other provisions may need to be made. One initiative recently begun by Council is making each Parish Councillor responsible for an area of the Parish and ensuring the people in that area are aware; (see app 18); also visiting those elderly persons living in their area, particularly those living alone. Safety Candles were also distributed to these people because of the forecast possibilities of power cuts this winter. Council should also be addressing the problem of what other provisions may need to be made.

- 5.9 Village School: This attracts up to 40% of its pupils from outside Great Oakley ensuring that it is up to its 105 pupil capacity. Inadequacies in its buildings are being addressed through a new building programme of a new classroom and an extension to the main hall. The new classroom will mean more space for younger children to develop skills such as learning through role-play and activities, which involve large apparatus. The extension to the main hall will give more space for indoor Physical Exercise as well as providing better facilities for the school's many concerts. The opening of the Pre-School Group as noted above, which it is hoped will move to the grounds of the School in the future, should also assist in the continuing success of the school.
- 5.10 Healthcare Provision:** As previously stated there are two surgeries within the parish, one situated in the centre of Great Oakley with two Doctors and a Sister, and one to the north east past Sparrows Corner with one Doctor. Whilst these give very good cover at present the current working hours for General Practitioners may not continue to be acceptable indefinitely, so that the present level of 2700 patient / doctor ratio may change. There is also the possibility, due to retirement and difficulties in recruiting a replacement General Practitioner that the Parish may lose its Health care provision. Therefore Council are still considering the provision of a Medical / Community Centre as mentioned in 5.5
- 5.11 Roads: Though this Council has had some success in its negotiations with the Police and County Council in reducing speeding through the Village it is still a problem. Stones Green has similar problems even though a thirty-mile an hour limit was introduced, and recently a weight limit has also been placed on the Clacton / Wix Road following a concerted effort by Stones Green Residents Association & the Parish Council's over a number of years. This Council, together with Harwich Town Council and the other Parish Councils along the B1414, have lobbied for the past 10 years or so for a linkage between the A120 and A133 to relieve the heavy lorry traffic on the B1414, with little success at present. District Councillor Lines is actively seeking to assist in this matter, and Council have requested the new Variable Message Signs to be sited for periods both in Great Oakley and Stones Green to reinforce the slow down message.
- 5.12 Parking - This is restricted within the Village, with the two Plains, centrepieces of the Village being choked with cars, as are the narrow roads leading of the Village centre, and parts of the High Street itself. This often leads to cars being parked on grass verges, which quickly become unsightly mud in the wet weather, and become increasingly difficult, and expensive, for the Parish Council to maintain. At Parish Council's request, County Council have taken some measures to reduce this last, but it only succeeds in moving the problem to another area. Whilst it is a planning requirement to make

parking provision for two cars at new buildings, it is not uncommon; (as this Council has pointed out in its objections to certain planning proposals); to see a much higher car ownership per household

than this. This is particularly true given the size of many such new buildings, as also when children in the existing dwellings become old enough to drive. This has also caused a severe loss of early morning trade at the 'Mini Store' in the High Street and Council are seeking renewed meetings with County Council Highways & Transportation Dept, the Police and Tendring District Council in an attempt to have something done. (see app 11).

- 5.13 Bus Service: As noted in 3:8 is now better than ever before, there are concerns regarding a link through Stones Green that is being currently investigated. Also being considered is some means of providing a later bus service from Harwich to enable people to stay on in town to the end of certain events. This may need to take the form of a circular service taking in the Oakley's, Wix and Ramsey, which may be possible with alternative funding.
- 5.14 Street Lighting - There have been a few requests for additional street lighting which Council have considered, they feel however that this is a village setting, not a town, and expressed concerns about the increasing light pollution. This, together with the increasing cost of installation has deterred Council from adding further lights. The last street light installed was a bracket light fitted to an existing telegraph pole at the entrance to Partridge Close in 1994, this cost at the time £350.28, since then the policy has changed and lights are no longer fitted to telegraph poles, which has increased the installation costs to around a £1000.
- 5.15 Street Sweeping: In the past this Council did purchase their own street sweeping barrow, which for some time was used to great effect supplementing District Councils efforts, however this gradually fell into disuse as no one came forward to do the job. Another scheme proposed at an annual meeting was that volunteers should be responsible collecting rubbish from certain areas; again volunteers were called for without response. Council have, when a complaint is received, requested additional rubbish / dog bins, not always with success. In response to recent request for an additional dog bin we have been informed that District Council are not expanding the dog bin scheme at the present time! They also suggest Council may wish to purchase their own, these would cost around £150 each to purchase and install, plus a further £22 per annum for a weekly emptying, which has now to be discussed by Council.
- 5.16 Protected Lanes - Whilst as noted in 1.4 it is District Council's policy to seek to preserve the traditional character of historic lanes, this Council can recall little, if anything being done to follow this policy, it would simply appear to mean - do nothing! Even an offer by a local farmer to

accomplish some sympathetic clearance of the undergrowth and trim back overhanging trees was refused. Council have recently received an increased number of complaints regarding these lanes, in particular, Farm Road and Pesthouse Lane where both walkers and riders have to step blindly into overgrown verges when traffic approaches. Recent investigation has shown that, in parts, the width of these lanes has been reduced by some two feet by the overgrowth over the years! Council are therefore seeking that they be returned to their original width and asking that the management policy be pro-active in maintaining them, rather than re-active.

5.17 Trees / Hedgerows - As noted in 2.7 a number of the trees as listed in appendix 2 are now no longer standing. Whilst Council recognises that the loss of many of these was due to natural causes, and, whilst severe reduction of some can cause unsightliness in the short term, they can re-generate, more needs to be done to protect & restore trees. Council has nominated a Tree Warden and they are drawing up plans to enumerate important trees within the Parish, and where necessary apply for Tree Preservation Orders. They also plan to investigate those sites suggested in the questionnaire response for tree planting as to their suitability, unfortunately, in a number of cases, County Council do place restrictions as to the size etc. because of traffic sight lines. They will also be seeking advice on the best species for planting as well as looking to what grants are available for projects such as these from Tendring District Council and the Tree Council. One suggestion which Council is keen to follow up is the possibility of working in conjunction with the local school in setting up a tree nursery, and from that develop a rolling programme. Similarly, whilst many hedgerows remain, it is very hard for Council, given current legislation, to protect them, as witness the hedgerow fronting Holt Farm. This, despite a very public outcry and petition was grubbed out as it did not have the required number of species per length, nor was it old enough! Given the situation as outlined in 9.4, larger agribusinesses would also seek to make larger fields to reduce costs at the expense of hedgerows. It is also true to say that the lack of expertise and the cost factor prevents hedgerows being maintained in the traditional fashion. Council will however continue to resist the gratuitous removal of any trees / hedges.

5.18 Bus Shelters / Benches: Council negotiated for some months in an attempt to build a Bus Shelter opposite the War Memorial. The conclusion of these negotiations were that Council might build a shelter but, should at any time in the future the Methodist chapel be sold then the shelter must be demolished and the land returned to its original state! Council did not feel this was acceptable and declined. With hindsight this would seem to have been a correct decision, as it is understood that the Chapel is now being sold! Council have now been in negotiations for the past twelve months to install a bench seat on the War Memorial Site, this again was in response to parishioners pleas, as being opposite the bus stop would give

somewhere to sit. They have obtained permission from the various Statutory Undertakers but, unfortunately, County Council are insisting that our insurers guarantee them against 'all risks', possibly because of the increasing legislation culture. Our insurance company cannot do this, so as matters stand at present we are awaiting outcome of talks between County Council and our insurers as to whether a satisfactory compromise can be reached. The provision of the Farm Shop noted in 5.3 would also offer the possibility of a bus shelter on its site.

5.19 Policing - In the past, Great Oakley, along with other parishes, enjoyed a local policeman who regularly patrolled the Parish getting to know its people and problems. This is no longer the case, although we do have a designated policeman, current practice is now more centred on Team based work. The Police except the fact that a visible presence remains invaluable, but say they have a difficult balancing act with the need to focus on higher crime areas, which often means less police presence in the rural areas. This despite the fact that Essex Force now has its highest ever staffing level of over 3000 uniformed and 16000 support staff; (one could argue that it would be better if those figures were reversed!).

To help combat this lack of police presence it has been suggested that parishes pay for their own Police Community Support Officers, either individually or in conjunction with other parishes. The cost of such an officer, with the Police Authority Partnership meeting 50% of the cost for the first three years, would be:

£14866 for the first year; (including start up costs)

£14522 for the second year

£14958 for the third year

Then £29916 + per annum thereafter

This money would of course have to come from the Parish Precept.

Council have considered the idea and have come to the same conclusion as other Parishes have who have tried the scheme, that:

- a) It would be far too expensive for a Parish the size of ours
- b) Even, as has been suggested, in partnership with four other parishes, there would be very little return for the money, with one support officer having to cover five parishes, plus time off, leave etc, and possibly supplying cover to other areas whose support officer is on leave.

5.20 Agriculture - Whilst agriculture no longer employs the large number of people it once did within the Parish, as noted in the Introduction, it surrounds the area, and dominates the landscape. Family owned businesses maintain landscape in the main, some of who have lived in the same locality for generations. The present Economic crisis within agriculture where product prices are less than the cost of production, is forcing farmers to seek other ways of earning a living. Long-term reforms of the Common Agricultural Policy together

with the proposed enlargement of the E.U to include Eastern European States will inevitably lead to a decline in the support of agriculture. There are a number of ways in which farmers may supplement their income, some of which may also help the local economy, tourism or employment;

- a) Letting out redundant buildings
- b) Diversifying into non farming activities
- c) Taking products through to the consumer;(cutting out the middle men)
- d) Growing new crops
- e) Releasing land for building

Some of the above carry planning implications, but it is important to consider the alternative:

Should this Council work together with local landowners and promote, planned, sensitive, slow building, so that the remaining agricultural land can continue to be managed in a time honoured way, and the landscape preserved as much as possible? Or:

The average age of farmers is now 58, and, without the prospect of earning a reasonable living, family farms will not be passed on to the next generation. The likely scenario then is that the farmhouses are sold to those who have made their money elsewhere, the land is either sold to larger and larger agribusinesses who care little for the community or the landscape. Or it is parcelled out to various developers, which would see the rapid increase in building over which Council would have little control, and would lead to all the fears that Council have expressed previously.

5.21 Sports Facilities - The recently formed Great Oakley Football Club has been both active and successful in bringing together young people both from the village and outside, though lately, partly due to this success, and the need for more experienced players, it has been harder to pick local people, and it has, temporarily, had to close for the winter. Though the pitch is still used by the 'Devon Football Club' and it is hoped this will continue, and that the 'Great Oakley Football Club' will re-open. The club has urgent need for changing facilities adjacent to the football pitch in order to meet Football League requirements, as it is only a concession that they are allowed to continue in using the Village Hall as a changing room, should both clubs cease playing then they will lose that concession. The provision of such facilities would enable the club to flourish, and encourage the formation of a junior side. The school also makes use of the Recreation Field during the summer months for Rounders. Angling may also be enjoyed at three reservoirs on Great Oakley Lodge Farm and as mentioned earlier livery stables have been opened at Great Oakley Hall.

5.22 Entertainment : The provision of entertainment has to be balanced with the maintenance of the Village environment. Some previous ventures were very intrusive to the peace and quite of the Village. A case in point was the Banger Racing at Moss's Farm in 1977, and Council are currently receiving a number of complaints form both Great Oakley and Stones Green regarding



the use of motorbikes and quad bikes on footpaths and farm land. This problem is not exclusive to this Parish and central government are now debating new legislation to ban motorised vehicles on footpaths etc. The extended use of fireworks was another case in point and Council have written backing proposed new legislation on the sale and use of fireworks. Young people particularly seek entertainment, and whilst it may not be possible to cater for their needs within the village; ( though Council have investigated certain schemes); the provision, as noted earlier of good public transport will allow them to find entertainment elsewhere. A number of other suggestions were received in response to Council's questionnaire; most outside Council's remit however, should any person wish to start up and run one of these schemes Council would be more than willing to listen and consider what assistance they might offer. One suggestion for the New Farm Shop is to have a 'Broadband' connexion for public access

- 5.23 Tourism - Has the potential to increase the revenue of the local economy - the reduction in working hours means that there is more time for leisure, giving new opportunities for leisure pursuit provision. Council could look at the possibilities of promoting some of the listed buildings (with the permission of the owners) or the history of All Saints Church? It might also be advantageous to promote Footpath walks in the Coastal Protection Area and Stour Estuary Special Landscape Area.
- 5.24 Population - Large and sudden increases to the Village population are not desirable since they reduce the chances of integration between the new and existing population. As noted in 2.1 traditionally the Village has been split onto three areas, with Stones Green as a separate entity, which sometime causes a certain amount of enmity. Integration is important to the Village identity - and Council should do all it can to encourage this - the alternative is to become just another commuter dormitory - which some fear is already happening. It is interesting to note that even with the new building that has taken place there are now some 300/400 persons less in the Parish than in 1848 when the population was 1145!
- 5.25 Employment -There are at present in excess of 120 full time jobs within the Parish, with other seasonal work available. Providing work within the Parish should be encouraged, as it both adds to the life of the village, it can be environmentally friendly in cutting down on commuter road use and, could be another argument for low cost housing. (Note: In May 2002 Tendring District had a 3.9% unemployment rate compared to 3.1% for Essex)

## **6 Housing:**

- 6.1 As suggested in Council's 1988 letter, and re-iterated since, Council feel, in common with the 17.53% questionnaire response, that the Parish needs affordable housing for first time buyers in order to maintain a sustainable Parish. This is especially true for those younger persons in the Parish who wish to remain there but leave the parental home. In line with this, some

years ago the Parish Council attempted to buy the row of cottages in The Street, adjoining the 'Mini Store'. Unfortunately these were sold to the highest bidder, renovated, and sold privately.

- 6.2 The general feeling is that most recent developments have been of the larger, more expensive houses, unlikely to be within the financial reach of local first time buyers. Further, that these developments have encroached on the existing centre of the village, disregarding the context of listed buildings, by building in close proximity with unsympathetic designs.
- 6.3 The requirement for affordable homes, particularly for younger first time buyers, still exists. Council realise that this conflicts with the commercial aims of developers and landowners wishing to maximise the return from the scarce resource of available development land.
- 6.4 Council further realise that, given Central Governments targets for building in the area, they may need to temper their view with the realisation that, with the possible loss of shopping facilities and health care, first time buyers may not be attracted to the area.
- 6.5 In looking forward ten years to the possible housing needs, a gentle growth in the number of houses each year is far more desirable than having nothing for a number of years, followed by an explosion of growth; (see 15 Questionnaire Response App 9 ). This is why Council agree in principle to some new development, which may enable new facilities to be introduced.
- 6.6 Taking the view that spaces within the village will eventually have to be developed, it is important that Council try to anticipate and influence events, rather than re-act, to ensure a positive effect to the village.
- 6.7 From the replies received to the questionnaire, and questions asked at the public meeting, planning / housing would appear to be of the greatest concern to parishioners. The concerns expressed were broadly in line with Councils own feelings on the subject.

## **7 Areas for Non-Development:**

- 7.1 This Council are against any development to the South East in line with the Coastal Protection Policy. It was noted that in a recent draft proposal it was suggested that some development could be allowed off Farm Road, leading to Pest House Lane, itself a protected lane, which Council would object to. As noted above in (4) existing development is already causing problems.
- 7.2 Council are also, in general, against any large scale development to the North within the Stour Estuary Special Landscape Area. However, as noted in 5.3 / 6 and 8, some

compromise may well be needed if this is what is required to attract new facilities.

- 7.3 Council would also be against any development along the B1414, both leading to Clacton, or to Harwich, or along the Wix road, any of which could lead to 'creeping urbanisation'.
- 7.4 Council would also be opposed to any large scale development in the Stones Green area.

#### **8 Areas for Development:**

It must be remembered that central government have laid down a target of 160,000 new homes for Essex over the next decade. The following sites have been suggested as possible compromises. (see app 9)

- 8.1 The site of the Playing Field at Sparrows Corner has not been developed, possibly through lack of adequate access, though as noted in the introduction this is valuable green space for the recreation of local residents and Council feel it is crucial it be maintained as such.
- 8.3 Land behind the Village Hall and houses built on old Mill Site, and to the rear of Maltings Farm which is in the centre of the village, has not yet been developed, though as already noted access would only aggravate an existing problem.
- 8.4 Possible further development from 'Pyghtle Lodge' to opposite 'Bessbrook'. (this would increase the chances of extending the 30mph limit to the village boundary)
- 8.5 Possible further development out along Stones Green Road from Great Oakley
- 8.6 From 'White Post' to corner of Pest House Lane.
- 8.7 Possible further development from 'Willow Cottage' to 'Park Pale Farm.' As noted in 5.3 this is one area which Council agree in principle on in order to facilitate the building of a new shop. However Council would need to be assured of the minimum visual impact and for it to be affordable housing as also to obtain the consensus of parishioners being that it lies within the Stour Estuary Special Landscape Area.
- 8.8 Possible development of the field adjacent to the school. Given the possibility of a Community Centre, and the fact that part is already used as allotments, Council are again, in principle supportive of some sympathetic, affordable housing development.

It must be realised that nearly all these areas lie outside the building envelope and would need special intervention to go ahead, with changes to Tendring District Councils Local Plan. But, as already noted, if a 'Village with a Range of Services' within the parish; (see App. 1 & 12 ); is to be maintained it would be better that Council, parishioners and sympathetic landowners have some say in what is being built than to have it imposed.



# Appendices

## Appendix 1

### **Tendring District Council Replacement Local Plan:**

#### **Policy RA4;**

New housing development in villages will take the form of infilling (1-3 houses) within the Settlement Development Boundaries. It is accepted that small groups of up to 5 dwellings within the villages that have a range of facilities may be appropriate. Proposals for 6 or more dwellings in villages will only be allowed in Sustainable Villages.

The policy defines the facilities for categorising a village as:

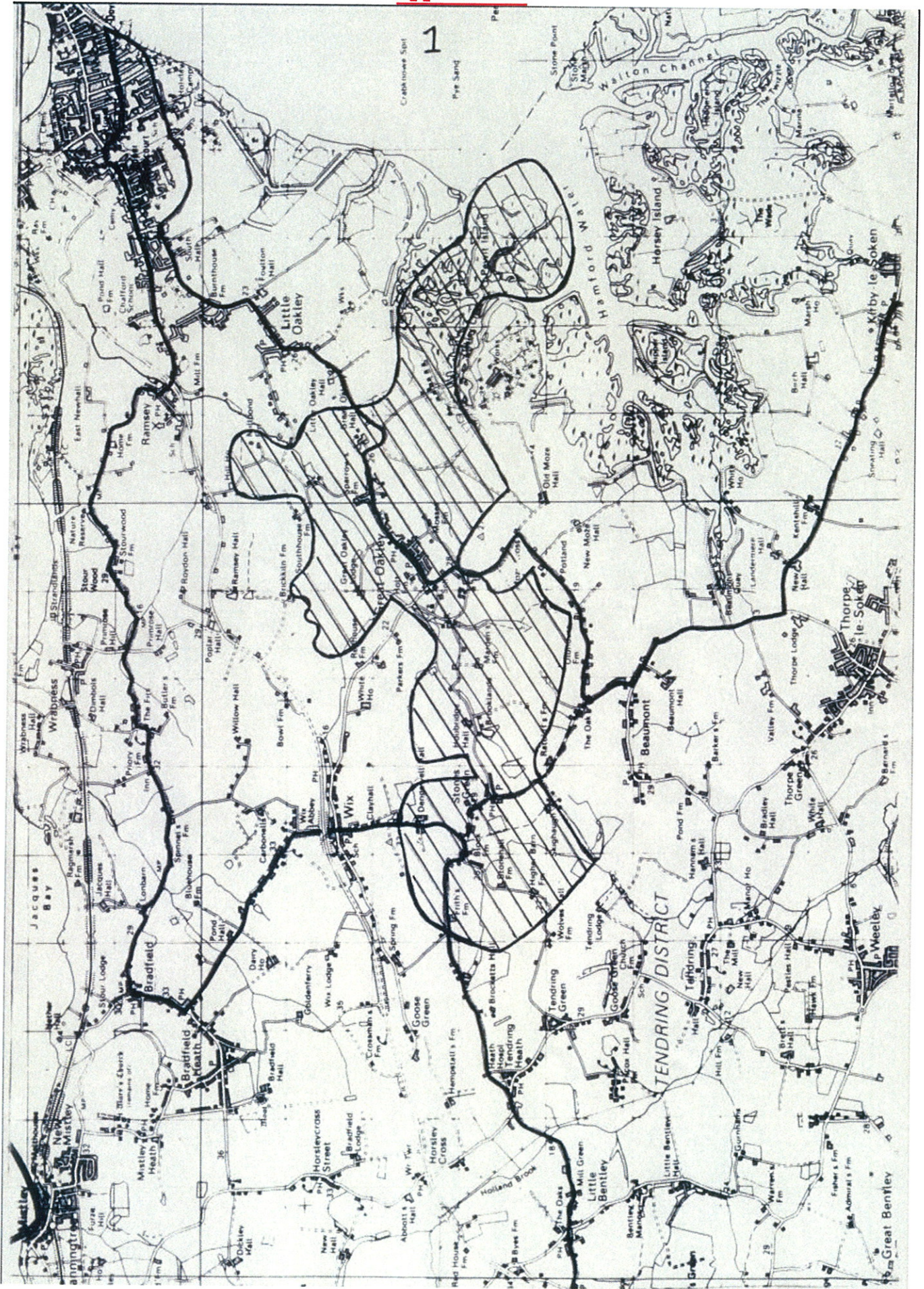
- A primary school
- Good journey to work public/community transport to a town
- Convenience goods shop
- Community leisure and social facilities
- A variety of employment opportunities

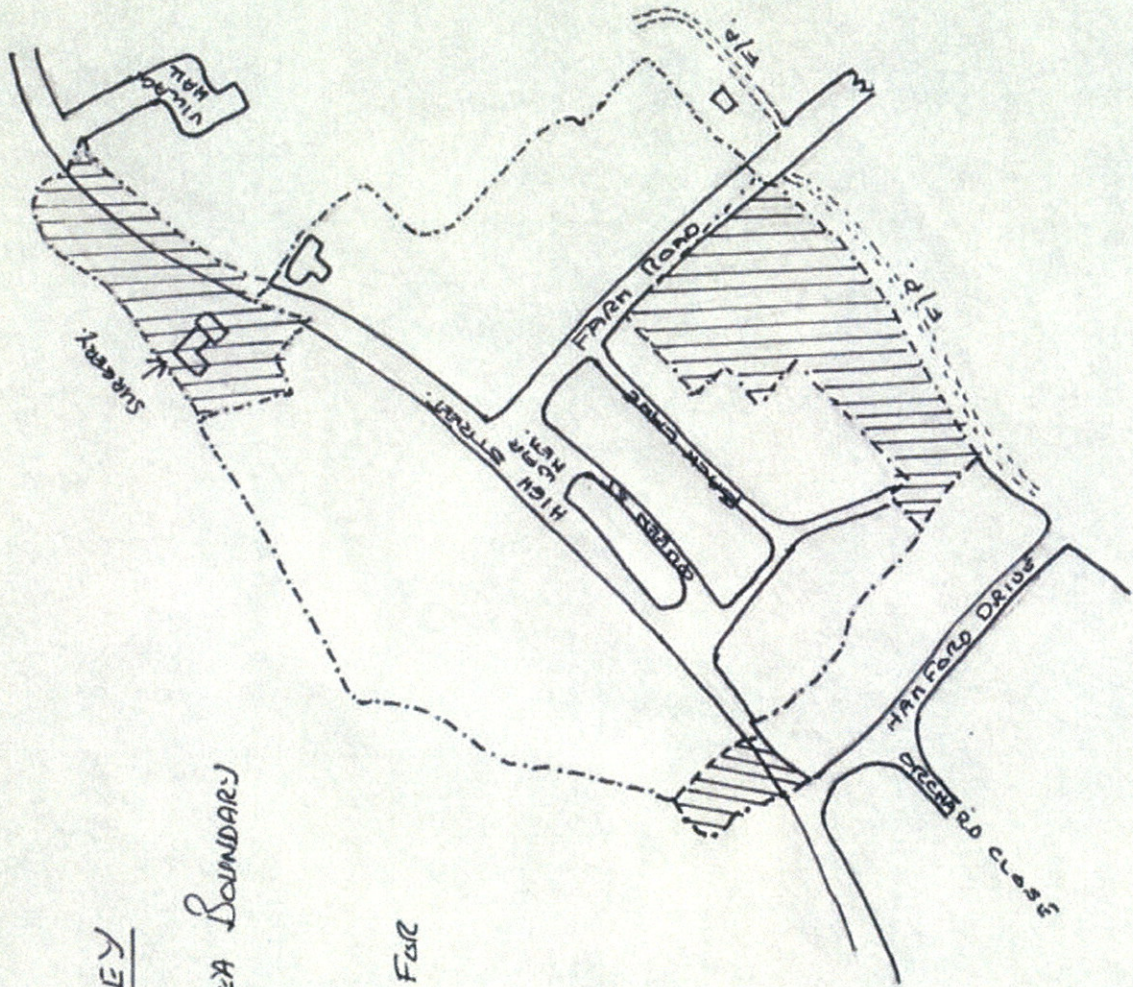
A 'Sustainable Village' must contain all five of the above listed facilities / services

A 'Village with a Range of Services' must contain any four of the five

An 'Other Village' is defined as containing three or fewer of the listed facilities / services.

Policy RA4 is designed to allow infill housing development in villages that is related, in its scale, to the range of facilities available in that village, i.e. villages with a greater range of services can support larger housing developments in sustainable terms without severely increasing the number of car-borne journeys in the District. In contrast, in villages with a smaller range of services, residential infill should be restricted to smaller-scale developments.

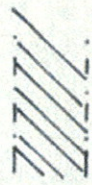




Great Oakley

Conservation Area Boundary

Areas Considered For Exclusion





## Appendix 4

### Listed Buildings - Great Oakley:

|         |   |                   |
|---------|---|-------------------|
| Grade 1 | All Saints C of E Parish Church                                 | The Avenue        |
| Grade 2 | The Old Rectory   | The Avenue        |
| Grade 2 | Florence Cottage  | Back Lane         |
| Grade 2 | The Compasses   | Clacton Road      |
| Grade 2 | Maltings Farm   | Farm Road         |
| Grade 2 | Old Scantlings  | Farm Road         |
| Grade 2 | Barn - 40 metres East-South-East of Great Oakley Hall Farmhouse | Harwich Road      |
| Grade 2 | Barn - 90 metres East-South-East of Great Oakley Hall Farmhouse | Harwich Road      |
| Grade 2 | Great Oakley Lodge  | Harwich Road      |
| Grade 2 | Barn - 30 metres North of Great Oakley Lodge                    | Harwich Road      |
| Grade 2 | Holly Trees Cottage   | High Street       |
| Grade 2 | Whispers  | High Street       |
| Grade 2 | Mill House  | High Street       |
| Grade 2 | Gay House   | Pesthouse Lane    |
| Grade 2 | Oakley Cottage  | Pesthouse Lane    |
| Grade 2 | Petts Cottage   | Queen Street      |
| Grade 2 | Armond House (Joiners Cottage)                                  | Queen Street      |
| Grade 2 | House to N/E 'Armond'   | Queen Street      |
| Grade 2 | Houbridge Hall  | Stones Green Road |
| Grade 2 | Stable Range - 10 metres South-East of Houbridge Hall Farmhouse | Stones Green Road |
| Grade 2 | Brook Farm House  | Stones Green Road |
| Grade 2 | The Round House   | Stones Green Road |
| Grade 2 | Brooklands  | Stones Green Road |
| Grade 2 | Mardens Farmhouse   | Stones Green Road |

## Appendix 5

### Tree Preservation Orders - Great Oakley:

|                           |                 |                  |                    |
|---------------------------|-----------------|------------------|--------------------|
| TPO No. 22/77             | Group of trees  | The Avenue       | Not confirmed      |
| TPO No. 37/77<br>27/01/78 | Groups of trees | High Street      | Confirmed          |
| TPO No. 32/78             | Group of trees  | Mission Church   | Confirmed 30/01/79 |
| TPO No. 2 /91             | Horse Chestnut  | Chestnut Cottage | Confirmed 29/05/91 |
| TPO No. 25/92<br>07/10/92 | Various trees   | Brooklands       | Confirmed          |
| TPO No. 99/ 7             | 1 Willow        | Maltings Farm    | Confirmed 20/07/99 |
| TPO No. 99/ 7             | 1 Oak           | Maltings Farm    | Confirmed 20/07/99 |

## Appendix 6

### Public Bus Services Available:

#### Weekdays

From 06:28 to 22:25 Service: Eastern National No. 104  
Destination - Colchester  
From 08:07 to 23:51 Service: Eastern National No. 104  
Destination - Harwich

From 06:00 to 18:47 Service: Village Link No. 3  
/ 4 Destination - Clacton  
From 07:12 to 18:49 Service: Village Link No. 3  
/ 4 Destination - Harwich  
(During the day both services run a regular hourly service)

#### Saturdays

As above for both services

#### Sundays

From 08:00 to 22:10 Service: Eastern National No. 102  
Destination - Colchester  
From 10:10 to 23:31 Service: Eastern National No. 102  
Destination - Harwich

From 09:15 to 17:15 Service: Eastern National No. 3  
Destination - Clacton  
From 10:30 to 18:30 Service: Eastern National No. 3  
Destination - Harwich  
(During the day services run a regular two hourly service)

7

**Great Oakley Parish Street Lights**

| Unit Code | Site                                 |
|-----------|--------------------------------------|
|           | Back Lane - Great Oakley             |
| 9010      | O/S White Cross Lodge                |
| 9011      | O/S Kimberleigh                      |
|           |                                      |
|           | Beaumont Road - Great Oakley         |
| 9013      | Junction with Red Barn Lane          |
|           |                                      |
|           | Clacton Road - Stones Green          |
| 9001      | Opposite Swan House garden           |
|           |                                      |
|           | Hamford Drive - Great Oakley         |
| 9007      | Junction with Orchard Close          |
| 9008      | O/S No. 23                           |
|           |                                      |
|           | Harwich Road - Great Oakley          |
| 9012      | Junction with The Soils              |
| 9020      | Near Telephone Box                   |
| 9021      | O/S Boomerang                        |
| 9022      | Opposite Tally Ho                    |
| 9024      | O/S No. 23 Sparrows Corner           |
| 9025      | Opposite entrance to Partridge Close |
|           |                                      |
|           | High Street - Great Oakley           |
| 9017      | O/S Essex House                      |
| 9018      | By War Memorial - East side          |
| 9019      | By War Memorial - West side          |
|           |                                      |
|           | Orchard Close - Great Oakley         |
| 9009      | Opposite No. 25                      |
|           |                                      |
|           | Red Barn Lane - Great Oakley         |
| 9006      | O/S Red Barn Farm                    |
|           |                                      |
|           | School Road - Great Oakley           |
| 9014      | Near Old Willows                     |
| 9015      | O/S School                           |
| 9016      | Near Junction with Hamford Drive     |
|           |                                      |
|           | Stones Green Road - Stones Green     |
| 9002      | Opposite Chapel Cottage              |
| 9003      | O/S Green Acres                      |
|           |                                      |
|           | The Soils - Great Oakley             |
| 9023      | O/S Kevlever                         |
|           |                                      |
|           | Woodlands - Great Oakley             |
| 9004      | O/S No. 1                            |
| 9005      | O/S No. 23                           |

\* If reporting a light fault, please quote the Unit Code as this makes it a lot easier to locate

Appendix 8

**Tendring District Council -  
Sweeping & Zoning Schedule**

| Road Name                    | Limitations         | Length<br>Km's | Footway<br>frequency | Week  | Day  | Channel<br>frequency | Week | Day  |
|------------------------------|---------------------|----------------|----------------------|-------|------|----------------------|------|------|
| Beaumont Road                | From Red Barn Lane  | 2.05           | Weekly               | every | Fri  | Monthly              | 3    | Mon  |
| Harwich Road                 | 200m past the Soils |                | Weekly               | every | Fri  | Monthly              | 3    | Mon  |
| High Street                  | Remainder           | 1.034          | 4 x pa               | 6     | Wed  | 4 x pa               | 8    | Tues |
| School Road                  |                     |                |                      | every | Fri  |                      | 3    | Mon  |
| The Avenue                   |                     |                | 4 x pa               | 4     | Thur | 4 x pa               | 8    | Tues |
| Clacton Road Stones Green    |                     |                | 4 x pa               | 4     | Thur | 4 x pa               | 8    | Tues |
| Colchester Road Stones Green |                     | 7.31           | 4 x pa               | 4     | Thur | 4 x pa               | 8    | Tues |
| Stones Green Road            |                     |                | 4 x pa               | 4     | Thur | 4 x pa               | 8    | Tues |
| Wix Road (Oakley)            |                     |                | 4 x pa               | 4     | Thur | 4 x pa               | 8    | Tues |
| Wix Road (Stones Green)      |                     |                | 4 x pa               | 4     | Thur | 4 x pa               | 8    | Tues |
| Back Lane                    |                     | 0.163          | Monthly              | 3     | Mon  | Monthly              | 3    | Mon  |
| Beaumont Road (Service Road) |                     | 0.114          | Monthly              | 3     | Mon  | Monthly              | 3    | Mon  |
| Farm Road                    |                     | 0.335          | Monthly              | 3     | Mon  | Monthly              | 3    | Mon  |
| Hamford Drive                |                     | 0.136          | Monthly              | 3     | Mon  | Monthly              | 3    | Mon  |
| Orchard Close                |                     | 0.166          | Monthly              | 3     | Mon  | Monthly              | 3    | Mon  |
| Partridge Close              |                     | 0.25           | Monthly              | 3     | Mon  | Monthly              | 3    | Mon  |
| Pesthouse Lane               |                     | 0.577          | 4 x pa               | 4     | Thur | 4 x pa               | 8    | Tues |
| Queen Street                 |                     | 0.109          | Monthly              | 3     | Mon  | Monthly              | 3    | Mon  |
| Rectory Road                 |                     | 0.225          | 4 x pa               | 4     | Thur | 4 x pa               | 8    | Tues |
| Red Barn Lane                |                     | 0.571          | 4 x pa               | 4     | Thur | 4 x pa               | 8    | Tues |
| The Soils                    | To first bend       | 0.15           | Monthly              | 3     | Mon  | Monthly              | 3    | Mon  |
| The Soils                    | Remainder           | 0.751          | 4 x pa               | 4     | Thur | 4 x pa               | 8    | Tues |
| Southouse Farm Road          |                     | 0.185          | 4 x pa               | 4     | Thur | 4 x pa               | 8    | Tues |
| Woodlands                    |                     | 0.191          | 4 x pa               | 4     | Thur | 4 x pa               | 8    | Tues |
|                              |                     |                |                      |       |      |                      |      |      |
|                              |                     |                |                      |       |      |                      |      |      |

## Appendix 9

### Questionnaire Response:

Questionnaires distributed: 417  
Questionnaires returned 147 35.35% return

This contrasts with a previous survey conducted by the Parish Council in 1986 on housing needs in which 328 questionnaires were distributed and 234 returned equalling 71%.

It was realised by Council that in any further questionnaires a different approach should be used with separate sections for Stones Green and also possibly a separate section for children as to their views for the future.

- 1) The land to the South East of Great Oakley lies within the Hamford Water Special Landscape Area, and as such is currently protected from development.  
Should any future development in this area be resisted?

|               |              |            |
|---------------|--------------|------------|
| Yes           | No           | No opinion |
| 123 ( 83.68%) | 18 ( 12.24%) | 6 ( 4.08%) |
  
- 2) The land to the North of Great Oakley lies within the Stour Estuary Special Landscape Area and is similarly protected.  
Should any future development in this area be resisted?

|               |              |            |
|---------------|--------------|------------|
| Yes           | No           | No opinion |
| 125 ( 85.03%) | 15 ( 10.20%) | 7 ( 4.76%) |
  
- 3) Would you consider Building out along Stones Green Road to join Great Oakley and Stones Green a:

|             |               |            |
|-------------|---------------|------------|
| Good Idea?  | Bad Idea?     | No opinion |
| 24 (16.33%) | 120 ( 81.63%) | 3 ( 2.04%) |
  
- 4) Would you consider extending 'Woodlands' a:

|             |              |             |
|-------------|--------------|-------------|
| Good Idea?  | Bad Idea?    | No opinion  |
| 66 (44.90%) | 70 ( 47.62%) | 11 ( 7.48%) |
  
- 5) Would you consider extending the buildings from 'Spurgeons Pyghtle' to opposite 'Bessbrook' a:

|              |              |              |
|--------------|--------------|--------------|
| Good Idea?   | Bad Idea?    | No opinion   |
| 41 ( 27.89%) | 89 ( 60.54%) | 17 ( 11.56%) |
  
- 6) Should any development in Great Oakley / Stones Green be encouraged?

|              |              |            |
|--------------|--------------|------------|
| Yes          | No           | No opinion |
| 44 ( 29.93%) | 97 ( 65.99%) | 6 ( 4.08%) |
  
- 7) If answer yes what areas would you consider appropriate for development?

|            | Great Oakley  |            | Stones Green |
|------------|---------------|------------|--------------|
| Yes        | 32 ( 21.77%)  | Yes        | 22 ( 14.97%) |
| No         | 6 ( 4.08%)    | No         | 7 ( 4.76%)   |
| None       |               | None       | 22 ( 14.97%) |
| No Opinion | 109 ( 74.15%) | No Opinion | 96 ( 65.30%) |

Areas Suggested for Development:

The Willows to Park Pale – Sparrows Corner Playing Field – Farm Road / Pesthouse Lane – Wix Road – Village Centre – Hamford Drive / Orchard Close – Red Barn Lane – Beaumont Road

8) In what other areas (apart from those in already mentioned) should development be opposed?

|            | Great Oakley   |            | Stones Green  |
|------------|----------------|------------|---------------|
| Yes        | 44 ( 29.93% )  | Yes        | 32 ( 21.77% ) |
| No         | 2 ( 1.36% )    | No         | 2 ( 1.36% )   |
| None       |                | None       | 15 ( 10.20% ) |
| No Opinion | 101 ( 68.71% ) | No Opinion | 98 ( 66.67% ) |

Areas suggested for Non- Development:

Red Barn Lane – The Soils - Farm Road South - Along Main Road - Playing Fields & Allotments – Wix Road – Behind Village Hall – Back of ‘3 Cups’ – Around Church – Holt Farm – Old Bus Garage – Hamford Drive / Orchard Close – Infilling – Nothing outside Village Limits.

9) Should any attempt to reduce the Conservation Area be resisted?

| Yes            | No            | No Opinion    | Extend      |
|----------------|---------------|---------------|-------------|
| 109 ( 74.15% ) | 15 ( 10.20% ) | 22 ( 14.96% ) | 1 ( 0.68% ) |

10) If answer No what area should be reduced?

| None        | No Opinion  |
|-------------|-------------|
| 6 ( 4.08% ) | 15 ( 100% ) |

11) Do you consider that being a Conservation Area has any effect on planning proposals?

| Yes           | No            | No Opinion   |
|---------------|---------------|--------------|
| 96 ( 65.31% ) | 40 ( 27.21% ) | 11 ( 7.48% ) |

12) What sort of housing do you consider should be encouraged?

|   |               |
|---|---------------|
| Large 3 / 4 + Bedroom                     | 9 ( 3.58% )   |
| Medium 2/3 Bedroom                        | 28 ( 11.16% ) |
| Small affordable / First time buyer house | 44 ( 17.53% ) |
| Bungalows                                 | 35 ( 13.94% ) |
| Special Housing                           | 41 ( 16.33% ) |
| Mixture                                   | 49 ( 19.52% ) |
| None                                      | 32 ( 12.75% ) |
| No Opinion                                | 13 ( 5.18% )  |

(It is interesting to note that in the 1986 survey a 143 ( 61%) thought more housing was needed in the Village – 109 ( 47%) thought there should be housing for the elderly – 44 ( 19%) mentioned other housing needs and 8 ( 3.00%) suggested conversion of existing old properties in the centre of the Village for use by the elderly.

Further 92 ( 39% ) expressed a wish to move into smaller accommodation in the Village – 7 ( 3.00% ) had family members who had been forced to move in the last 5 years because suitable accommodation was not available and a further 7 had family members seeking accommodation in the Village)

13) If affordable housing is your preferred choice what sort of scheme would you consider preventing speculative re-sale?

| Some sort of Scheme | No Scheme     | No Opinomi   |
|---------------------|---------------|--------------|
| 22 ( 50% )          | 17 ( 38.64% ) | 5 ( 11.36% ) |

Schemes suggested:

Covenanted sale to locals for set period – 50 % Housing Association 50 % Parish Council sell back when move – First 5 years owned by Parish Council rented to tenants fitting criteria – *Not* a Housing Association – Sold to young people who have lived in Village for at least 5 years, must sign up for at least 2 years and sell back at market value – Covenant first time buyers only, part Council, part private, so could not be sold – 50/50 Housing Association / Tenant Trust Scheme, 5 years no re-sale – If sold in first 10 years must be at original price plus inflation.

14) If mixture of housing your preferred choice what & of each would you like?

|            | Great Oakley | Stones Green | Overall |
|------------|--------------|--------------|---------|
| Large      | 9%           | 34%          | 21%     |
| Medium     | 25%          | 28%          | 27%     |
| Affordable | 32%          | 17%          | 25%     |
| Bungalow   | 20%          | 13%          | 16%     |
| Special    | 14%          | 8%           | 11%     |

15) If answered yes to further development would you prefer:

|  | Great Oakley | StonesGreen |
|--|--------------|-------------|
| Slow growth in number of houses each year?     | 64 ( 43.53%) | 7 ( 4.76% ) |
| Nothing for some years then large development? | 15 ( 10.20%) | 2 (1.36%)   |

16) How important is the local 'Mini Store' to you?

|                    |              |
|--------------------|--------------|
| Very important     | 114 (77.55%) |
| Slightly important | 19 (12.93%)  |
| Not important      | 8 ( 5.44%)   |
| No opinion         | 6 ( 4.08%)   |

17) Does the existing Post Office Service in the Village Hall meet your needs?

|                       |             |
|-----------------------|-------------|
| Yes meets my needs    | 36 (24.49%) |
| Partly meets my needs | 45 (30.61%) |
| Doesn't meet my needs | 46 (31.29%) |
| No opinion            | 20 (13.61%) |

18) If a large development is proposed should provision of a shop be a pre-requisite?

|            | Great Oakley | Stones Green |
|------------|--------------|--------------|
| Yes        | 96 (65.31%)  | 65 (44.22%)  |
| No         | 22 (14.97%)  | 30 (20.41%)  |
| No opinion | 29 (19.73%)  | 52 (35.37%)  |

19) Similarly should the provision of a full time Post Office be a pre-requisite?

|            | Great Oakley | Stones Green |
|------------|--------------|--------------|
| Yes        | 101 (68.71%) | 55 (37.41%)  |
| No         | 17 (11.56%)  | 33 (22.45%)  |
| No opinion | 29 (19.73%)  | 59 (40.14%)  |

20) With the future of the one remaining Public House in the Parish in some doubt:

|   |              |
|---|--------------|
| Should every effort be made for its continuation? | 107 (72.79%) |
| Should it be allowed to close?                    | 3 ( 2.04%)   |
| Not concerned one way or another?                 | 35 (23.81%)  |
| No answer   | 2 ( 1.36%)   |

21) The proposed New Village Hall is on hold at the moment should we:

|  |             |
|--|-------------|
| Continue to seek other funding – even if this means the Village Hall would be a shared venture and not owned by the Village? | 60 (40.82%) |
| Spend more money on the existing Village Hall?   | 18 (12.24%) |



- Continue running the Village Hall as at present? 62 (42.18%)  
 No opinion 7 ( 4.76%)
- 22) The Parish Council currently lease both the Recreation Field at School Corner and the Playing Field at Sparrows Corner, the upkeep of which is continually rising – should Council:  
 Continue to lease both fields & upkeep equipment? 86 (58.50%)  
 When present leases run out – re-lease only one field? 51 (34.69%)  
 If the last your answer which field should be retained?  
 Recreation Field 37 (72.55%) Playing Field 3 (5.88%)  
 No opinion 11 (21.57%)  
 Not release either field? 5 ( 5.34%)  
 No opinion 5 ( 5.34%)
- 23) Should the Recreation Field be retained – and no New Village Hall built, should:  
 Efforts be made to build Changing Room facilities on the field? 78 (53.06%)  
 No Changing Rooms built? 14 ( 9.53%)  
 No opinion? 55 (37.41%)
- 24) Fishing is currently available in the Parish – what other activities do you think should be encouraged?  
 Yes 35 (23.81%) None 20 (13.61%) No opinion 92 (62.58%)  
 Some suggestions: Water Sports / More Allotments / Bird Watching / Use of School for Badminton – Volleyball / Walks / Tennis Courts / Gliding Club / Pitch & Putt Course / Horse Riding Stables / Paint Ball / Basketball / Drama Group / Camping Club Site / Skate Park / Off Road 4 x 4 / Quad Bikes / Mountain Bikes / Drop in Centre for Youngsters / Learning Centre / Organised Walks for Children / Flying Club / Hot Air Ballooning / Fresh Fruit & Veg Stalls / Rural Craft Shop.
- 25) Should small businesses be encouraged – possibly in using redundant farm buildings?  
 Yes 110 (74.83%) No 27 (18.37%) No opinion 10 ( 7.69%)
- 26) A number of trees have been lost over recent years; (including a number that had Tree Protection Orders); though local farmers have planted some 1200 new trees over the past 20 years – would you like to see more trees planted?  
 Yes 125 (85.03%) No 9 ( 6.12%) No opinion 13 ( 7.69%)  
 Some suggestions as to where planted:  
 Re Barn Lane / Rough area of Recreation Field / School Road / Replace Lost Oaks / By Village Sign / East side of Allotments / Partridge Close / Village Centre / The Avenue / Sparrows Corner / From Great Oakley Hall to centre of Village / Perimeter of Playing Field / Hedgerows / Alongside Footpaths / Pesthouse Lane / Field Boundaries / School to Village Centre / Where Mission Hall was in Stones Green / Link existing woodland areas - *not* at side of roads.
- 27) Parking is becoming a major problem – considering this do you think a one way system would be advantageous in:  
 Back Lane? Yes 61 (41.50%) No 47 (31.97%) No opinion 39 (26.53%)  
 Queen St.? Yes 61 (41.50%) No 46 (31.29%) No opinion 40 (27.21%)  
 Farm Road / Pesthouse Lane?  
 Yes 33 (22.45%) No 74 (50.34%) No opinion 40 (27.21%)  
 Other? – Red Barn Lane to Stones Green Road suggested:  
 Yes 2 ( 1.36%) No opinion 145 (98.64%)

- 28) If Council were to obtain some land for off road parking would you:  
 Be prepared to use it even if it meant a 5 minute walk?  
 Yes 60 (40.82%) No 35 (23.81%) No opinion 52 (35.27%)  
 (Questions were raised about security)

Additional Comments from Questionnaire:

|  |  |
|--|--|
| Grass / Hedge Cutting:                             | Now under control - Stones   |
| Green responsibility of Tendring District Council. |  |
| Litter / Dog Bins:                                 | Parish Council to purchase?  |
| Weeds opposite Maybush:                            | Cut back?  |
| Cars for sale:                                     | On-going problem – assistance has been sought from TDC and Police  |
| Recreation / Playing Field:                        |  |
| Update Play Equipment                              | Major outlay, plus increase in insurance, would also probably require daily inspection resulting in increased maintenance – all at time when many parishes are disposing of play equipment for fear of litigation. |
| Hardstands for ball games                          | As above   |
| Model car track                                    | Grass track could be used if someone willing to start club.  |
| Sports equipment Store / Supervisor                | Cost etc. plus getting in to employment P.A.Y.E  |
| Purchase Recreation Field                          | Did make enquiries but cost prohibitive.   |
| Bus Shelter:                                       | All aware of efforts made  |
| Benches: Centre of Village                         | All aware insurance problems   |
| Recreation Field                                   | Would have same problem with Recreation  |
| By School  | Field and by school.   |
| Along Footpaths                                    | Land owners would probably not welcome them on their land for similar reasons  |
| Repair to fence by Allotments:                     | Need to determine whom responsible? Diocese/ ECC   |
| Sewerage:  | Problems at Woodlands not coping 30% of year   |
| Clean War Memorial                                 | Be Discussed   |
| Enforce Conservation Laws                          | TDC / ECC  |
| Footpaths: Keep open                               | Not aware any closed   |
| Better signs                                       | These standard   |
| Organised Walks                                    | Interested persons contact Ramblers Assoc.   |
| Shops: Re-instate full time P/O                    | Would need venue and operator – no one came forward when advertised.   |
| More flexible hours                                | Sole owner open as much as possible  |
| Village Craft Shop                                 | Where? Who?  |
| Off Licence  | Where? Who?  |
| Video Shop   | Where? Who?  |
| Bigger Store                                       | Where? Who?  |
| Village Hall:                                      |  |

|   |   |
|---|---|
| Joint venture: Church / Football Club/<br>School / Shop   | Church already problems meeting Family<br>Purse / Football Club closed for winter /<br>School, as with all schools tight budget /<br>Shop only just surviving   |
| More classes: Drama / Computer:<br>Clubs for younger people<br>Fund raising events<br>Install showers<br>Indoor / outdoor / carpet bowls  | Number tried with little success<br>Tried. No one willing to run / supervise<br>Already occur<br>Consider?<br>Not Suitable?   |
| Village Pond:   | Would not be allowed  |
| Village News Letter   | Press Officer   |
| Public Transport  | Link to Stones Green? Viably?   |
| Planning:<br>Do something about 2 <sup>nd</sup> homes<br>If fields not re-leased could they<br>Build on?  | What?<br><br>Yes possibly at Sparrows Corner though may be problems with<br>access / egress. May be possible at School Corner but would need<br>to change covenants etc.  |
| Extend central area of village<br>Totally de-register as conservation area<br>Reject applications for building on<br>Farm Land<br>Council to declare development<br>Interest<br>Stones Green should be joined to Wix<br>Or Thorpe   | In what direction?<br><br>Holt Farm was Council land<br><br>?<br><br>?  |
| Highways:<br>Reduce requirements for use of vehicles<br>To village facilities<br>More checks on weights of large<br>Lorries   | How<br><br>No weight restriction on B1414 – lorries / owners already being<br>reported through Stones Green   |
| Wix Road Weight restriction<br>Weight / Size limit on B1414   | ? only very small length in Great Oakley<br>Not possible until get slip road off A133   |
| Parking:<br>Parking one side only in Farm Road  | whole question of Farm Road / PestHouse Lane re speed etc now<br>being questioned with ECC.   |
| Residential Parking Permits for<br>High Street<br>Yellow no parking signs<br>No Day time parking in front of<br>Mini Store / Designated space<br>Stop parking on grass verges<br>Ban parking between entrance to<br>Hamford Drive & ex top shop<br>Parking restrictions on the Plains<br>Better parking for School<br>More off road parking | No restrictions on number of permits<br>Despite several site meetings with representative from<br>ECC Highways Dept. still unable to resolve, another<br>meeting is now being sought<br>Need to make into ornamental borders to enforce no<br>parking<br>Have tried but answer parking there reduces traffic speed<br>Would lead to more parking elsewhere?<br>Where?<br>Security problems? |

|   |   |
|---|---|
| Discontinue maintenance of Cycle Route      | Not aware any maintenance done  |
| Improve roads / pavements                   | Some done   |
| Improve water drainage                      | Problems always reported  |
| Speed bumps in Back Lane                    | Would probably have same noise and vibration complaints as when hump outside top shop |
| Bollards in Queen Street                    | Have tried  |
| 30mph illuminated signs                     | Are asking for 'variable Message Signs'   |
| 30mph throughout village                    | Continually asking for this   |
| Rumble strips at entrance to village        | Consider  |
| 20mph through Stones Green                  | Took long enough to get 30mph   |
| Who Village Policemen                       | Name not known at present   |
| When last time someone stopped for Speeding | ?   |

Appendix 10

Great Oakley Village Shop / Post Office Project:

**Questionnaire Result:**

We are currently looking at the possibility of opening a new village shop and post office to serve Great Oakley and the surrounding areas. Our intention would be to provide as wide a range of services as possible, we have the chance to tailor this project to help to develop a sustainable local amenity for the benefit of the village. We would therefore appreciate any time you can spare to fill out this brief questionnaire

1) If it were possible to site a new village shop, including a full time post office, on land to the North of Harwich Road, adjacent to the farm entrance to Great Oakley Lodge, would you be in favour of such a project?

Yes 146 (91.8%) No 13 (8.2%)

2) Would you support easy off-road parking for customers to visit the shop?

Yes 145 (94.2%) No 9 (5.8%)

3) Which of the following would you prefer to see as part of the shop?

(You can circle as many as you wish)

|   |     |     |
|---|-----|-----|
| a) Farm Shop style locally grown produce    | 135 |     |
| b) High quality locally produced food items |     | 133 |
| c) Locally produced craft items / paintings |     | 108 |
| d) Off licence with a good range of items   | 99  |     |
| e) Every day grocery items                  | 130 |     |
| f) Stationary items                         | 107 |     |
| g) Hire of videos                           | 80  |     |
| h) Other suggestions?.....                  |     |     |

4) If the shop had the facility for hot / cold drinks in an informal seating area would you support this?

Yes 95 (63.3%) No 55 (36.7%)

5) Would you support having Internet access available at a small cost in a part of the shop?

Yes 60 (42.6%) No 81 (57.4%)

6) Would you support the facility to obtain cash from a cash machine in the shop?

Yes 114 (77.0%) No 34 (23.0%)

Total questionnaires sent out 417

Total questionnaires returned 159 (38%)



Problems with parking on The Plains!!



Drivers eye view of bend approaching High Street  
On nearside can be seen line of parked cars forcing  
drivers to centre of road, also a puddle where a large  
amount of surface water collects also forcing drivers  
to the centre of the road. What cannot be seen are  
vehicles parked on the offside hidden by building,  
which forces on-coming traffic to the centre of the  
road



**Key to Sustainable Village**

1. Build and Train: timber framed houses and flats built by young people who live in them. They were trained as they built, and now have NVQ qualifications including carpentry, plumbing and electrical work.
2. Village Centre
3. Workshops and Business Units
4. Telecentre
5. Minibus
6. Moped Pool
7. Local Recycling
8. Vegetable Box Scheme

9. Woodland Management
10. Community-owned shop
11. Solar Panels
12. Insulation
13. Nature Conservation
14. Clothes Fair
15. Car sharing

16. Local Exchange Trading Scheme
17. Weekly Market
18. Cycleway
19. Community Farm
20. Tools and Machinery Ring

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