

TOLLESBURY NEIGHBOURHOOD PLAN

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Draft Policies/Ideas

MARINE – May 2017

POLICY M1

Tollesbury Parish Council will work with the public and a range of partners to better maintain a more attractive waterfront area for Tollesbury:

- *Formalise the walking routes and linking with other established walking routes around the village. Tollesbury Parish Council will support and work with Natural England to implement the coastal path.*

POLICY M2

Tollesbury Parish Council will encourage maintenance of the seawall defences.

POLICY M3

Tollesbury Parish Council will work with partners to protect maintain and enhance the natural eco-system of the saltmarsh.

POLICY M4

Tollesbury Parish Council will work with partners to maintain, improve and protect both the deep water and other navigable channels, which provide access to all types of moorings associated with the village.

POLICY M5

Tollesbury Parish Council will encourage/support a variety of marine based activities and indirect uses such as live/work units, residential, leisure, tourism and retail activities.

SCHOOLS, DOCTORS AND RURAL AREAS – June 2017

POLICY C1

Tollesbury Parish Council wish to support Tollesbury School and would consider any future development to replace temporary buildings to improve quality of the school premises

POLICY C2

Early years care facilities should be provided with the best locations being close to the primary school or any new housing development.

POLICY C3

To encourage and maintain the Doctors surgery to ensure full provision within the local practice to serve all the villagers.

EMPLOYMENT – October 2017**POLICY E1**

Support and encourage the diverse growth of new and existing business, particularly micro, smaller businesses and home workers.

POLICY E2

Support and encourage the conversion and improvement of existing buildings and sites within the existing employment zone.

HOUSING – January 2018**POLICY H1**

As evidenced by the Housing Needs Survey, and taking into account applications already approved by Maldon District Council, the residents of the Parish do not need or wish to see additional housing or industrial development outside the existing village Development boundary/envelope.

POLICY H2

To ensure that any applications for further housing development do not adversely impact on the landscape and character of the parish and this is evidenced by an independent professional landscape assessment which considers all potential sites. Particular consideration will be given to 1 and 2 bedroom units.

POLICY H3

No housing development on land between the village envelope and the designated industrial area in Woodrolfe Road will be encouraged in order to maintain a separation between the village boundary and the designated industrial area. This will also provide a more attractive approach for visitors to Tollesbury Harbour and the coastal path.

POLICY H4

The Housing policies to be reviewed on a 5 yearly basis.

LEISURE AND TOURISM – March/April 2018

Community meeting venues and clubs will be fully supported, and owners will be encouraged to develop and maintain their premises and facilities.

Maintain and improve access to the tidal water for launching and recovery of boats.

The tidal fairway into Tollesbury is prone to siltation. We seek creative and sustainable ways to improve tidal access within the fairway, through assistance from local businesses, leisure users of the waterside and supportive funding agencies.

Low water access to the estuary is important, and ways to improve this from both Woodrolfe Creek and the southern boundary of the River Blackwater are important.

Ferry links with other communities on the River Blackwater is a community ambition.

Cycling to and from Tollesbury is to be encouraged, and so safe parking and other facilities must be considered.

Car parking to serve increasing visitors is essential. This must be achieved in concert with environmental and landscape essentials.

- The present car park at Woodrolfe Green where there are public toilets has scope for more cars, and so is a priority for development.
- Creative ideas will be explored such as shared use of winter time boat hardstanding in commercial ownership; summer time use of grass fields; shared use of commercial business car parks at weekends; use of available sites in the village.

ENVIRONMENT AND SUSTAINABILITY – June 2018

A strategic multi-functional network of green infrastructure will be identified, managed and where possible, enhanced. Open spaces and areas of significant biodiversity or historic interest will be protected. Development which results in the creation, restoration, enhancement, expansion and interconnection of these sites will be encouraged.

To preserve and enhance the Saltmarsh.

To protect and enhance the green and blue infrastructure to provide accessibility.

Sympathetic to initiatives that enhances the indigenous shellfish species industry in the Parish.

Presumption against large scale wind turbines in any part of the parish.

