

Tollesbury Village Plan

Proposal for 30 houses South of West Street

Tollesbury has a remote peninsular location and is connected to the nearest major centres and transport routes by winding rural roads. Some new houses of a large allocation might be occupied by people who work locally, but many would be occupied by commuters using these winding rural roads. It would be more logical to allocate such allocations to the district's main employment centres and transport network.

Tollesbury is surrounded by extensive tracts of the Nature Conservation Sites and this proposal would be minor, localised and so not be a significant incursion into the open countryside. The open countryside should be protected in its own right.

The proposed site has well defined boundaries on 3 sides and some hedges to the south. Any distant views from the south would not be altered as any new housing would have a similar effect as the existing frontage development on West Street. The site has the advantage of being further away from the most sensitive nature conservation coastal areas to the north-east, east and south-east.

Access - No peripheral road would be needed as access is available from within the existing built-up area. Any new road west of existing development on West Street would urbanise the rural setting, western approaches and main entrance to the village.

Low-cost/social housing units – we would hope that if any are required they are extra to the 30 proposed but if necessary would accept them to be part of the 30 proposed.

Proposed extension to existing Victory Recreation Ground – To enhance village facilities, the land between the recreation ground and the existing footpath would be given to Tollesbury Parish Council. If it was thought desirable by the parish council, a road from the development site to the top of the new recreation land could be made to provide car parking.

The parish council would use this land as it wishes, but we suggest that bearing in mind all the facilities youth has in the village, it would make an ideal site for a bowling green for the elder generation (some youngsters do play too)

Village facilities – There is no evidence to suggest a large development is wanted to underpin any of the shopping or social facilities of the village which appear to be functioning satisfactorily. The village primary school is near capacity and to bus young children to other primary schools would be an unacceptable option to village parents who value the close Tollesbury school community at the start of their young child's education.

