



Tollesbury's Neighbourhood Plan

What you need to know

The Issue



- **Our Village's Vision**

Tollesbury's draft Neighbourhood Plan aims to set a vision and policies for the development and use of land in the village.



- **Village Wide Referendum**

Residents were surveyed in 2017, work has proceeded and a village-wide referendum on the final draft was expected this year but now is expected in 2022.



- **Unavoidable Circumstances**

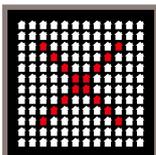
However, progress is being delayed by changes outside our local control. The current status is that our draft Neighbourhood Plan cannot be implemented.

Background



- **Working with our Council**

We have been working closely with Maldon District Council, (MDC) but their own Local Development Plan (LDP) is no longer robust.



- **Failed Housing Targets**

MDC's Local Development Plan (LDP) now to be rewritten and agreed, because housing targets are not being met in the District.



- **New Plan**

MDC is now writing a new LDP, due in 2023.



- **Focus on Sustainable Locations**

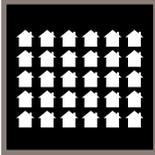
In the meantime, Maldon will fall back on the 'National Planning Policy Framework' (NPPF) document. This has a presumption that planning permission should be granted to housing developments if they are located in a sustainable location.

Continued over



- **Impact on Tollesbury**

These factors have the potential to affect the number of houses required in the District; and there is likely to be an impact on Tollesbury, which is deemed by MDC as 'a sustainable location', having a school, surgery, shops, and employment.



- **Area in Tollesbury Identified**

In shaping our draft Neighbourhood Plan we reflected responses to the survey – namely, that development in the centre or to the east side of the village would be inappropriate predominantly for highways reasons; and that any new housing should be limited to **30 homes** and located behind West Street and North Road, at the west end of the village.

Next Steps



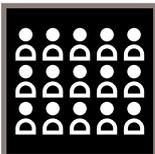
- **Tollesbury is Vulnerable**

The indications are that Tollesbury is now vulnerable to new proposals; and that these may result in housing development that exceeds residents' expressed preferences, both in terms of location and numbers.



- **Continued Work with the Council**

We will continue to work closely with Councillors and officers in Maldon District Council, making a strong case for constrained development, in line with feedback from residents. We are considering updating our information on residents' views by re-running the village survey.



- **Get Involved**

You can stay in touch with what is happening by attending meetings of the Parish Council and Neighbourhood Plan Committee. Dates of meetings and their Minutes are published on the Tollesbury Parish Council website.



- **Get in Touch**

If you wish to get more involved please contact the Parish Clerk, Michelle Curtis: tollesburypc@btinternet.com

Simon Plater

Chairman

Parish Council and Neighbourhood Plan Committee