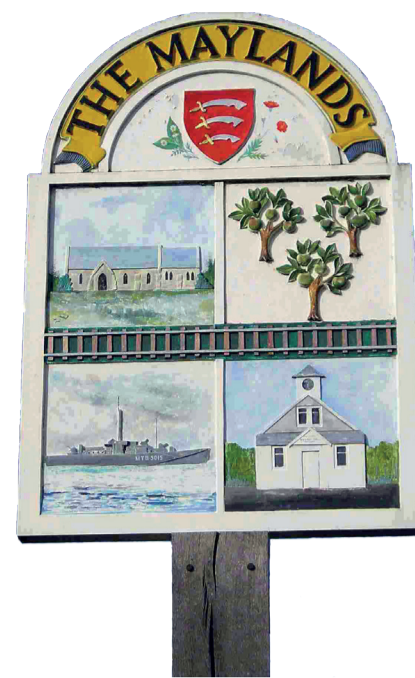


MAYLAND / MAYLANDSEA NEIGHBOURHOOD PLAN

CONSULTATION ON THE DRAFT PLAN



WELCOME

Thank you for viewing the Neighbourhood Plan consultation material.

The material presented here summarises the policies, and projects, in the draft Neighbourhood Plan. These have been informed by comments and ideas put forward in previous consultation events.

The Neighbourhood Plan is the first of its kind to have been prepared for the Parish. It includes land use and development policies that will be used to inform and determine planning applications in the Parish.

Your views are now sought on the draft Plan and policies within it.

**Consultation is open until 1st December 2023.
Please do let us have your views by then.**

All the documents you need can be found on the Parish Council website, along with latest news, and a link to the online response form for your feedback.

<https://maylandpc.org.uk/>

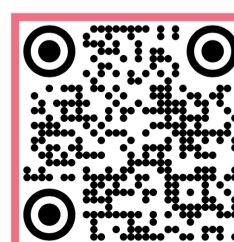


The Neighbourhood Plan covers the entire Parish, as outlined in red in the map above. This also shows open spaces, public rights of way and the local street network.

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CONTENT OF THE PLAN

The Neighbourhood Plan is not the same as the Maldon District Local Plan. That is being reviewed and will establish the scale of new development that will take place across the District over the next fifteen years.

The Neighbourhood Plan does not allocate land for development but does recognise that if development does happen, then it must reflect the best qualities and characteristics of the area, and can help deliver benefits to the community.

The Neighbourhood Plan thus includes policies that seek to influence future change and development.

It also includes wider aspirations and improvements, including new and improved infrastructure. They are projects towards which applicants and other funding partners might contribute.

Policy and project ideas are illustrated on the map below.

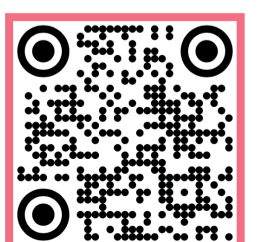


Map indicating spatial opportunities in Mayland / Maylandsea included in the Neighbourhood Plan

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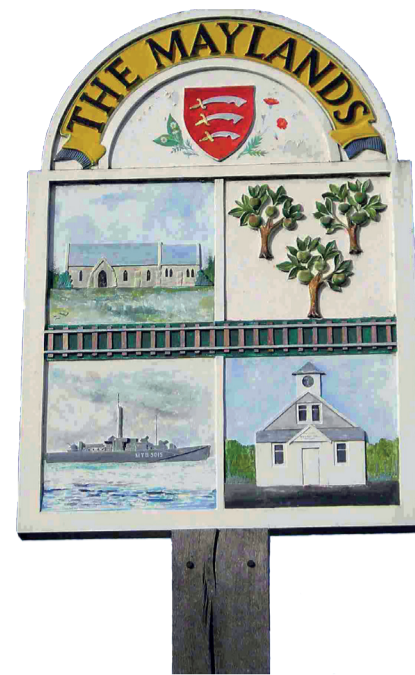
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CONSULTATION ON THE DRAFT PLAN



VISION

The policies in the Neighbourhood Plan are framed by an overarching vision and set of objectives. These have evolved in response to what local people have told us is important to them. The vision is:

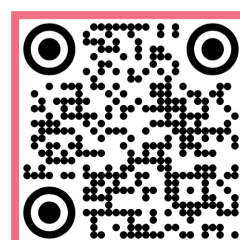
"Mayland and Maylandsea will be a cohesive and socially inclusive community where the everyday needs of all, including the young and the elderly, have been met through provision of a mix of housing types, improvements to community facilities and travel choices."

"Sustainable development will have responded sensitively to the rural setting and character of the village, and the unique waterfront environment of the Blackwater estuary."

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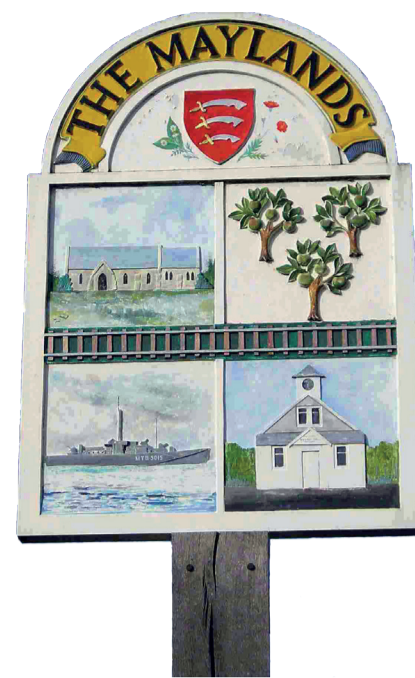
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OBJECTIVES

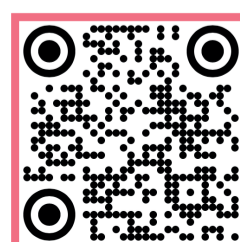


1. Retain the rural character of the village surrounded by green space.
2. Provide a mix of new homes that meets local needs.
3. Support and retain local businesses, and welcome the establishment of new businesses.
4. Improve the quality of public spaces and green areas as important places for civic life and activity.
5. Support improvements to Lawling Park and Sports Ground, and provision of new community facilities.
6. Support improvements to the setting of and access to the Imperial Avenue retail area.
7. Celebrate local heritage and culture in new development and local events and activities.
8. Protect and improve access to the riverside, areas of importance for nature and leisure along this.
9. Improve connectivity between the village, riverside and surrounding countryside.
10. Promote a network of safe walking and cycling routes

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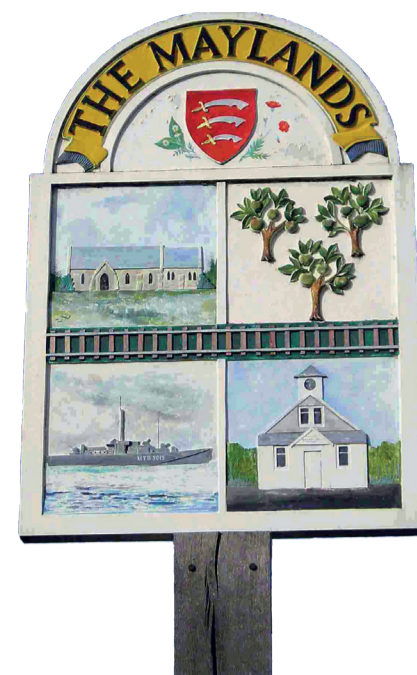
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POLICY THEMES: GROWTH & DEVELOPMENT

Policies in the draft Neighbourhood Plan seek to:

- Direct proposals for new development towards the reuse of previously developed land and small infill gaps within existing settlement areas.
- Restrict the outward expansion of the existing settlement areas onto greenfield land.
- Seek to ensure that development avoids areas of environmental sensitivity, including natural habitats and areas prone to flooding.
- Direct development to locations that are within comfortable walking distance of local services and facilities.
- Deliver a balanced mix of new housing types that meet local needs, including affordable homes and opportunities for self and custom-build homes.
- Support opportunities for local employment, including intensification of existing employment sites, where these are well integrated with their surroundings and neighbouring properties, and do not result in a significant increase in HGV movements through Mayland / Maylandsea.
- Support proposals that assist home working, where these respect local amenity.



If new development is proposed in the Parish it should be sensitive to the open landscape setting and rural character, prioritising the reuse of previously developed land within or adjacent to existing settlement boundaries

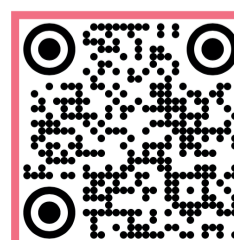


Proposals for new development should include a mix of housing types, sizes and tenures that meet local needs, and which integrate well with the character of Mayland / Maylandsea.

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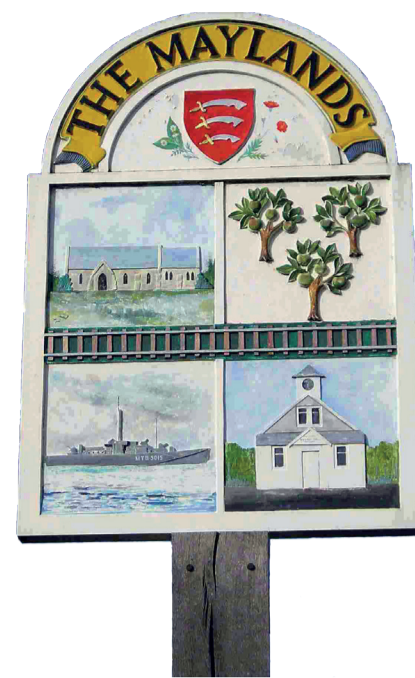
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POLICY THEMES: DESIGN & COMMUNITY

Policies in the draft Neighbourhood Plan seek to:

- Ensure that new development reflects the scale, grain and density of the existing built-form, reflecting the character and qualities that define the area.
- Encourage development to meet high standards of sustainability and energy efficiency.
- Support deliver of new, well-designed green spaces that cater for all ages.
- Welcome provision good quality community facilities that are easily accessible and cater for a wide range of activities.
- Support improvements to the quality of facilities at Lawling Park, including an expanded Hall.
- Support the provision of services and facilities in the Imperial Avenue local centre that continue to cater for day-to-day needs.
- Support provision of improved mobile and broadband connections in the Parish.
- Support provision of new allotment gardens and community food growing places.

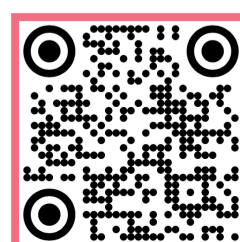


Concept illustration of potential improvements of the setting of the Imperial Avenue Local Centre

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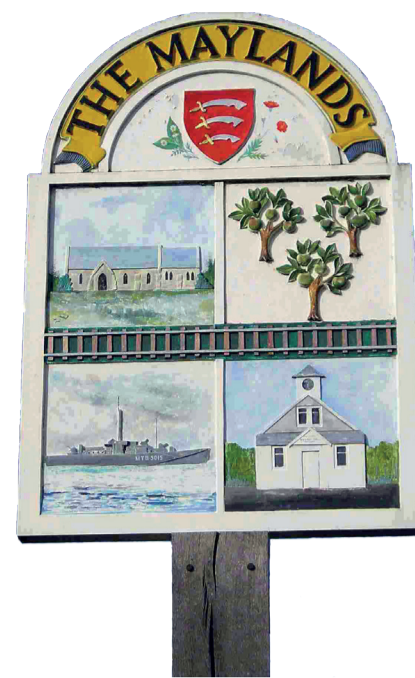
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POLICY THEMES: ENVIRONMENT & ACCESS

Policies in the draft Neighbourhood Plan seek to:

- Avoid impacts on sensitive habitats, protect natural features, and provide for improved biodiversity.
- Support improved access to the riverside and walks along this, with paths being suitable for use in all weather conditions.
- Avoid development in areas of flood risk, manage and mitigate impacts through the use of sustainable drainage.
- Minimise the loss of front gardens to areas of hard standing, incorporating permeable surfaces and maximising the amount of vegetation to be retained.
- Accommodate parking in such a way that it doesn't visually dominate the street.
- Support provision of electric charging points and where cables do not cause trip hazards.
- Support provision of new walking and cycling routes that are safe and attractive for people of all ages to use.
- New development should include streets that are designed to incorporate vehicle movement but allow people to walk, cycle and play in a safe environment.
- Incorporate opportunities for new and extended bus services, including improved waiting facilities and travel information.

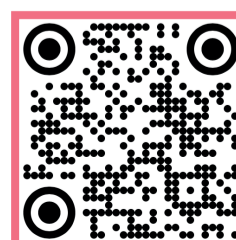


Any future change or development should continue to provide for access to the riverfront, but be mindful of the sensitivity of this unique environment

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PROJECT IDEAS

The Neighbourhood Plan identifies a series of ideas and aspirations that are not strictly related to development, but which development could help fund. They could also potentially be delivered in partnership with infrastructure providers. The ideas include:

- Modernisation of the Lawling Park Hall and associated facilities
- Improvements to the quality of the public space along the Imperial Avenue Local Centre
- Street greening initiatives, including street tree planting
- A new and extended network of safe walking and cycling routes
- Improved bus services
- Traffic management, speed reduction and road safety measures, including at the gateways into Mayland / Maylandsea along Steeple Road.

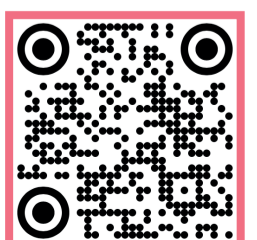


Concept illustration of potential remodelling and expansion of Lawling Park Hall into a new 'Community Hub', including space for a range of services

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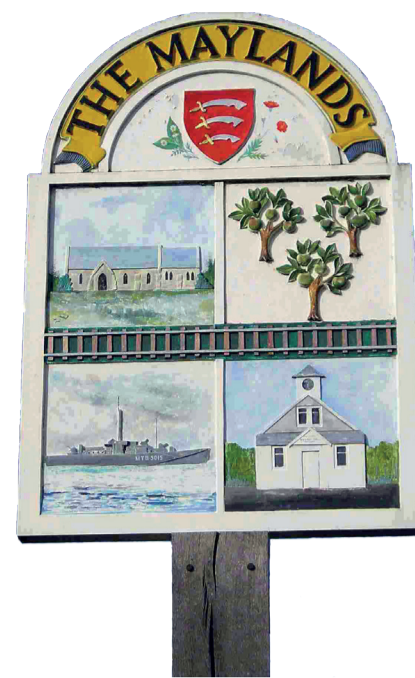
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NEXT STEPS

How to respond

Thank you for viewing the consultation material.

Please do let us know what you think about the Plan by completing the questionnaire.

The questionnaire can be completed online via the Parish Council website:

<https://maylandpc.org.uk>

Alternatively, you can complete a paper version of the questionnaire and return to the Parish Council.

You can also contact us by email:

maylandpc@gmail.com



Children's poster prepared during earlier consultation events

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Making the Plan

We will review all comments and prepare a revised Plan for submission to Maldon District Council later this year.

Maldon District Council will re-consult on the Plan and appoint an independent examiner to review it. They will advise whether the Plan should proceed to a referendum or not.

At the referendum, everyone of voting age living in the Parish will have a chance to say whether the Neighbourhood Plan should be adopted ('made').

If more than 50% of people who turn out to vote are in favour of the Plan being made it can then be used to inform and determine planning applications as well as opportunities for future investment across the Parish.

Consultation runs until 1st December 2023. Please let us have your comments by then.

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