

Mayland Neighbourhood Plan

Decision Statement

26 September 2025



1. Summary

- 1.1 Following an Independent Examination and Referendum, Maldon District Council is publicising its decision to ‘make’ the Mayland Neighbourhood Plan and Mayland Design Guidance and Codes Report (“the Plan”) part of the Maldon District Development Plan, in accordance with Regulation 19 of the Neighbourhood Planning (General) Regulations 2012 (as amended). The policies in the Plan can now be given full weight when assessing planning applications that affect land covered by the Plan.
- 1.2 This Decision Statement and the Plan can be viewed on the Maldon District Council website: [Mayland | Community Led Planning & Neighbourhood Plans | Maldon District Council](#)

2. Background

2.1 Neighbourhood Area

- 2.1.1 The Mayland Neighbourhood Area was approved by Maldon District Council on 7 November 2016. The Neighbourhood Area is the same area as the parish area for Mayland; it includes the settlements of Mayland and Maylandsea.

2.2 Submission

- 2.2.1 Following the submission of the Plan to the Council on 15 February 2024, the Council publicised the draft Plan for a 7-week period and representations were invited in accordance with Regulation 16 of The Neighbourhood Planning (General) Regulations 2012 (as amended). The consultation took place between 4 October 2024 and 22 November 2024.

2.3 Independent Examination

2.3.1 The Council appointed Christopher Lockhart-Mummery KC, with the agreement of Mayland Parish Council, to undertake the Examination of the Plan. The Examiner’s final report was received by the Parish Council on 11 April 2025.

2.3.2 The Examiner’s report concluded that, subject to making the recommended modifications, the Plan met the basic conditions set out in the legislation and should proceed to a Neighbourhood Planning referendum. The Examiner also recommended that the referendum area is consistent with the Neighbourhood Area that was designated by the Council on 30 June 2014. The District Council agreed with this view.

2.4 Referendum

2.4.1 On 17 June 2025, the District Council made the decision to accept the Examiner’s recommendations and that the Plan (as modified by the Examiner’s Report) should proceed to referendum.

2.4.2 The District Council published a decision statement on 18 June 2025 to confirm that the Plan, as modified, met the Basic Conditions and other legal requirements.

2.4.3 The referendum was held on 31 July 2025. The Referendum asked the question ‘Do you want Maldon District Council to use the Neighbourhood Plan for Mayland to help it decide planning applications in the neighbourhood area?’

2.4.4 93% of those who voted were in favour of the Plan.

| Referendum Results | |
|---------------------------|------------|
| Yes | 606 |
| No | 45 |
| Rejected ballots | 1 |
| Total votes cast | 652 |

3. Decision and Reasons

3.1 Under section 38A (4)(a) of the Planning & Compulsory Purchase Act 2004 (as amended), the District Council is required to make a Neighbourhood Plan if more than half of those voting have voted in favour of the Plan. 93% of the votes cast were in favour of this Plan.

3.2 Under section 38A (6), a District Council is not subject to this duty if the making of the Plan would breach, or would otherwise be incompatible with, any EU obligation or any of the Convention Rights (within the meaning of the Human Rights Act 1998). Maldon District Council has assessed that the Plan, including its preparation, does not breach, and is compatible with these obligations.

3.3 On 25 September 2025, Maldon District Council made the decision, in accordance with section 38A (4) of the Planning and Compulsory Purchase Act 2004 (as amended), to 'make' the Mayland Neighbourhood Plan.

4. Neighbourhood Plan status

4.1 Planning applications in the Neighbourhood Area must be considered against the Mayland Neighbourhood Plan, as well as existing planning policy such as the approved Maldon District Local Development Plan (2017) and the National Planning Policy Framework.

5. Availability of Documents

5.1 This Decision Statement and the Plan can be viewed online at: [Mayland | Community Led Planning & Neighbourhood Plans | Maldon District Council](#)