



## URGENT!

Dear fellow Tollesbury resident

### HART – Housing Action by Residents of Tollesbury

Welcome to the second village-wide newsletter from the HART campaign group.

Gladman has submitted their Outline Planning Application to Maldon District Council for 99 new houses on a green agricultural field at Mell Road.

#### **If you are also opposed to this, NOW is the time to formally object**

Maldon District Council are now checking the application; then they will *register* it; then we will have **just 21 days to lodge our objections**.

**ANYONE can object.** Everyone is entitled to their opinion, so one household could submit four different objection letters. You don't have to live in Tollesbury either, although your connection should be stated.

In this newsletter you will find:

- **A guide to writing your own unique letter (p4)**
- **An objection letter layout (p4)**
- **A list of valid planning points** to choose from for your own, unique objection letter (centre pages)

Writing **your own unique letter** is best, as planners give much less weight to large numbers of nearly identical letters.

From all the advice we've received, we're really very confident that **if we all object**, using the valid points in this newsletter, "Team Tollesbury" can fight this off. Sending the highest possible volume of letters will show how strongly this unique village feels.

*Emma Stephens* HART Chair

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To receive updates from us, which we'll keep to a minimum, please send us brief confirmation that we can add you to our mailing list. We won't share your details with anyone unless you ask us to.

*HART is not against all new housing. It exists to promote resistance to inappropriate building and over-development of Tollesbury, which we feel applies to this proposal.*

The HART newsletters have both been completely funded by Colt Press – for which we are profoundly grateful: thank you so much to Paul Haddow.

## VALID PLANNING OBJECTIONS

The points below are based on [Maldon's Local Development Plan \(LDP\)](#) and the over-arching [National Planning Policy Framework \(NPPF\)](#) and other related documents as shown. That makes them strong, valid, and lawful. We recommend that you:

- **Choose some of these points (there are more if you want them, on our website).**
- **Stick to these points**, as objections that are not supported by the policies above are very unlikely to comply with planning law and almost certainly won't be considered.



Beware! Planners are **NOT** allowed to consider any of the following  
*Don't undermine your case by using any of these!*

- Loss of private view
- Loss of private access rights
- Loss of value to your property
- Land ownership issues

- After each point that you use, we suggest that you add – **in your own words** – why you feel the proposal doesn't comply with it.
- **Put your list in a different order** to make your own, **unique letter**.
- **If you get stuck** please do phone for help! Or look out for our drop-in letter-writing sessions.
- **These points are all on our website** (with several more), and with links to the exact policy clauses if you want to check anything.

**“TOP VALUE OBJECTIONS” – we recommend everyone includes some or all of these:**

### 1. Land supply and housing need

- Maldon's Local Development Plan (LDP), adopted by the Secretary of State, does not allocate any housing to Tollesbury.
- Maldon District Council Five Year Housing Land Supply Statement (Mar'19) shows that Maldon has well over the required 5 year supply.
- Maldon's LDP anticipates only 100 houses over 5 years across the whole District on all "Windfall Sites" arising such as Mell Road.
- Tollesbury's "Housing, Employment and Business Needs Survey" (Apr'17) found that only 43 households wished to move within Tollesbury.
- The LDP states: "outside of defined settlement boundaries, planning permission will only be granted where the intrinsic character and beauty of the countryside is not adversely impacted". The Policies Map for NE Maldon District show that this site is outside Tollesbury's "settlement boundary".

**FURTHER VALID OBJECTION POINTS** – we recommend everyone includes some of these – and there are more on our website. The **TEXT IN ITALICS SHOULD NOT BE ALTERED** as it is quoting from policy. You should **add your own words as far as possible to any of these** to say why you think the proposal doesn't comply.

## 2. Natural Environment

The National Planning Policy Framework (**NPPF**) states: "*Planning... decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes...; recognising the intrinsic character and beauty of the countryside*"; and "*development should, wherever possible, help to improve local environmental conditions*".

## 3. Sustainability

The Local Development Plan (**LDP**) requires that developments "*seek to reduce the need to travel, particularly by private vehicle*".

## 4. Backland development

The LDP allows *Backland development* such as this only if "*there would be no unacceptable material impact upon the living conditions and amenity of nearby properties*".

## 5. Character, history, distinctiveness and local amenity

The LDP states that the District "*will retain the identity of our villages*". Tollesbury is well known as "The Village of the **Plough** and the Sail".

## 6. Education

The NPPF states: "*It is important that a sufficient choice of school places is available*".

If you use this point you may want to be aware that:

- D'Arcy is a CofE school
- Its admissions policy prioritises worshipping families and those from **non**-Tollesbury villages

## 7. Engagement

The NPPF states that "*Early discussion between applicants, the local planning authority and local community ... is important for clarifying expectations and reconciling local and commercial interests*".

If you use this point you may want to be aware that:

- Gladman did not have a pre-application meeting with Maldon District Council
- Gladman refused residents' requests to meet them
- Gladman sent a leaflet to only 860 of the 1250 properties and only sent the rest when prompted

## 8. Infrastructure

The LDP states that all development will have regard to "*the capacity of local infrastructure*".

If you use this point you may want to be aware that:

- Sewage already overflows regularly into the creek
- The sewerage provider has already warned the Parish Council that more houses will cause issues

## 9. Road safety

The NPPF allows Development to be refused "*if there would be an unacceptable impact on highway safety*".

If you use this point please be aware that **traffic jams and poorly parked cars are NOT valid planning points**: only road **SAFETY** can be considered. You may also like to know that:

- It is 2.4 miles by foot from the proposed Mell Road access point to Tolleshunt D'Arcy school
- A child over 8 who has to travel to D'Arcy must usually go at the parents' expense, so s/he might walk

## GUIDE FOR WRITING YOUR OWN UNIQUE LETTER

1. **WE RECOMMEND** following the advice in the bullet points opposite
2. **WE RECOMMEND YOU USE 4 OR 5 OF OUR SUGGESTED “VALID” OBJECTIONS**, and replace the bullet points opposite with these.
3. **USE YOUR OWN WORDS**. Each letter should be worded uniquely with objections listed in different orders, to ensure it is counted.
4. Add your **NAME & POSTAL ADDRESS** (see statement box below)
5. **THEN SEND YOUR OBJECTION** by **one** of the following means:
  - **Preferably via Maldon District Council’s online service at** [www.maldon.gov.uk/info/20046/development\\_management/8109/planning\\_applications](http://www.maldon.gov.uk/info/20046/development_management/8109/planning_applications). You need to register first. Do cc yourself, and it would be useful to forward to HART as below.
  - **By email to** [planning@maldon.gov.uk](mailto:planning@maldon.gov.uk)  
It would be useful to copy HART as below.
  - **By post to Planning Services, Maldon District Council, Princes Road, Maldon CM9 5DL**. It would be useful to copy HART as below.
6. **PLEASE DO COPY** HART and the Parish Council at:  
[Tollesbury.HART@btinternet.com](mailto:Tollesbury.HART@btinternet.com) or HART, c/o The Stables, East Street, Tollesbury, CM9 8QD (adj The Centre)  
[TollesburyPC@btinternet.com](mailto:TollesburyPC@btinternet.com) or Tollesbury Parish Council, 4 Valkyrie Close, Tollesbury CM9 8SL

### Public access statement - extract from Maldon District Council website:

Maldon District Council is required by law to make all comments received available for inspection by any members of the public. If you do not wish to reveal personal information such as your written signature, personal telephone number or email address, these do not need to be provided. **You must, however, state your name** - this can be typewritten - **and [postal] address**. Confidential representations cannot be accepted.

## OBJECTION LETTER LAYOUT (Also available on our website)

Your address & postcode  
Date

Planning Services, Maldon District Council  
Princes Road, MALDON, CM9 5DL

Dear Sir / Madam

**Re: Gladman proposal for houses, Mell Road, Tollesbury**  
**Planning ref:** <insert if you can - we'll advertise it widely once published>

I have examined the above application, and wish to object strongly to outline planning permission being granted for the following reasons:

- **Insert your objections here.**
- We recommend you **select four or five of our suggested “valid” objections on pages 2 and 3.**
- You should add your own comment to each point as it is really important that **each letter is unique to be sure it is counted.**
- **As much as you can, explain your personal reasons** for using the objections you've chosen.
- **Anyone can object**, including CHILDREN, so one household could submit four different letters. If you're not from Tollesbury we strongly recommend you state your connection. Eg “I sail from Tollesbury every week so I feel really strongly ...”
- **You can find the planning application** via the HART website.
- **Don't risk undermining your letter** by using any of the “invalid” objections on page 2, as your valid objections may be overlooked.

Yours faithfully

Your name (you don't have to sign – see Public Access Statement (opp))

cc Tollesbury Parish Council, 4 Valkyrie Close, Tollesbury CM9 8SL  
HART, c/o The Stables, East Street, Tollesbury CM9 8QD