

... continued

There is no shopping centre or supermarket so there would be more delivery vehicles, increasing the **road safety risks** arising from large lorries passing by Tollesbury's narrow and non-existent pavements.

The railway station is 9 miles away, so 90 new houses will not fulfil the LDP statement: "The council will seek to ensure **all new developments are well connected to local public transport routes.**"

There is not employment here for at least 90 people, and very little public transport, so **car usage would increase.**

The development would have a **significant impact on already stretched local schools.** The NPPF states, "It is important that a sufficient choice of school places is available." Tollesbury school is already almost full. 90 new houses would mean children having to travel to other villages, mostly at ECC's expense. The nearest, over 2 miles away in Tolleshunt D'Arcy, is a CofE school so is not an option for all families, and it prioritises children from other villages ahead of Tollesbury's children.

The NPPF states that "development should, wherever possible, help to improve **local environmental conditions**". Building houses here would destroy the habitat for red status birds including Skylarks, Lapwing, Starling, Fieldfare, House Sparrow, Linnet, Yellowhammer, and Corn Bunting. Gladman's own documentation states for instance that "it is not possible to recreate the arable stubble habitat that skylarks use as a forage resource during winter."

Yours faithfully

Name: \_\_\_\_\_



**HART**  
Housing Action by  
Residents of Tollesbury

Dear fellow Tollesbury resident

## Objections Deadline: 4th September

Welcome to the third village-wide newsletter from HART, about Gladman's planning application for 90 new houses on a greenfield site at Mell Road.

If you've already written an objection letter to the Council, WELL DONE, and THANK YOU so much.

The Council have now confirmed that even if people send identical letters, they will all be counted. So....

### Attached is a ready-to-use objection letter

*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.*

**We're delivering two copies of this newsletter to every household in Tollesbury, so if there are two people in your home, you can each have your say.**

If there are more of you, **extra copies** are available on request, or from our website and Facebook Group.

For different ways to send your letter, please see overleaf.

With grateful thanks to Paul Haddow and Colt Press for printing all the HART newsletters.



**Ways to send your letter:**

• **On paper:**

1. Cut off the letter attached;
2. Add your name & address (no need to sign);
3. Bring it to HART (address below) for onward delivery - or post it to the Council at the address in the letter.

--- or ---

• **By email:**

1. Open the letter from our website or Facebook group;
2. Paste it into a new email;
3. Add your name & address;
4. Send to [Planning@maldon.gov.uk](mailto:Planning@maldon.gov.uk).

If you want to of course, you can write a more detailed letter in your own words, especially if there are other points you want to make.

Every different valid point raised will be included in the planning department's report. There are many suggestions on our website, and please do ring us if there's anything you're not sure of.

We are very confident that **if we all object**, "Team Tollesbury" can fight this off. Sending the highest possible volume of letters will show how strongly this unique village feels.


Remember:

## Objections Deadline: Wednesday 4th September

*Emma Stephens* HART Chair

The Stables, East St, Tollesbury CM9 8QD (adj Congregational Church)

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 [www.TollesburyHART.com](http://www.TollesburyHART.com)

To join our mailing list, please email us as above. We won't share your details with anyone unless you ask us to.

Tollesbury  
MALDON  
Essex

August 2019

Planning Services  
Maldon District Council  
Princes Road  
MALDON CM9 5DL

Dear Sir / Madam

**Re: Planning ref 19/00837/OUT Gladman, Mell Road, Tollesbury**

I strongly object to this proposal for the following reasons:

**It is unnecessary** because Maldon District Council has a sufficient Five Year Housing Land Supply elsewhere, and Tollesbury's Housing Survey (Apr'17) found only 43 households wished to move within Tollesbury.

**It is inappropriate** because it is outside the settlement boundary; the LDP does not allocate any housing to Tollesbury; and it expects only 100 houses on "Windfall Sites" over 5 years in the whole District.

90 new houses on a green field near a much-used footpath will change the **character and people's enjoyment of the area.**

**The LDP seeks to "reduce the need to travel, particularly by private vehicle."** The bus is roughly every two hours with no late-night service to or from town, and no buses at all on Sundays, so 90 more houses would increase the use of cars.