



HART



Housing Action by Residents of
Tollesbury

Welcome

WHO ARE HART?

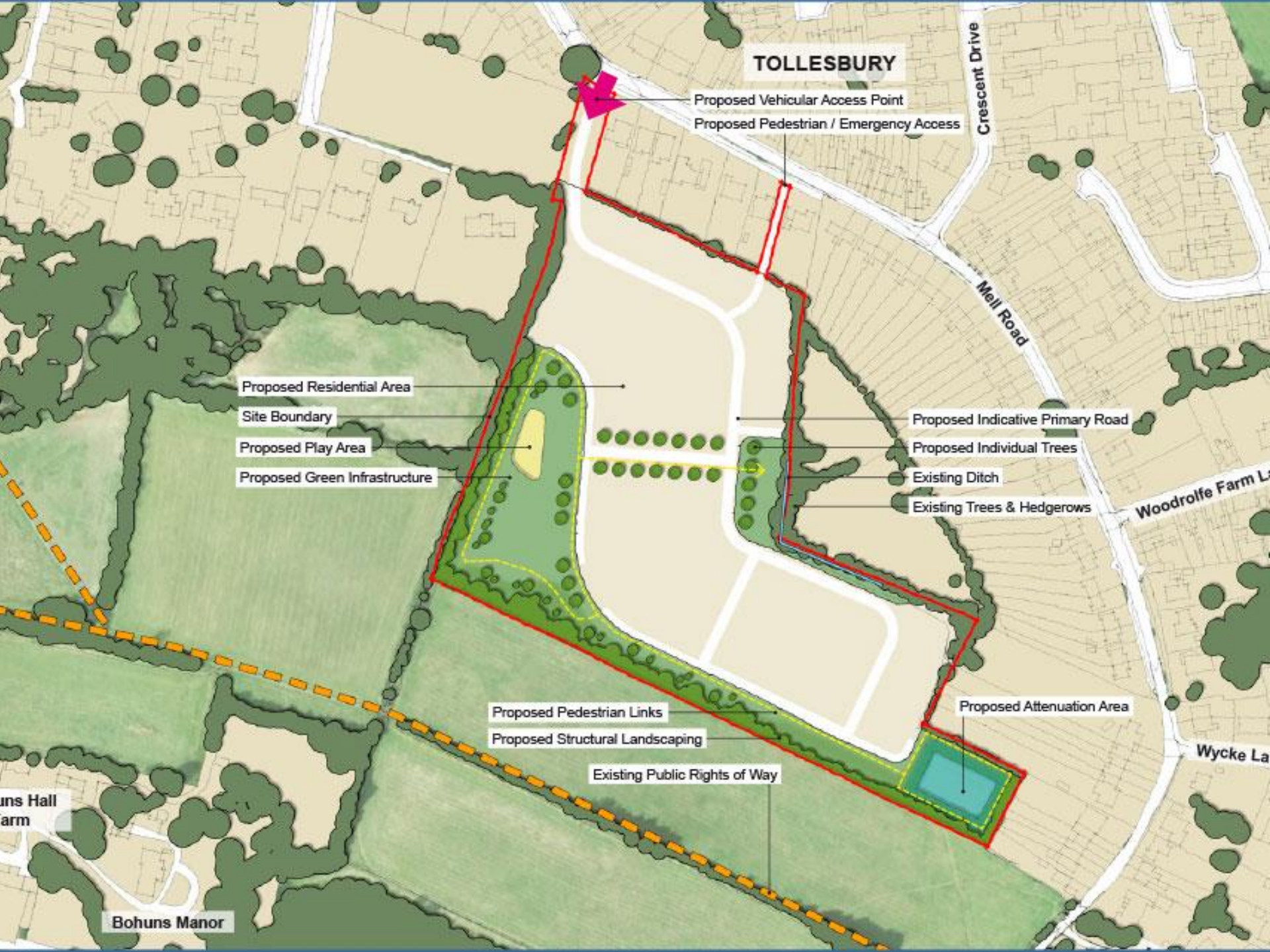
HART - Housing Action by Residents of Tollesbury - is not against all new housing. It exists to promote resistance to inappropriate building and over-development of Tollesbury.



TOLLESBURY PEOPLE DON'T BURY THEIR HEADS IN THE SAND (OR SNOW)!

WHAT'S THE ISSUE?

- Gladman propose building 99 new houses
- On a rural, agricultural, green-field site at Mell Road



TOLLESBURY

Proposed Vehicular Access Point
Proposed Pedestrian / Emergency Access

Crescent Drive

Mell Road

Proposed Residential Area

Site Boundary

Proposed Play Area

Proposed Green Infrastructure

Proposed Indicative Primary Road

Proposed Individual Trees

Existing Ditch

Existing Trees & Hedgerows

Woodrolfe Farm Lane

Proposed Pedestrian Links

Proposed Structural Landscaping

Existing Public Rights of Way

Proposed Attenuation Area

Wycke Lane

Bohuns Hall Farm

Bohuns Manor

QUICK RECAP

- You've probably received a leaflet from Gladman
- You may have attended the Parish Council's public meetings
- But in case not, here's a quick recap:

QUICK RECAP

- Gladman have a contract with the land owner
- Gladman think there's a weakness in our local planning to be exploited (more on that later)
- They have submitted an Outline Planning Application to Maldon District Council
- The Council are now checking it and will register and publish it imminently
- We then have just **21 DAYS** to lodge any objections
- That **could** be from 9th to 30th Aug – or a bit later

WHAT HAVE WE DONE SO FAR?

- Established HART
- Alerted key organisations:
 - Essex Wildlife Trust
 - RSPB
 - Natural England
 - Historic England
 - Council for the Protection of Rural England
- Priti Patel MP; Maldon and Essex Councillors
- Local press

WHAT ELSE?

- Vigorous research of planning policy
- Other groups – eg Hands off Danbury and CHEAG
- Facebook Group
- Website
- Just Giving
- Newsletter#1 – introducing HART
- Newsletter#2 – objection points to use

THE SMALL PRINT...

Two quick pieces of “housekeeping”!

1. Agree HART Constitution
2. Elect HART officers

Election of HART officers

Chair: Emma Stephens

Vice chair: Patricia Gilbert

Secretary: Bob Stephens

Treasurer: Peter Richards

Information Governance Officer:

Andrew Gilbert

Other HART officers

Facebook: Sarah Legg

Fundraising: Helen Tovey, Susan Foakes, Jean Brown

General: Ruby Clover, Terry Collier, Alison Finlayson,
Cobie Lang, Mike Olley, Janet Russell

Media liaison: Carole Denford

Minutes: Hazel Notley

Neighbourhood plan: Tom Lowther, Steve Smith

Paper communications: Barry Jones

Photography: Bob Cross

Planning advisors: Nick Summers, George Traer-Clark

Website: Andrew Gilbert

WHAT CAN WE ALL DO?



- Object to the planning application
- Donate time or money
- Provide specialist knowledge or skills

OBJECTING

- **Newsletter #2**
 - Guide to writing your own unique letter
 - Sample letter layout
 - List of valid planning objections for you to choose from
- **Website - as above plus:**
 - Letter template download
 - Full list of valid objections – just drag & drop
 - Other advice and links to policies
 - Coming soon – just being finalised!
- **Drop-in letter-writing sessions – look out for posters**

OBJECTIONS

- **EVERYONE** who disagrees should object
- 4 objectors in a house => **4 different letters**
- **UNIQUE** objections carry FAR more weight with planners
- Anyone can object
- Include your qualifications in your letter

OBJECTION STEPS

1. View the application

2. Use some TOP VALUE objection points

3. Use some FURTHER objection points

4. Make it uniquely yours

5. Check it and send it in

STEP 1: VIEW THE APPLICATION

1. Registration!
2. View the application on MDC's website
3. If you want to object through the portal, you'll need to register
4. Do that sooner rather than later – issues!

STEP 2 – TOP VALUE OBJECTION POINTS

1. Use at least one or two points from our list of “**TOP VALUE**” objections

Gladman think they can see a weakness...



No **Neighbourhood Plan** in Tollesbury (yet)



BUT! Maldon has a Local Development Plan (**LDP**)



AND! There is the National Planning Policy Framework (**NPPF**)

STEP 2 cont'd - "TOP VALUE" POINTS

From Maldon's Local Development Plan (LDP)

We recommend **everyone** uses these:

- **Over 5 year housing land supply in District**
- **LDP has no housing allocated to Tollesbury**
- **LDP expects 100 houses on all "Windfall Sites"**
- **Outside settlement boundaries, permission granted only "if the intrinsic character and beauty of the countryside is not adversely impacted"**



STEP 3 – FURTHER POINTS

- Decide which of the points from our FURTHER LIST really matter to you
- Some are in Newsletter #2
- There are more on the HART website

STEP 3 cont'd – EXAMPLES

Maldon's Local Development Plan:

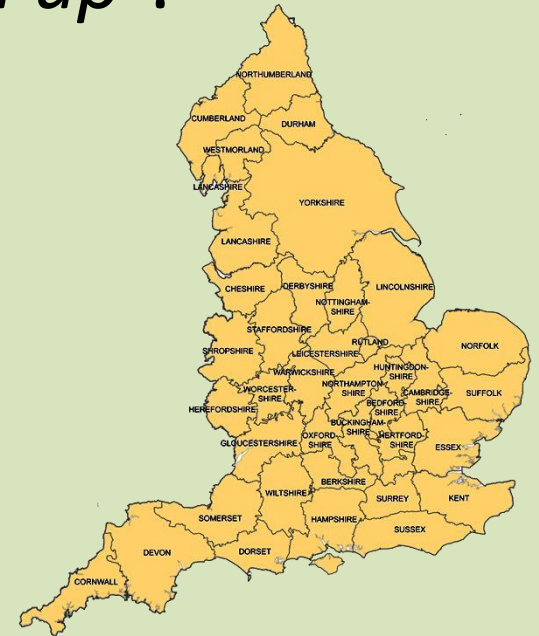
- Developments should *“seek to reduce the need to travel, particularly by private vehicle”*
- *“Development will be largely restricted in the countryside to protect its character and attractiveness”*
- *“The Council’s priority is to protect the countryside for its intrinsic value”*



STEP 3 cont'd – MORE EXAMPLES

National Planning Policy Framework

- *“...it should be ensured that... appropriate opportunities to promote sustainable transport modes can be or have been taken up”.*
- Developments should *“add to the overall quality of the area”* and *“[be] sympathetic to local character and history, including the... landscape setting...”*



STEP 4 – MAKE IT UNIQUELY YOURS

Example 1

The LDP requires that developments
*“seek to reduce the need to travel,
particularly by private vehicle”*

I think the development will lead to more use of cars because there are not enough jobs here for 99 households; there is no railway station; and we only have an infrequent, rural bus service

Policy:
just
copy it

Your
opinion:
your
words

STEP 4 – cont'd

Example 2

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”. I think that building on ploughed fields will destroy our village identity, not retain it.

Policy:
just
copy it

Your
opinion:
your
words

STEP 4 cont'd – SELL TOLLESBURY TO BRISTOL!

- Your comments may go to the Government's Planning Inspectorate
- in Bristol: they've not seen Tollesbury
- Sell it to them... write about:
 - The beauty & remoteness
 - The sense of open space
 - The character, the history...



STEP 5: CHECK IT AND SEND IT IN

Make sure you've not used any *INVALID* planning objections, particularly:



“VIEWS”



**TRAFFIC JAMS,
DELAYS,
CONGESTION**



“OUTLOOK”



ROAD SAFETY

STEP 5 cont'd

1. Submit your objection to MDC
2. Electronically or on paper – see newsletter#2
3. Check it's been registered online
4. Or ask HART to check for you

Remember we only have 21 days

OBJECTION STEPS SUMMARY

1. View the application

2. Use some TOP VALUE objection points

3. Use some FURTHER objection points

4. Make it uniquely yours

5. Check it and send it in

DO YOU NEED ANY HELP?

- **We need to send the highest possible number of letters**
- If we all object we CAN fight this off
- Do speak to HART tonight
- Or come to a drop-in session





THANK YOU



?

Primary schooling: the numbers

- Tollesbury school capacity 225; actual 213
- **12 spare places in whole school**
- Conservation area: expansion difficult
- Essex School Organisation Service 10 yr plan:
- 0.3 primary school pupils per new house =>
~30 pupils in 99 homes
- (Maybe fewer at first: more as houses become established)

Essex schools admissions process

Example: You put Tollesbury 1st and D'Arcy 2nd

Tollesbury

1. Accepts all "1st choice" pupils ...
2. ...And becomes FULL

Tolleshunt D'Arcy

1. Accepts all "1st choice" pupils ...
2. ...But still has spaces
3. Reviews all "2nd choice" applicants....:

D'Arcy school admissions policy

Children ...

1. Who are / were looked after
2. With a sibling at the school
3. From D'Arcy, Knights, Major, Little Totham or Goldhanger
4. Of CofE worshipping parents

Then any remaining children by distance