_____ *(house & road)*
Tollesbury
MALDON
Essex
_____ (postcode)
_____ (date)

Planning Services
Maldon District Council
Princes Road
MALDON CM9 5DL

Dear Sir / Madam

Re: Planning ref 23/01160/OUTM, Land North of West St 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. MDC Land Supply Statement 2022/23 confirms there is more than the required 5-year supply, there is currently 6.35 years.

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; Tollesbury already has 2 sites with planning granted for 42 dwellings.

159 new houses on a green field with 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 a town, and no buses at all on Sundays, so 159 more houses would increase the use of cars.

There are no shopping centres or supermarkets 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 nearest supermarket is over 5 miles away.

The nearest railway station is 9 miles away, so 159 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 159 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. 159 new houses would mean children having to travel to other villages, mostly at ECC's expense. The nearest, over 1.7 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 badgers and red status birds, as well as small mammals and insects being affected. These habitats will be lost and cannot be replaced.

Yours faithfully

Name: _____ *(print, don't sign)*