



## Housing Action by Residents of Tollesbury

Dear Tollesbury resident,

Welcome to the 8th village-wide newsletter from the HART campaign group. Welbeck has submitted their Outline Planning Application to Maldon District Council for 159 houses on farming land to the north of West Street, Tollesbury.

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

You have until **16<sup>th</sup> July** to submit your objection to Maldon District Council. Anyone can object. Everyone is entitled to their opinion, so everyone in the household could submit an objection letter. You don't have to live in Tollesbury either, although your connection with our village should be stated.

In this newsletter you will find:

- **A guide to writing your own unique letter.**
- **A list of valid planning points** to choose from for your own, unique objection letter.
- **A STANDARD objection letter** for you to complete.

Writing a unique letter is best, as planners give more weight to these when considering an application, although all letters count and volume shows the strength of feeling we have for our village.

By using the valid points in this newsletter, "Team Tollesbury" can fight off this planning application. We have done it before and can do it again!

### **BREAKING NEWS**

At a recent Maldon District Council meeting it was stated that Tollesbury has a possible 663 new houses under the new government targets. Add on the 45 plots already committed and this makes a whopping 708 new houses. We are not alone in the fight to stop over-development; residents across the district are objecting too. We can't afford to be complacent, as we all know how stretched the services are - the GP surgery, the sewage works, the school and the roads.

Tell your friends and family about this inappropriate expansion of Tollesbury. Everyone can object, it's not just one letter per household. Let your children have a say in their village too. And remember, anyone with an interest can object, it is not just restricted to Tollesbury residents.

*Andrew Gilbert* HART Chair

### **GUIDE FOR WRITING YOUR LETTER SHOWING VALID PLANNING OBJECTIONS**

The points on the next page are based on **Maldon's Local Development Plan (LDP)**, **National Planning Policy Framework (NPPF)** and other related documents as shown. These make your objections strong, valid and lawful.

**BEWARE!** Planners are **NOT** allowed to consider any of the following, so 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**

*continued overleaf...*

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

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

[facebook.com/groups/Tollesbury.HART](https://facebook.com/groups/Tollesbury.HART)



## How to object using the HIGH VALUE OBJECTIONS continued.....

- **Choose some of the points below.** There are more on our website with links to the policies.
- Objections not supported by the policies below are unlikely to comply with planning law and almost certainly won't be considered.
- 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. Don't forget to put your comments in order of importance to you..
- **If you get stuck** please ask us for help! Look out for our drop-in letter-writing sessions.

### 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's LDP anticipates only 100 houses over 5 years across the whole District on all "windfall sites" arising, such as that on West St north.
- 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".

### Natural Environment & Sustainability

- The National Planning Policy Framework (NPPF) states: "Planning policies and decisions should contribute to and enhance the natural and local environment by: protecting and enhancing valued landscapes....; recognising intrinsic character and beauty of the countryside...; help improve local environment conditions."
- The Local Development Plan (LDP) requires that developments "seek to reduce the need to travel, particularly by private vehicle".

### 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**".

### Education

- The NPPF states: "It is important that a sufficient choice of early years, school and post-16 places are available to meet the needs of existing and new communities".

### Engagement

- The NPPF states that "*Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.*" Welbeck, the developer, have not engaged with residents on this application.

### Infrastructure & Road Safety

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

You may wish to refer to the recent sewage leaks, getting a doctor's appointment, water pressure, public transport or road safety.

## A GUIDE FOR WRITING YOUR OWN UNIQUE LETTER

We recommend that you use 4 or 5 of our suggested "VALID" objections. Use your own words. Each letter should be worded uniquely with objections from the "**High Value Objections**".

Ensure you include your **name and postal address** and add the **Planning Application Reference No: 25/00381/OUT**.

Send your objection via one of the following:

- **Preferably via Maldon District Council's online service at: <https://tinyurl.com/bprb5f3e>**
- You will need to register first. Do cc yourself, and it would be useful to forward all objections to **HART**.
- **By Email: [planning@maldon.gov.uk](mailto:planning@maldon.gov.uk) and [tollesbury.hart@btinternet.com](mailto:tollesbury.hart@btinternet.com)**
- **By Post to: Planning Services, Maldon District Council, Princes Road, Maldon CM9 5DL**

On the next page is a standard letter for you to use; just cut along the dotted line, add your postal address, date and print your name at the bottom. Please add any further comments on the back and hand-in at one of our signing sessions or drop it in at **98 Mell Rd, Tollesbury**. You can also use this as a model for your own letter.

**Public access statement extracted 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.

**Tollesbury  
MALDON  
Essex**

(house no & road)

Planning Services  
Maldon District Council  
Princes Road  
MALDON CM9 5DL

(postcode)  
(date)

Dear Sir / Madam

### Re: Planning ref 25/00381/OUT, Land North of West St Tollesbury

**I strongly object** to this proposal for the following reasons:

**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 traffic survey on North Rd carried out in 2021 was during the Covid lock-down periods and does **not reflect accurately traffic volumes**.

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 LDP states that all development will have regard to "the capacity of local infrastructure".** Water testing by the Tollesbury Climate Partnership in conjunction with the University of Essex has shown high levels of bacteria to been found in waters surrounding the sewage works outlet.

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)