



Housing Action by Residents of Tollesbury

Dear Tollesbury resident,

Welcome to the 9th village-wide newsletter from the HART campaign group. Both **Obsidian** and **Gladman** have submitted their Outline Planning Applications to Maldon District Council for **200 and 149 houses** respectively on farming land to the south of West Street and behind Mell Road.

If you are opposed to these, NOW is the time to formally object

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. Any comments must go to Maldon District Council.

In this newsletter you will find:

- **A guide to writing your own unique letters.**
- **A list of valid planning points** to choose from for your own, unique objection letters.
- **STANDARD objection letters** for you to complete, one for **Obsidian** and one for **Gladman**.

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 these planning applications. We have done it before and we can do it again!

BREAKING NEWS

Developers are bombarding councils all over the country, so 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.** The **Welbeck** application for 159 houses to the north of West Street should go before Maldon District Council soon; there have been delays due to more information being required from consultees. There are already over 700 objections. You can still make a comment on that too! You can still download a letter from our website.

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 LETTERS 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

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.
- There is also lots more information on our website. If you don't have access please contact us and we will help.

Land supply and housing need

- Maldon's current Local Development Plan (LDP), adopted by the Secretary of State, does not allocate any housing to Tollesbury and anticipates only 100 houses over 5 years across the whole District on all "Windfall Sites" arising.
- 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 shows that both these sites are outside Tollesbury's "*settlement boundary*".
- The National Planning Policy Framework (NPPF) (para 15) states: "*The planning system should be genuinely plan-led.*" Neither of the developments are part of Maldon Council's current growth plan.

Natural environment and sustainability

- The National Planning Policy Framework (NPPF) (para 187) 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 (para 100) 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 (para 137) states that "*Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.*"
Obsidian left little time for residents to reply to their survey on this application before registering it.

Infrastructure and road safety

- The LDP states that all development will have regard to "*the capacity of local infrastructure*".
- You may also wish to refer to the recent sewage leaks, getting a doctor's appointment, water pressure, public transport, electrical power issues 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, postal address and date** and add the relevant **Planning Application Reference No (Obsidian: 25/01057/OUTM or Gladman: 26/00066/OUTM)**.

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 and tollesbury.hart@btinternet.com**
- **By Post to: Planning Services, Maldon District Council, Princes Road, Maldon CM9 5DL**

Enclosed are two standard letters 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 these as a model for your own letters.

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.