

\_\_\_\_\_ (house & road)  
Tollesbury  
MALDON  
Essex  
\_\_\_\_\_  
\_\_\_\_\_  
(postcode)  
(date)

Planning Services  
Maldon District Council  
Princes Road  
MALDON CM9 5DL

Dear Sir / Madam

**Re: Planning ref 26/00161/OUT, Land at North Road Tollesbury Essex**

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

**It is inappropriate** because it is outside the settlement boundary; the current 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 building nearing full completion for 42 dwellings.

24 new houses on a green field with views across to Abbots Hall, Blackwater Estuary National Nature Reserve and West Mersea 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 service is roughly every two hours with no late-night service to or from a town, and no buses at all on Sundays or Bank Holidays, so 24 more houses would **increase the use of cars through the centre of the village.** The proposed vehicle entrance to the site is on a narrow road with restricted views and within the **national speed limit** zone.

Place Services in comments on OUT/25/00381 located in the same area of Tollesbury states: "the existing footway along North Road is narrow in places, has pinch points and obstacles like telegraph poles within it and coupled with the parked cars and owners accessing their vehicles, I have a concern for the footpath's practical use for pedestrians accessing the services and facilities in Tollesbury, from the North Road proposed access point from the development site. Such barriers to movement **will not encourage walking**, cycling and wheeling (including small children on scooters/balance bikes and parents with buggies) reaching local schools, shops, GP etc daily. **This is contrary to Active Travel England Standing Advice at paragraph 2.6.**" The proposed pedestrian entrance is between two right-angled bends making visibility difficult and crossing safely problematic, especially for children.

The nearest railway station is nearly 10 miles away, at least 22 minutes drive, via frequently congested junctions, so 24 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 24 people, and very little public transport, so **car usage would increase.** The location encourages vehicles to enter and leave via Back Road to Tolleshunt D'arcy/Tiptree and the protected lane, Colchester Road, to reach Colchester and beyond.

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, as well as small mammals and insects being affected. These habitats will be lost and cannot be replaced. The site is close to European designated nature conservation sites.

Yours faithfully

Name: \_\_\_\_\_ (print, don't sign)