

\_\_\_\_\_ (house & road)  
Tolleshunt D'Arcy  
MALDON  
Essex  
\_\_\_\_\_  
July 2023 (postcode)

Planning Services  
Maldon District Council  
Princes Road  
MALDON CM9 5DL

Dear Sir / Madam

**Re: Planning ref 23/00548/OUTM, Land Opposite Prentice Hall Farm Prentice Hall Lane 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.

There are no shopping centres or supermarkets locally so there would be more delivery vehicles, increasing the **road safety risks** arising from large lorries passing through Tolleshunt D'Arcy to reach Tollesbury. Nothing in the developer's **transport assessment** or the overall planning application statement gives any real indication of either a reduction of the need to travel by private vehicle or, any suggestions about funding for bus services or the encouragement of more sustainable transport methods.

There is not employment here for at least 200 people, and very little public transport, so **car usage would increase**.

The railway station is 9 miles away, so 200 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**."

**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 town, and no buses at all on Sundays, so 200 more houses would increase the use of cars.

**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.

200 new houses on a green field near much-used footpaths will change the **character and people's enjoyment of the area**.

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. 200 new houses would mean children having to travel to other villages, mostly at ECC's expense. The nearest, over 2 miles away here in Tolleshunt D'Arcy, is a CofE school so is not an option for all families. The school also 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 many red status birds including Fieldfare, Woodcock and Greenfinch, as well as small mammals, insects being affected.

Yours faithfully

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