

INTRODUCTION

Introduction

Gladman Developments Ltd has successfully invested in communities throughout the UK for over 30 years, developing high quality and sustainable residential, commercial and industrial schemes. A process of public consultation is being undertaken by Gladman Developments Ltd in order to present the emerging development proposal for the land south and west of Mell Road, Tollesbury to the local community. We are proposing a new residential development of approximately 99 homes, together with new green infrastructure. The purpose of this consultation process is to outline the details of the draft scheme and seek comments from the local community which will be considered before the outline planning application is lodged with Maldon District Council.

Site Description

The site comprises 4.42Ha of predominantly arable land and is located to the south and west of Tollesbury. Mell Road, from which the site access is proposed, runs along part of the eastern boundary and the existing residential development of Tollesbury is found to the north, east and west.

Housing Need

Every Council is required by the Government to boost significantly the supply of housing and to make planning decisions in the light of a presumption in favour of sustainable development. Maldon District Council is required to provide enough housing land to meet its full future housing needs. Approval of this development will help towards meeting the housing need within the local authority area.

Why is the site suitable for development?

The site is sustainably located with easy access to a range of existing community amenities and the local public transport network. It is a logical housing site with existing development to the north, east and west. The site can be safely accessed via Mell Road and already enjoys pedestrian links to the surrounding area via the public footpath network.

The Application

Gladman Developments Ltd intends to submit an outline planning application to Maldon District Council in mid-2019. This would establish the principle of development.

Development Proposals

- A residential development to include approximately 99 new homes of varying sizes, types and tenures;
- Green Infrastructure, comprising: new publicly accessible greenspace, an equipped play area, recreational footways, areas of ecological enhancement/new habitat creation and tree, hedgerow and shrub planting.

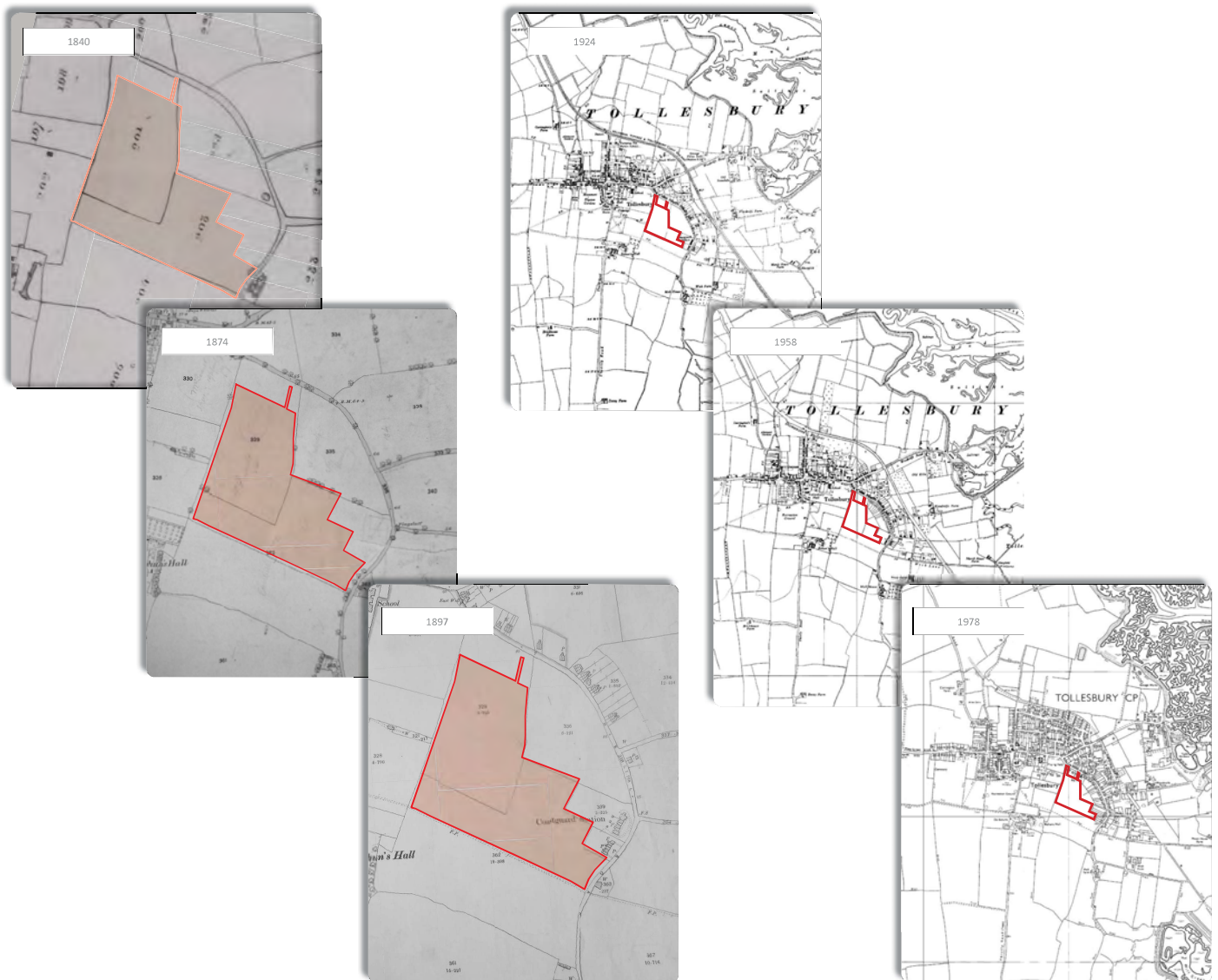


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|-----------------|----------------|----------------------|
| Site Boundary | Woodland | Public Rights of Way |
| Primary Roads | Developed Land | Marshland |
| Secondary Roads | Water Course | |

Historic Maps

The earliest cartographic source to show the area is a 1840 Map, which shows the site to be in open land to the south east of Tollesbury. Throughout the 19th Century the maps show the site as two separate fields accessed via Mell Road. These maps also show a number of small properties along Mell Road which were constructed during the late 19th century.

The 1924 map shows Tollesbury in a wider context. Additional properties can be seen along Mell Road and the built form of the village focuses along Mell Road, East Street and High Street. The Kelyboon, Tiptree and Tollesbury Light Railway can be seen to the north of the village and industrial development is shown off Woodrolfe Road also to the north. By 1958 the railway has become disused and additional development can be seen within the village notably with properties at Elysian gardens and to the south of Mell Road, which adjoin the site. The 1978 map shows the further expansion of Tollesbury with significant residential development to the north of the village extending to abut the disused railway. The area of industrial development situated off Woodrolfe road has also expanded. To the west of the village further properties can be seen extending along West Street and to the south of the village additional properties off Mell Road can be seen adjoining the site. The historic development of Tollesbury has left the site nestled into the southern edge of the village leading to the site being a logical extension to the settlement.



EXISTING CHARACTER

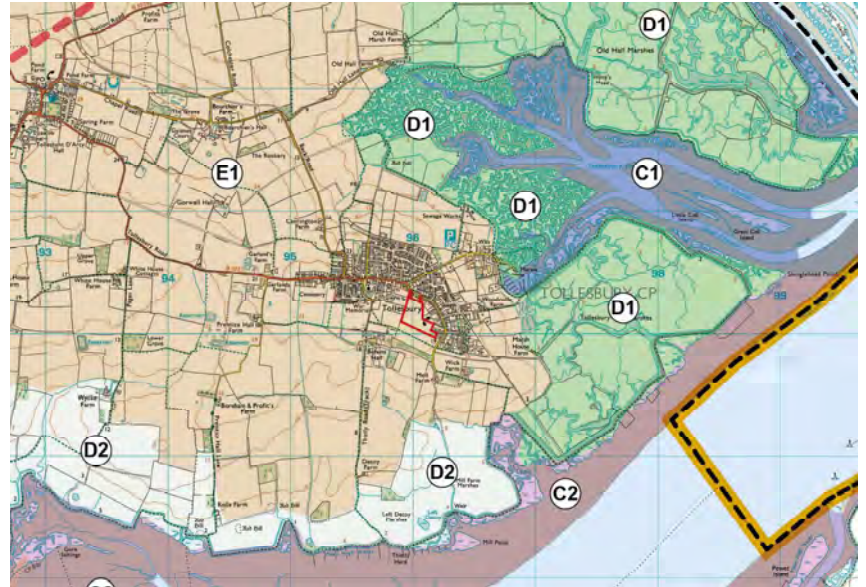
Landscape Character





The site is comprised of arable farmland. With the exception of the mature field boundary vegetation and fragmented hedgerows, the site has no notable landscape features. The site is bounded to the north and east by existing residential properties of Mell Road. To the south of the site there is a public right of way and an established belt of woodland planting. A fragmented hedgerow borders the western boundary.

At a national scale the site and its context are located within NCA 81 'Greater Thames Estuary' as defined by Natural England. At a district scale the site is located within the 'Tolleshunt Coastal Farmland' Landscape Character Area (LCA) identified by The Braintree, Brentwood, Chelmsford, Maldon and Uttlesford Landscape Character Assessment.

The E1 'Tolleshunt Coastal Farmland' LCA is described as having the following characteristics:

- *Absence of woodland.*
- *Semi regular pattern of tall hedgerows, small copses and shelterbeds, although many hedgerows removed.*
- *Gently undulating arable farmland behind the coastal marshland.*
- *Small-scale settlements situated in close proximity.*






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|  | Site Boundary |
|  | Essex County Boundary |
|  | District Boundary: Maldon District / Colchester Borough |
|  | National Character Area Boundary: NCA 81 - Greater Thames Estuary |

Maldon District Landscape Types & Areas

Landscape Character Types:
 Type C - Estuarine Marsh / Mudflats
 Type D - Drained Estuarine Marsh
 Type E - Coastal Farmed Landscapes

Landscape Character Areas:

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|---------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|
|  | C1 Area C1 - Tolleshunt Coastal Farmland |
|  | C2 Area C2 - Blackwater Estuarine Marsh / Mudflats |
|  | D1 Area D1 - Old Hall Marshes and Tolleshunt Wick Drained Estuarine Marsh |
|  | D2 Area D2 - Maldon Drained Estuarine Marsh |
|  | E1 Area E1 - Tolleshunt Coastal Farmland |

Settlement Character

Housing within Tolleshunt does not exhibit a strong common identity, instead housing is more representative of the era it has been built and features extension or modification. Despite this some common themes include the use of red brick and occasional white render, red tile, and weatherboarding (on more contemporary housing).



Above: Examples of built form and materials used within the surrounding area. The proposals will seek to reflect the existing built character so as to create an appropriate and sympathetic development in keeping with the character of the site and its context.

Site and Setting

The site is not directly subject to any landscape designations such as National Park, Area of Outstanding Natural Beauty (AONB), or Special Landscape Area (SLA).

The site is located close to River Blackwater and the Blackwater Estuary SSSI. The site adjoins the settlement edge of Tollesbury. Field boundary vegetation defines the northern, eastern and western boundaries of the site.

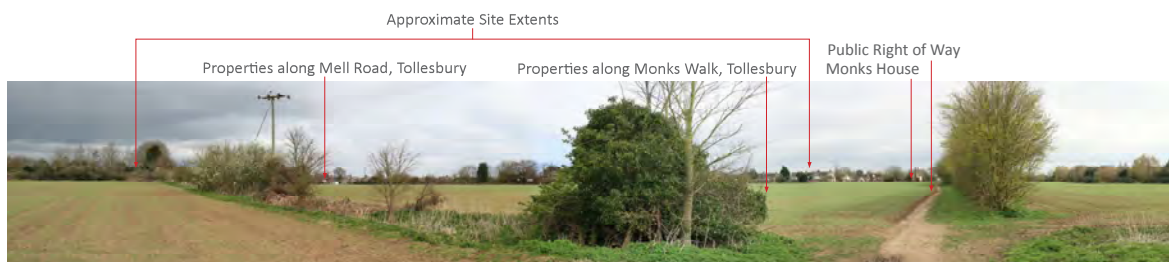
The landform of the site consists of relatively flat topography. The site is visually well contained due to the hedgerow planting and existing built form of Tollesbury with only close views afforded of the site from Mell Road and the nearby public right of way.



1 PHOTO VIEWPOINT 1: View west from Mell Road, Tollesbury.



2 PHOTO VIEWPOINT 2: View northwest from Public Right of Way adjacent to Wick Farm.






3 PHOTO VIEWPOINT 5: View east from Public Right of Way from Mell Road to Church Street.

What are the local facilities?

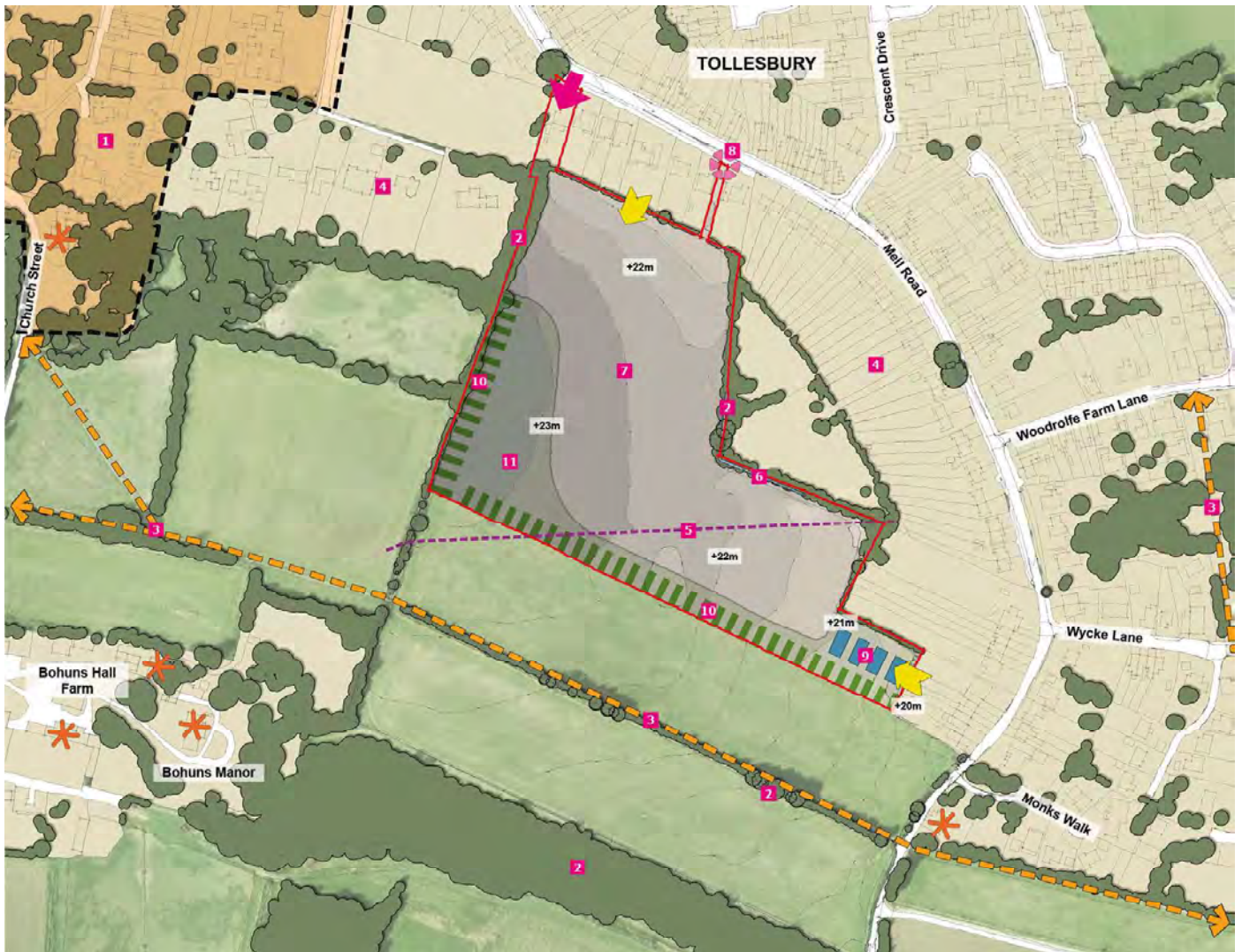
The site is sustainably located with easy access to existing local facilities, public transport links and the local footpath network. The proposed residential development would be ideally located for nearby schools, shops and public facilities such as the Tollesbury Primary School less than 400m away.
















The local bus services are accessible from bus stops less than 400m walk from the site and these provide access to, amongst others, Colchester, Witham and Maldon via a range of regular services.



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|  | Proposed Site Boundary |  | Medical Centre |  | Sports and Recreation Facilities |
|  | Distance from centre of site/walking time |  | Place of Worship |  | Retail (Including local convenience stores and post office) |
|  | Primary School |  | Public House/Restaurant/Cafe |  | Local Bus Stops |
|  | Village Hall |  | Play Area |  | Public Footpaths/Bridleways |

The assessment of the site and its surroundings has identified features which should be protected, retained and enhanced wherever possible as part of the development proposals for the site. These considerations provide the opportunities and constraints for development and have been used to inform the preparation of the Framework Plan.



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|  | Site Boundary | 4.42 Ha |  | Tollesbury Conservation Area |  | Topography |
|  | Listed Buildings | |  | Existing Trees & Hedgerows - Views of Site Restricted by Existing Planting |  | Potential Pedestrian / Emergency Access Point |
|  | Consider Views from Neighbouring Houses | |  | Existing Public Rights of Way |  | Low Point of Site - Potential Location for SUDS |
|  | Proposed Vehicular Access Point | |  | Existing Residential Development |  | Potential Landscape Buffer |
| | | |  | Existing Overhead Cables |  | Potential Open Space |
| | | |  | Existing Ditch | | |

THE FRAMEWORK

The Framework Plan addresses the identified constraints and opportunities. Areas of Green Infrastructure (GI) wrap around the eastern, southern and western edges of the proposed development creating landscape buffers that will provide a softer green edge to new built form. The GI of the site, which covers approximately 34% of the total site area, includes open space to the eastern, southern and western parts of the site along with an equipped children's play area and new footpath links. The site wide GI will accommodate new native tree, hedgerow and shrub planting, areas of new habitat and a balancing pond (SuDS) for sustainable drainage.



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|------------------------------------------------------------------------------------|----------------------------------------|---------|-------------------------------------------------------------------------------------|---------------------------------|---------|---------------------------------------------------------------------------------------|-------------------------------|
|  | Site Boundary | 4.42Ha |  | Proposed Shared Driveways | |  | Proposed Pedestrian Links |
|  | Proposed Vehicular Access Point | |  | Proposed Green Infrastructure | 1.59 Ha |  | Proposed Individual Trees |
|  | Residential Area | 2.83 Ha |  | Proposed Structural Landscaping | |  | Existing Trees & Hedgerows |
| | Up to 99 Units @ 35dph | |  | Proposed Attenuation Area | |  | Existing Ditch |
|  | Proposed Pedestrian / Emergency Access | |  | Proposed Play Area | |  | Existing Public Rights of Way |
|  | Proposed Indicative Primary Road | | | | | | |

Have Your Say

Thank you for taking the time to view this information. Your comments and suggestions will be taken into account when formulating the final planning application submission. All comments and feedback will be provided to the Local Planning Authority as part of the planning application.

Comments can be sent via the website:

www.your-views.co.uk/tollesbury

Or you can respond by email:

comments@your-views.co.uk

(using "Tollesbury" as the subject line)

Or by post:

Your Views Tollesbury

Gladman Developments Ltd.

Gladman House

Alexandria Way

Congleton

CW12 1LB

Gladman consider all correspondence received and our response to the issues raised will be set out in a Statement of Community Involvement (SCI).

As part of the planning application, Gladman will submit a complete copy of all correspondence received (including any details such as your name, address and email where you have provided them) to the Local Planning Authority. This ensures all your comments are available to the Council during their consideration of the application and shows who we have consulted. As the SCI forms part of the formal application documents, the Council may publish it online, subject to their own Data Protection policies.

Should the application be the subject of an appeal, the same information will be forwarded to the Planning Inspectorate.

If further consultation is carried out as part of the planning process, Gladman may use your details to make you aware of this and to ask for your views, but will not use this information for any other purpose.

