



Dear fellow Tollesbury resident

Planning application **REFUSED!**

Welcome to this, our fifth newsletter, and the announcement that Maldon District Council has **REFUSED** Gladman's outline planning application to build 90 houses at Mell Road in Tollesbury.

Refusal report: You can access the Council's full refusal report from either Hart's website or the council's.

HART is absolutely delighted with this decision, and we applaud everyone who wrote a letter of objection. We fully expect Gladman to go to **APPEAL** now though, as that's their usual response to a refusal.

1,500 objections puts us in the top five in England

Together 1,500 of us sent in objections - the equivalent of 72% of our adult population¹. There were no letters of support from residents.

New research from Churchill Home Insurance shows that only four planning applications in England attracted more objections than Mell Road in the last two years².

Churchill's press release referred to this research as "Nimby-ism" but please don't be put off! A Nimby is someone who says "Not In My Back Yard", but if we don't stand up for ourselves in our own back yards, who will?

A fundamental part of our argument here is about Gladman's proposed location, so our "back yard" is clearly a material consideration.

¹ 2011 census figures show 2,103 people over 18 in the Tollesbury wards

² You can see the press release on our website

Appeal coming soon...?

An applicant has six months to lodge an appeal – which will be to HM Planning Inspectorate. The Inspectors are based in Bristol, but they always conduct a site visit. Of course Gladman might decide not to appeal, but HART will announce it as soon as we know.

Public Inquiry?

There are three types of appeal: a "Written Representation", a "Hearing"; and an "Inquiry". As Tollesbury residents sent in over 1,500 objections this could well qualify for an Inquiry, and HART will be pressing for that. If so, it should be held locally, and anyone can attend.

What can I do?

If Gladman lodges an appeal we'll all need to write in again, this time to the Planning Inspectorate, and HART will provide templates and full information as before.

Fundraising: well done all

The Quiz made a net profit of £360, so a huge thank you to all who supported it, and especially to Alex and Kath for coming up with so many excellent questions!

We've also raised a further £1124 so far, which is the start of our "War Chest", in case Gladman goes to appeal and we need to hire planning consultants or lawyers. So far we've reviewed and written everything ourselves – including HART's 40-page objection report to the Council, but we may need to seek professional advice in future.

Wildlife: If you spot any wildlife around the proposed development site – or anywhere else in the county – then **Essex Wildlife Trust** would love you to report your sightings at:

www.essexwtrecords.org.uk/record/introduction.

Anyone can do this, for rare or common species, and records are reviewed by ecologists if there is a proposed development nearby.

The Trust was one of the organisations that submitted a planning objection to the Council.

How can I support HART? If you'd like to support us, here are three ways you can help:

1) Make a donation:

Online through www.justgiving.com/crowdfunding/hartollesbury

Or in cash (in a sealed, hand-delivered envelope marked "HART DONATION" please);

Or by cheque (payable to "Housing Action by Residents of Tollesbury") to The Stables, East Street, Tollesbury.

Please do remember that any funds not needed for HART will be passed to other good causes in Tollesbury.

2) Make a pledge to be honoured if we need to hire planning consultants or lawyers to fight an appeal. To find out more, please contact fundraising@hartollesbury.com or 01621 860395.

3) Come to the Dance! Please see opposite for details. Order early to avoid disappointment!



With very best wishes,

Emma Stephens HART Chair

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