



Dear fellow Tollesbury resident

We hope this newsletter finds you safe and well despite the recent Coronavirus restrictions, and we're really pleased to bring some welcome good news at this time. We had prepared two versions of this newsletter, and we're absolutely delighted that this is the one we're sending out...

GLADMAN DIDN'T APPEAL!

We made it! Gladman had six months to lodge an appeal, but they have chosen not to. This is further to Maldon District Council's decision to refuse permission to build 90 houses at Mell Road, and after we all raised an enormous 1531 objections last year. Well done Team Tollesbury! This will surely have demonstrated our strength of feeling, and shown Gladman that they would have their work cut out to make any progress here.

BUT HERE COMES OBSIDIAN...

We're now aware that another agent – Obsidian Strategic – has signed a deal to “promote” 44 acres of land in Tollesbury. At the moment there is no planning application, but we assume that will surely follow. When we see the plans, we'll need to decide whether we should object.

ISN'T HART JUST ABOUT GLADMAN THOUGH?

HART was created in direct response to Gladman's proposal, but it definitely isn't limited to that. Our constitution states:

HART is not against all new housing. It exists to promote resistance to inappropriate building and over-development of Tollesbury.

The expression “inappropriate building and over-development” is deliberately flexible, but the 44 acres that Obsidian say they will promote, is about three times larger than the Mell Road site, so it seems likely that we'll want to continue campaigning.

SO HART WILL CONTINUE?

In a word: yes! As well as the Obsidian announcement, it's likely that Gladman will submit a revised application for Mell Road, especially as they've told HART they are still contracted to promote the site.

Of course, when we see specific plans we may not feel that they are “inappropriate” or an “over-development”. Or there could have been such progress by then with the Neighbourhood Plan that we've decided it is time for HART to disband.

WHAT'S HAPPENING WITH THE NEIGHBOURHOOD PLAN?

The Parish Council and the Neighbourhood Planning Team are both completely separate from HART, but we understand the Plan is being fine-tuned with Maldon District Council, to make it watertight.

Once a Plan is ready, there is a six-week consultation period, ending with a referendum at which every resident can vote on whether to accept it.

The consultation and referendum are currently unable to take place before next May because of Coronavirus legislation, but if the Plan is agreed then, it should be "made" within a further six to nine months.

HART INDEPENDENCE

Incidentally, the Parish Council doesn't contribute to HART funds, as that would not comply with their regulations. It means HART is free to campaign about housing matters that affect the whole village even if the PC doesn't agree with us - although in the case of the Gladman application, we both objected to it.

Finally, we all hope you and your family are keeping well at this time. It's sad that Coronavirus means we can't hold a big party to celebrate the outcome of Gladman's first attempt – but please do raise a glass to each other: we did well!

With very best wishes,

Emma Stephens and all of the HART Core Working Party



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To receive updates, which we'll keep to a minimum, please send us an email, confirming that we can add you to our mailing list. We won't share your details with anyone unless you ask us to.

WHAT WILL HAPPEN TO HART'S FUNDS?

When we decide it's time to wind up HART, our constitution requires that we hold a vote at an Extraordinary General Meeting, and that any remaining funds are disbursed to the benefit of Tollesbury.

For now though, the funds raised for the Gladman campaign will be retained, in case they submit a new application for Mell Road as they have implied.

Funds raised more generically for HART will also be retained for the time being, in case of further plans for inappropriate building or over-development of our village.

THANK YOU SO MUCH!

We'd like to say a huge thank you to everyone who has contributed, whether through donations or pledges; attending or running an event; having a collection tin on your shop counter - or to those who manage the village's venues, for hosting us so obligingly. It's been a real team effort, and we thank you most sincerely.