



HOUSING UPDATE

Dear resident,

Since our last newsletter, the HART team has been gathering information and working hard to help with the ongoing battle against the unnecessary over-development of Tollesbury.

Back in June, Maldon District Council voted to support the planners' recommendation to approve the application for 200 houses to the south of West Street. The applicant's representative, Obsidian, and Maldon District Council now have until the end of September to agree the conditions attached to the approval. These include contributions towards education, health and transport. If agreement cannot be reached within the given timeframe, the application could be refused. The applicant would then have the opportunity to appeal the decision.

This is not over yet!

At the beginning of August, Maldon District Council voted to defer the planning department's recommendation on the application for 159 houses to the north of West Street. The planners will now seek further information from consultees, including Anglian Water, Essex Highways, Essex Education and the NHS. This process can take around 4–6 weeks, after which the council will meet again to decide whether to approve or refuse the application from Welbeck.

Again, this is not over!

On **Wednesday 2 September**, Maldon District Council is due to meet again, this time to decide whether the application for 149 houses off Mell Road, submitted by Gladman, should go ahead. The previous Gladman application, submitted in 2019, was refused and Gladman chose not to appeal. This time, however, things are different. Although similar to the 2019 proposal, the current application is for even more houses and represents yet more over-development of our village. If the application is refused, we would expect Gladman to appeal the decision, as they frequently do. This makes it particularly important that the case for refusal is robust and supported by strong evidence.

We need to demonstrate clearly that Tollesbury cannot cope with the additional pressure that such a development would place on our already stretched infrastructure, including:

- our roads and transport network
- the doctors' surgery and local health services
- Tollesbury Primary School
- the sewerage system and wastewater infrastructure

We also have a new National Planning Policy Framework (NPPF), published just a few days ago. The NPPF sets out the Government's planning policies and provides the framework within which planning decisions in England are made. The HART team is currently working through the changes to make sure we fully understand the new requirements and can apply them effectively when preparing our objections to these and any future planning applications.

There is still a long way to go. We will continue to fight for Tollesbury and keep residents informed every step of the way.

Andrew Gilbert

HART Chair

HOW TO HELP

SEND US YOUR PHOTOS

Please send us your photographs of bad parking, congestion, unsafe pavements etc.

We can use these to show that the roads aren't safe for more traffic and that more vehicles make it difficult and unsafe for pedestrians on the narrow pavements. Especially along the High St, West St, East St, North Rd and Station Rd.

Please do not take photos while you are driving, we cannot use these. We will endeavour to anonymise any photo to ensure vehicle registrations and people cannot be identified.

Send your images to photos@hartollesbury.com

SIGN UP

SOCIAL MEDIA

HART's Facebook group has over 730 members, nearly all residents or ex-residents of Tollesbury and the surrounding villages. It's the quickest way to keep up to date with what is going on, so please join if you can.

facebook.com/groups/Tollesbury.HART

Please use **#savetollesbury** in your social media posts.

We will soon be on Instagram, TikTok and YouTube so keep any eye out and please follow us!

SHOUT OUT

SPREAD THE WORD

Tell your family, friends, neighbours, work colleagues about what is happening to our village.

We can't always send a newsletter to everyone in the village when something happens, so we rely on those that have internet access to tell those that don't about what is going on.

HELP US

HART need your expertise. If you have experience in:

- Handling the media
- Planning law
- Sustainability
- Archeology
- Highways
- Ecology
- Social media
- Fundraising

then please get in touch.

DONATE

The HART committee are a small group of volunteers, we rely on donations and fundraising to help pay for our printing, signs, website and advertising etc.

If you can help financially then please get in touch and we will send you our bank details.

There are HART donation boxes in some shops in the village, just look out for the HART logo.

HART – Housing Action by Residents of Tollesbury – is not against all new housing. It exists to promote resistance to inappropriate building and the over-development of Tollesbury.

www.hartollesbury.com

facebook.com/groups/Tollesbury.HART