

# Woolverstone News Extra

September 5<sup>th</sup> 2020

Dear All

Following a Parish Council meeting on Thursday 13<sup>th</sup> August a decision was made that Woolverstone Parish Council is minded to object to the following planning application which remains the case:

DC/20/03247 | Full Planning Application - Erection of phased development of 22no. dwellings, creation of cycle path links to Holbrook and Chelmondiston, improvements to Berners Hall car park, provision of public open space and landscape enhancements. | Sites And Cycle Paths Woolverstone To Holbrook, Woolverstone To Chelmondiston Main Road Woolverstone Suffolk.

## Commenting on the application

Individuals, as well as the Parish Council, can comment on this application in a variety of ways. Note: the deadline for comments is now Friday 25<sup>th</sup> September 2020.

It is important that individuals make their views known to the District Council. The Officers' Report will record how many and what sort of responses there have been. The Parish Council view is set out further down this newsletter. If this application is granted, it may set a precedent for building across Babergh's countryside.

1. Comment directly on the Babergh District Council website. Important: If you haven't used the comment option before you will need to register yourself as a user first.

- Got to: <https://planning.baberghmidsuffolk.gov.uk/online-applications/>
- Scroll to the bottom of the page and enter Woolverstone into the "Search" box. Click on the green search button
- Select Full *"Planning Application - Erection of phased development of 22 no. dwellings, creation of cycle path links to Holbrook and Chelmondiston, improvements to Berners Hall car park, provision of public open space and landscape enhancements."*
- Select "Comment".
- The either select "Log in" if you are already registered and make your comment or if not select, "Register here" which will take you through to a simple form. Register then sign in and make your comments.

2. Write an email to Samantha Summers: [planninggreen@baberghmidsuffolk.gov.uk](mailto:planninggreen@baberghmidsuffolk.gov.uk)

3. Write a letter to Samantha Summers: Planning Department, Babergh and Mid Suffolk District Councils, Endeavour House, 8 Russell Road, Ipswich. IP1 2B

Should you specifically wish to 'support', be "neutral" or 'object' to this application please state this in your response.

## Parish Council view

This was a very difficult and challenging conclusion to reach as there are many attractive and beguiling features in the application. However:

The Parish Council has an historic and statutory responsibility to “*preserve and enhance*” Woolverstone’s Conservation Area which was designated in 1989. At the core of our village are the historic and heritage assets that comprise the former estate belonging to Woolverstone Hall and the spaces between them. We believe the proposals will affect the character and appearance of Woolverstone and will also have an impact on the listed buildings such as the Widows Homes, Berners Hall and Home Farm. The Parish Council has followed the “precautionary principle”, as once a planning application is passed we cannot get back what we have lost.

- Babergh District Council (BDC) has a 5.7 years – 2019 years (6.64 years - 2020) Housing Land Supply therefore BDC’s development plan and saved policies apply
- This proposal is a “Major” planning application and would increase the village size by 21%
- There is no case made for there being “exceptional circumstances” for this level of housing or “proven justifiable locally identified need” within the village or cluster
- In our village questionnaire in 2016 the majority view (95%) was that Woolverstone should enlarge by between 5 & 10 dwellings to retain its character. This has already been surpassed
- The application runs contrary to Babergh’s Core Strategy for development in the countryside
- Locations proposed for housing are outside the Built Up Area Boundary (BUAB) and in the “countryside” remote from “services and facilities”
- All houses are to be built on greenfield sites of premium grade 1 and 2 land. Woolverstone Parish Council Climate Emergency policy challenges building on “*premium greenfield sites*”
- The reality is that all new households will be reliant on the private car for work, services, entertainment and onward travel
- Bus service is limited and there is no evening service, no Sunday service and fails to match commuting travel times
- Transport figures were collected in the first week of the Ipswich High School summer holiday and therefore do not reflect the current reality of number of vehicles on the road
- The application makes no reference to the cumulative and massive increase in traffic on the Main Road expected from the development of the former HMS Ganges site, the Marina site and other developments on the Peninsula adding at least another 1000 extra daily trips
- While accepting the importance of safe cycle paths in principle, the proposals rely on other land owners to connect the routes and require at least two road crossings. There are two cycle paths proposed with the application. One to Holbrook from the footpath beside our Village Hall and the other from Chelmondiston from beside the Ipswich High School grounds opposite Number 30. The proposals will not connect “*four nearby villages*”. The greater network is aspirational

**\*\*\*\*\* Free Compost Offer from Babergh’s Waste Team\*\*\*\*\***

“We wanted to make you aware of a free composting giveaway event being hosted in the district, to share with local residents and groups in your area.

We’re giving away 480 bags of free compost all in the name of recycling, gardening and home-grown veg!

You can find the details below:

**19 September, 9am-12pm, Bridge Street car park, Hadleigh**

- Attendees will be allowed up to two bags of compost per car - once it’s gone, it’s gone
- A one way traffic system will be in place with staff on hand to guide attendees through
- Attendees are asked not to get out of their car, if possible, to help our staff maintain social distancing

- All the compost has been supplied by Suffolk's Material Change facilities using recycled garden waste - [find out more about the facilities on the Suffolk Recycling website](#).

You can [find more information on our website](#) which includes links to the Facebook events which you're welcome to share with local residents, community groups and gardening clubs.

Thank you in advance for your support with sharing our posts and event on your social media channels to help us reach a wider audience.

Kind regards,

**The Waste Team**  
*Babergh and Mid Suffolk District Councils*

### **St Michael's Church**

The church and the churchyard are looking beautiful. Why not join us for a short formal service of Holy Communion this Sunday. You would be most welcome.

**Sunday**      6th September      9.30 am      Holy Communion (BCP)

All services will be held in the main body of the Church, conforming to social distancing requirements and members of the congregation are requested to wear masks.

Have a lovely weekend

Best wishes.

Simon Pearce. Chairman, Woolverstone Parish Council (780009. [simonrpearce@gmx.co.uk](mailto:simonrpearce@gmx.co.uk))