

# Woolverstone News Extra

September 13<sup>th</sup> 2020

Dear All

At the Parish Council meeting on Thursday 10<sup>th</sup> September a decision was made that Woolverstone Parish Council will object in the strongest possible terms to the planning application from G Mayhew Farms Ltd. below:

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.

This is an historic moment in the life of our village. The number of house proposed for Woolverstone in this application is more than the number built in the village during the last 100 years. We believe the application strikes at the very essence of the village. Our full response is attached to this email. It can also be found on the Woolverstone Parish website. Here are the key points:

- Woolverstone must be treated as "*hamlet*" or "*countryside*" not a "*hinterland*" village in terms of all planning policy
- Special regard should be given to preserving and enhancing the character and appearance of the conservation area of Woolverstone and the sensitive landscape surrounding it.
- BDC has a solid five-year housing supply therefore BDC's saved policies should apply.
- This proposal runs contrary to BDC's development plan
- There are no exceptional circumstance surrounding this proposal
- There is no proven, justifiable need either within the village or cluster for this housing
- The proposed level of affordable housing is too limited
- This proposal is not proportionate to the size of the village at 21% increase
- There would be a loss of the relative safety of pedestrian-only footpaths to shared usage
- The proposals have shown no regard to the cumulative impact of other developments on the Shotley Peninsula which will have a massive impact on the B1456
- The development, while nodding to sustainability, will in fact be entirely car dependent.
- There are few public benefits to be found in this proposal. Those that there are, are outweighed by the harm caused to the heritage assets, the conservation area, the wider historic and sensitive landscapes of Woolverstone.
- 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
- 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.
- 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
- That the Government requires more housing to be built should not override BDC's existing policies.
- Babergh District Council should reject this planning application as it clearly does not accord with its own policies.

**If you feel strongly about this application then it is important that you make your voice heard.**

When all the comments and responses are gathered, Babergh District Council planning officers will write a report and make a recommendation to Babergh councillors on the Planning Committee. That report will contain references to the number of responses from the village (and without) and also summarize the points that have been made. This application will then come before Babergh Planning Committee meeting for a decision in due course.

The deadline for comments to be made by the Public is Friday 25<sup>th</sup> September.

A number of people have already made their view clear. Public comments can be read on the planning website.

**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.

Best wishes

Simon Pearce. Chairman. Woolverstone Parish Council

Tel: 01473 780009

Mob: 07825708171

Email: [simonrpearce@gmx.co.uk](mailto:simonrpearce@gmx.co.uk)