

Woolverstone News Extra

August 16th 2020

Dear All

Following a Parish Council meeting on Thursday 13th August a decision was made that Woolverstone Parish Council is minded to object to the following planning application:

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 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. They remain speculative

You can view a selection of the plans at St Michael's Church

Plans will be available for viewing at St Michael's Church on:

Tuesday 18th August 2.00 - 4.00 pm and 6.00 – 8.00 pm
Wednesday 19th August 6.00 - 8.00 pm

You can also ask questions of the member of the Parish Council in attendance.

All visitors will need to follow appropriate protocols:

- Social distancing is maintained at all times
- Maximum of four people in the church at any one time
- Hand sanitiser is used on entry and departure
- A one –way system will be in operation. Entry through porch. Exit through "Priest's door"
- Face masks/coverings are to be worn while in the church
- A register with contact numbers will be kept and passed to the Church when event is over
- Please bring your own pen to write any comments
- Do not touch the plans, however tempting that might be

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 Monday 14th September 2020.

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

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 (780009. simonrpearce@gmx.co.uk)