

RE: RE: Freston dog walking field application DC/23/04391 appeal

Robin.coates@whersteadpc.co.uk <Robin.coates@whersteadpc.co.uk>

Tue 30/07/2024 09:57

To: 'Woolverstone PC' <woolverstonepc@gmx.co.uk>

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Hi Simon,

I have re-checked the Heritage statement, and apologise, as I misread it. You are correct it states 'No harm'

"In conclusion, the proposal would cause no harm to the settings of the surrounding listed buildings subject to conditions. The works therefore meet the requirements of the NPPF and Joint Local Plan policy LP19."

Robin

Robin Coates
Wherstead Parish Council
07840610856

From: Woolverstone PC <woolverstonepc@gmx.co.uk>

Sent: 30 July 2024 08:31

To: Robin.coates@whersteadpc.co.uk

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Subject: Re: RE: Freston dog walking field application DC/23/04391 appeal

Dear Robin

Thank you for sharing your thoughts about this application.

I will bring the application to the notice of the Stour and Orwell Society at some point today.

The points you raise are important. I, too, am confused by the lighting. I could find no mention in the original application but there is mention in the Appeal statement. This needs clarifying. I will contact Rose Walton. As there don't seem to be seasonal factors, there will need to be a lot of light in winter over the whole site. I'm not sure the vague reference in the Appeal document catches the potential impact.

My reading of the Heritage response was that the proposal would cause no harm to the setting of the listed building. I'll look again. Can you point me to the document you refer to?

I intend to take some photos of the access point today as SCC tend to look at Google Maps/Earth rather than a site visit. Certainly this is so in our experience.

Thanks again for engaging with this issue which I think has an impact on us all.

Kind regards

Simon Pearce Chairman - Woolverstone Parish Council

Sent: Saturday, July 27, 2024 at 3:20 PM

From: Robin.coates@whersteadpc.co.uk

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Subject: RE: Freston dog walking field application DC/23/04391 appeal

Dear Simon,

Thank you again for bringing this application to our attention.

Have you brought this application to the attention of the Stour and Orwell Society (SOS)? If you have not done so then I would strongly recommend it.

I have not yet discussed the comments below with the rest of the Wherstead PC, but will do so.

My initial concerns/ thoughts with the application were:

1. Access:

With the exit and entrance accessing the B1456 in a far from ideal location.

I accept the layby currently has a similar access, but see no reason why an increased traffic level is appropriate for an existing poor access.

It may be possible to mitigate this, by improvements to the carriageway access, covered under a 278, but suspect this is excessive for a small application.

2. Site Operation:

The proposal for 12 dogs to be allowed to access the site at one time could easily result in disturbance to the close neighbours living in Monkey lodge.

Opening hours of 07.00am to 21.00 each day, seven days per week is excessive (in my view) combined with the potential for disturbance is not reasonable.

It is unclear to me if the application includes lighting to cover the requested operating time and provide security to users.

Siting of the five car, car park in a very visible location (Although this seems to have been reduced to two car on appeal)

All these points could be mitigated by; limiting the number of dogs, reducing operating hours / days and conditioning that no lighting is provided, further restricting the operation to daylight and moving the car park to a more discrete location (if possible?)

However, it is unclear if:

- The mitigation actions would be sufficient
- Having applied the mitigation, the proposal is still viable.

3. Fencing:

I am less concerned about the fencing, as I believe the visual impact could be mitigated with the choice of a dark, blending colour as suggested by Beverly from the AONB / National Landscape team.

4. Professional assessments:

RSPB: I think the recommendation from the RSPB makes it very clear that this site is not suitable with the potential for serious harm to local wildlife.

Suffolk Wildlife Trust: Their strong support for the RSPB position mealy confirms the unsuitability

Heritage: The conclusion that this proposal 'would cause harm' to the setting and surrounding listed buildings seems to be very significant, although the conclusion is buried in the discussion and the closing wording is a little unusual.

5. Impact on residents:

The occupier of Monkey Lodge has put together a very clear statement on the potential impact to their family and has clearly done some useful ground work research with other dog walking facilities.

6. Compliance with NPPF and Local Plan:

The officers comments relating to SP03, SP09, LP12 and LP16 align with my limited understanding, although I would go further. The officer mentions the application does not make any attempt to mitigate or compensate for harm to the local wildlife. From the RSPB and Suffolk Wildlife trust reports, I would question if mitigation is even possible?

LP16

NPPF 135, 186 and 188:

Likewise the comments by the officer seems in line with the documentation.

I wanted to come back to you with some initial feedback, but surprisingly this is rather a large application with a lot of detail, so I will need to study further.

Happy to discuss any of the above points, or consider other items you consider important.

Robin

Robin Coates
Wherstead Parish Council
07840610856

From: Woolverstone PC <woolverstonepc@gmx.co.uk>

Sent: 22 July 2024 21:04

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Subject: Freston dog walking field application DC/23/04391 appeal

Dear all

I expect you are aware that planning Application in Freston DC/23/04391 Full Planning Application - Change of use of land from agricultural to dog walking and construction of car park. Erection of Fencing and gate was rejected by Babergh Planners in January.

The applicants have now taken their cause to appeal.

This application affects us all, I think, as Freston Hill is the gateway to our visually stunning and unique peninsula. The wildlife along the Orwell estuary is of national importance and is rightfully protected.

I am concerned that the appeal documents do not seem to take seriously the RSPB response to the application and the importance of the protected areas.

I am concerned about the visual impact of a fenced area with lighting for an all season and great length of day for dog walking as we approach the Peninsula.

I have concerns about access to and from the proposed site on a very difficult bend on the B1456, which is not addressed at all by SCC.

There is already a good dog walking park on the Peninsula at Pear Tree Farm.

Personally, I think there is a strong case to be made, that this application deserves an Alliance response.

Any response needs to be made by 20th August

If you wish to make comments, or modify/withdraw your previous representation, you can do so online at <https://acp.planninginspectorate.gov.uk>.

I see the Suffolk Wildlife Trust has come to the support of RSPB position.

Kind regards

Simon Pearce Chairman - Woolverstone Parish Council