

Thank you to everyone who has so far responded. We urge every resident to consider **writing/emailing Maldon District Council** to register your views. Inform your friends and neighbours, tell your friends and neighbours in neighbouring parishes. Every individual response counts and adds weight to the argument. This application will have a major impact on the village and surrounding area and you are called upon to make your views known to Maldon District Council who will decide the application.

Please copy your response to Woodham Walter Parish Council (parishclerk@woodhamwalterpc.org) and our District Councillor, Karl Jarvis (cllr.karl.jarvis@maldon.gov.uk)

Make sure you include your name and address in correspondence as this is a requirement for MDC accepting comments.

Quote the Planning Reference: 20/00519/FUL

You can comment by visiting the Maldon District Council website:

<https://publicaccess.maldon.gov.uk/online-applications/>

Or you can email your comments to: **dc.planning@maldon.gov.uk** quoting the reference 20/00519/FUL

Or if you are unable to respond electronically you can send a letter quoting the reference 20/00519/FUL to:

Planning Services,
Maldon District Council,
Princes Road,
Maldon, Essex CM9 5DL

The deadline is now **Thursday 20th August**

The application reference is 20/00519/FUL. You can view the documents associated with this application from a link on the Parish Council website:

<http://www.woodhamwalterpc.org/current-planning-applications/>

We will also update our website and send a village email with full details of the Parish Council response. To sign up to our village email service—email the Parish Clerk. If you need any further assistance please get in touch with the Parish Clerk by email or telephone 01245 373686.

www.woodhamwalterpc.org

Email: parishclerk@woodhamwalterpc.org

Woodham Walter Parish Council

Warren Estate Planning Application

Maldon District Council Ref: 20/00519/FUL

Additional tourism and interrelated leisure development, comprising 70 holiday lodges with associated change of use of the land within two areas of the site, alterations to existing Bunsay clubhouse, extension of Bunsay car park and new golf academy.

Woodham Walter Parish Council resolved at its Extra Ordinary Planning meeting to strongly object to this application.

It was noted that the weight of responses received is an important factor. The community is urged to write individual letters to express your views.

When considering your response you should think about the material planning reasons why the plans should be approved or rejected. These include (but are not limited to):

- Highway safety
- Traffic
- Noise
- Layout and density of building
- Design and appearance of materials
- Government Policy (NPPF, Maldon Local Development Plan, Woodham Walter Village Design Statement)
- Previous planning decisions
- Nature Conservation.

See pages 2 and 3 for a summary of reasons that the Parish Council will be citing. See back page for information on how to respond.

Below is a list of some of the reasons the Parish Council will be citing in its response:

NPPF and Sustainability (NPPF, LDP S1)

- 1) No engagement with the local community has taken place
- 2) Loss of high value, landscaped recreational land

Need (NPPF, LDP E4, S1)

- 1) no evidence presented relative to demand and occupancy rates of existing lodges the majority of which have been sold into private ownership as a result of diminished demand.
- 2) 2019 appeal APP/X1545/W/18/3211540 (Bassetts Lane, Woodham Walter) confirms that *'existing, extensive local provision fulfils any tourism need within the area and any further accommodation would be surplus'*
- 3) insufficient tourist facilities available on site, the swimming pool is insufficient in size to cope with number of potential users.
- 4) tourist venues listed are designed for local people rather than as holiday destinations so need for short stay accommodation is unsubstantiated. This is not sustainable development.

Place (NPPF LDP D3, S8, N1, N2)

- 1) Proposals encroach on high value landscape and fail to respect the character of the rural community as described in the WW VDS.
- 2) The golf academy building does not accord with the Warren Listed building heritage setting.
- 3) Loss of 4 golf holes diminishes the leisure use
- 4) Boundary landscaping is mainly deciduous and development will be clearly visible from Little Baddow Road, Gunhill and Common Lane for much of the year. Failure to protect the intrinsic value of the countryside.

Infrastructure (LDP S1)

- 1) Network of narrow, twisting county lanes cannot safely support the level of vehicle movements anticipated
- 2) All shopping for self catering lodges will entail vehicle movements.
- 3) Insufficient recreational pursuits on site most others will entail vehicle transport to appropriate venue defying the definition of sustainability.
- 4) Additional traffic on the A414 and junction access it.

Noise (LDP D1)

- 1) Given that Bunsay Downs is in an elevated position with little screening from the road noise will severely affect the village including outlying areas and specifically adjacent properties, those in Common Lane, Gunhill and Little Baddow Road (LDP D2)
- 2) Hot tub provision is likely to create noise pollution in evenings and night-time. The village already experiences noise pollution from the existing 102 lodges.

Lighting (LDP D1)

- 1) The areas proposed are currently 'dark sky' and any light intrusion will have a significant impact.
- 2) Light pollution will have significant affect on the bio-diversity and wildlife of the area.
- 3) No reference is made to floodlighting the golf academy driving range, if included this would be strongly resisted.

Tourism (LDP E5)

- 1) No need for additional tourism in the area and therefore accommodation and associated facilities are not required. Submitted tourism report fails to prove a need.
- 2) Area is rural with little to provide family activity holiday either on site or in wider district.

Employment (LDP E5)

- 1) Employment claims in planning submission is largely unsubstantiated, predicted on maximum capacity and includes employment gains district wide not just at the development site.
- 2) The benefits to the village residents of employment opportunity were considered but currently there are only 6 employees from within the Parish and it was not felt that this would be a significant factor. Therefore non local employees will commute adding to the transport issues.

Existing Use of Herbage Park Lodges (Warren Lodges South)

- 1) Although not strictly a material planning consideration, we will also note community concern that the proposed new development will result in the same way as the existing 102 lodges (i.e. sold into private ownership and not available on the holiday let market). Enforcement action against non-conforming use has proved ineffectual despite on-going requests from the Parish Council but in the light of recent evidence this will be reviewed and pursued.