

Thank you to everyone who has so far responded. We urge every resident to **email/write** to **The Planning Inspectorate**. Register your views if you did not originally write, or to modify your original representation—this could be as simple as confirming your continued objection and support the reasons for refusal given by Woodham Walter Parish Council and Maldon District Council.

Please note that all original responses will have been sent to the Planning Inspectorate and you are invited to modify your previous representation.

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 The Planning Inspectorate who will decide the appeal.

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

Quote the Appeal Reference: APP/X1545/W/21/3280176

You can comment by visiting the Planning Inspectorate website:

<https://acp.planninginspectorate.gov.uk>

Or you can email your comments to: **East2@planninginspectorate.gov.uk**

Or if you are unable to respond electronically you can send 3 copies of a letter to:
Neale Oliver, The Planning Inspectorate, Room 3B (Eagle Wing)
Temple Quay House, 2 The Square, Bristol, BS1 6PN

The deadline has been extended to **Friday 21st January 2022**

The original Maldon District Council application reference is 20/00519/FUL. You can view the documents associated with this appeal application from a link on the Parish Council website: <https://www.woodhamwalterpc.org/warren-planning/>

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.

www.woodhamwalterpc.org

Email: parishclerk@woodhamwalterpc.org

01245 373686

The Parish Council is aware that some local residents are considering joining together to make an additional group response. They have also got some posters which residents may like to display. This approach is supported by the Parish Council. If you are interested in finding out more please contact anniesef@hotmail.co.uk or 01245 222715.

Woodham Walter Parish Council

Warren Estate Planning Appeal

Planning Inspectorate Appeal Ref: APP/X1545/W/21/3280176

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 continue to strongly object.
You are urged to write to the Planning Inspectorate.
The deadline is 21st January 2022.**

Appeal ref: APP/X1545/W/21/3280176

All previous representations have been forwarded to the Planning Inspectorate and the appellant. These will be considered by the inspector when determining the appeal. The weight of responses received is considered an important factor and we strongly recommend that as many people as possible write to the Planning Inspectorate.

You can do this by visiting the Planning Inspectorate website at
<https://acp.planninginspectorate.gov.uk/>
or by emailing east2@planninginspectorate.gov.uk.

All representations must be received by 21st January 2022.

A representative from the Parish Council will attend and speak at the hearing (date to be confirmed). The Parish Council is an experienced team and is confident that our response offers compelling reasons for the appeal to be dismissed. Very careful research and consideration is being given to offer a robust response and the Parish Council continue to fully and unanimously object to the proposal.

To see all Appeal documentation please find information and links on our dedicated website page
<https://www.woodhamwalterpc.org/warren-planning/>

The Parish Council has carefully considered its response and this will be submitted in time for the deadline. As it currently runs at some 11 pages of detailed comment, it has been decided that it will be useful to provide the community with a summary of some of the main points that will be made.

- Woodham Walter Parish Council remains fully and unanimously of the belief that this planning appeal should be dismissed.
- Comments made to the Planning Application in August 2020 remain extant.
- It is not considered that there has been any further and compelling evidence in the Statement of Case to change the Local Planning Authority's (Maldon District Council) decision which is believed to be correct.
- WWPC and a very large majority of local residents firmly believe that the proposed development will introduce an incongruous and visually harmful development into the village to the extent that it will not only change the character and demography but will also introduce a significant urbanising impact not only on the site but also the infrastructure.
- It also considers that the proposals will be detrimental to the wellbeing of the residents, the village and wildlife with increased danger from road traffic combined with noise, light and air pollution.
- It is the opinion of the Parish Council that the description of the facilities offered and described in the Statement of Case is overstated and misleading.

The Parish Council's detailed response contains several areas which it considers significant in the appeal process and suggests these are the areas of focus for any response you may like to make.

- Impact on the Visual Landscape
- Impact on Infrastructure (e.g. roads & traffic)
- Impact of Noise & Light
- Impact on Flora & Fauna
- Unproven Need for Tourism Employment
- Unproven Need for Additional Tourist Accommodation

You can find links to the appeal documentation on our website. You may also like to read the Parish Council's response to the original application which gives detailed reasons for refusal. You may also refer to MDC's reasons for refusal. This can be found on our dedicated website page:

<https://www.woodhamwalterpc.org/warren-planning/>

If you do not have internet access and require a printed copy do please let us know on 01245 373686 and we will deliver a paper copy.

Summary Extracts from the Parish Council's response to the Appeal

- The intrusion will introduce a built environment into a green open area of high landscape value. It will also add urbanisation in the form of increased vehicle movements, additional carparking, access ways, light pollution and noise pollution.
- The impact of "staying night visitors" on the village will be significant. If the current occupancy rates of the Warren Estate lodge rentals are applied to this application (83.3%) the number of staying visitors equates to 356 additional people staying overnight in Woodham Walter on a daily basis i.e. the visitor numbers would be a significant 71% of the resident population.
- The impact of daily visitors that the site purports to generate is of considerable concern. Their evidence shows a total of 36,500 visits per annum. This will have a very considerable impact on the local demographic and a significant impact on traffic movements in the village.
- There is considerable concern over the effect of the appeal development on the infrastructure of the village and surrounding area given the number of additional vehicles and additional movements as most of the advertised activities are off-site and require vehicular transport.
- The level of carparking provision indicates a significant number of potential vehicle movements on the narrow width country lanes. When this is compounded by trips taken to off-site facilities the impact on the rural village and infrastructure will result in a major village character change, increased noise and light pollution and reduced safety.
- Visit Essex is quoted as referring to "easy access" to Essex. Access to Woodham Walter is not at all easy, given that the only access is by car through narrow country lanes and roads, thereby creating noise and pollution, which will be harmful and damaging to the village and to the surrounding rural environment.
- An area to the north side of Little Baddow Road (opposite the Bunsay Downs entrance) continues to be referred to as including external play facilities, however this Multi-Use Games Area (MUGA) was not part of the original application and should be excluded from their argument. There is continual reference to this area in the appeal documents.
- There is significant concern at the potential of noise that would derive from the Grassed Outdoor Play Area proposed for the north side of Little Baddow Rd close to Stivvy's Road. It is misleading to include reference to activities that would take place there since the MUGA was removed from the application. If it is not a reference to the MUGA but rather to an activity area that is intended to be part of the development, then this should not be part of the Appeal given that it wasn't in the original application.
- It is known that existing 'community noise' from the Estate is causing an issue with properties in Herbage Park Road, Little Baddow Road and Stivvys Road resulting in Residents' complaints
- There is also the impact of people movements on the local infrastructure, such as footpaths, Bell Meadow and the new playground which was designed for a small rural community not for large numbers of holiday guests. These areas are maintained by the Parish Council using Precept income from village residents.
- There is a very considerable quantity of tourist accommodation within the wider area of the proposal and therefore additional accommodation requirements must be questionable. Indeed, there are many sites providing a range of holiday accommodation within the Colchester, Tendring and Maldon Districts that have been omitted from the Local Supply Analysis.
- The appeal document refers to an 'experiential holiday village' offering 'a great facility for the local population'. Given the reference to "experiential" it is appropriate to emphasise the limited facilities that this site can offer. Much of what is advertised is essentially off-site requiring travel to Chelmsford or the coast and adding to the vehicle movements on the restricted area infrastructure. This development would severely compromise the long views for which the village is renowned. To achieve this 'experiential' holiday village as advertised would result in further loss of high value rural landscape and alter the village demographic.
- The old cricket pavilion (the near derelict building close to the entrance of The Warren along the top boundary of the estate at Bridleway 10) has been included in the appeal evidence but this area was not part of the original application.