

Proposed 110-Home Development, Campsea Ashe

Writing an Effective Planning Objection

Planning officers give the greatest weight to objections that are specific, factual and based on planning issues. Please write in your own words and explain how the proposal would affect you, your family or the wider village.

Points you may wish to consider are below. You do not need to cover them all, please identify those which are most important to you. As a community we will cover them all.

Scale of Development

- Is 110 homes, together with offices and a public car park, proportionate for Campsea Ashe?

Cumulative Impact

- Consider the combined effect of this proposal alongside recent or proposed developments in Wickham Market, Tunstall, Rendlesham and Eyke.
- Will the cumulative increase in housing place additional pressure on local roads, schools, healthcare, utilities and other community services?
- Has sufficient consideration been given to the combined impact of multiple local developments, rather than looking at each application in isolation?

Traffic & Highway Safety

- Will local roads safely accommodate the additional traffic? This could include the vehicles required for construction
- Are there concerns regarding pedestrian access/safety, in particular in reference to Wickham Market being accessible on foot for schools, shops and services.

Sustainability

- The application puts huge emphasis on public transport. Is the railway station (not considered 'well connected' as only 1 service per hour) alone sufficient to justify the location, particularly given limited bus service (on-demand) and reliance on private cars?
- The transport assessment suggests there would be more use of public transport than personal vehicles. Would this be the case, based on your experience as a resident?
- Does the proposed level of parking suggest the development will be predominantly car-dependent?

Village Character & Landscape

- How would the development affect the rural character and setting of Campsea Ashe?
- Would it urbanise the village? Is the development in-keeping with the ribbon pattern of existing housing.

Wildlife & Biodiversity

- The site currently provides valuable habitat for a range of wildlife, including farmland birds, hares and bats.
- Wildlife data used is historic. Should thorough and current assessments of wildlife be completed?
- Could the development result in habitat loss, increased disturbance, additional lighting and fragmentation of wildlife corridors?

- If you have personal knowledge of wildlife regularly using the site, explain what you have observed and, where possible, when and where - including evidence.

Water, Flood Risk & Drainage

- Are you concerned about existing surface water issues?
- Is there enough evidence that drainage proposals will protect existing homes and land during extreme rainfall events?
- Give examples of water pressure or drainage issues, and when (including dates) you required Anglian Water.

Infrastructure & Community Facilities

- Can existing services, healthcare, schools and local infrastructure support an additional 110 homes?
- Have all necessary improvements and funding been secured before permission is granted?

Please Do:

- Submit separate and differing objections as a household/family - it is not limited to one per household
- Encourage any relevant party with an interest in this area to also submit a response, they do not have to live in the village to have a say
- Give evidence, such as photos, measurements and data to support your points

Please Avoid

- Comments about house prices.
- Density - despite the large number of homes, the density proposed is low for the size of the land.
- Emphasis on pylons - While not completely irrelevant, building near pylons is permitted, so comments on electro-magnetic fields may not have any impact.
- Personal opinions about the applicant or landowner.
- Rumours, emotions or speculation.
- Copying someone else's objection word for word.

Remember

Every objection should be personal and based on planning considerations. Individual letters describing your own observations and concerns carry significantly more weight than identical template responses.

Need any help?

The village hall will be open for a drop-in session on Saturday 18th July 10am-12pm.