

REP 1

Sent: 13 March 2022 16:26

Subject: Ref licensing team haughley park

Dear Sir / Madam

REF application for a premises licence Haughley Park

I have been reading the application for a live event licence at the haughley park site

It strikes me it would massively impact the amount of traffic on wood road which is already way beyond capacity with the lorries hammering up and down -will only get worse as more units open up on Lawn Farm Estate

On a summer evening we can easily hear the live music from haughley park -we are in Borley Green

The odd event-mountain biking etc is fine but this application mentions 500 to 5000!! This is crazy this will finish off wood road and the junction into Woolpit

All the traffic leaving the venue wanting to travel west will I should imagine go through the village and not on the A14 as designed

As for the two property's immediately opposite it would cause massive disruption - im sure they'll let you know their feelings known

Please consider these important factors before letting this go ahead

Kind regards

Ali Everett

May cottage

Borley Green

IP309RW

REP 2

Sent: 13 March 2022 12:12

Subject: Application Reference/Type: Section 17/New Premise Licence application

Hi

We have recently moved into the premises known as Lawn Farm in Warren Lane, Woolpit and have just seen the application for the licence for additional events to be held at Haughley Park.

We feel that the events proposed will affect our ability to enjoy the peace and quiet of the surrounding area, particularly during the summer months.

The application states that various events are planned and would likely include Bank Holidays, New Year as well as what would amount to a weekly event (45 events per year).

We are a hard working family and want to enjoy our time off, i.e. bank holidays and weekends and don't want to be disturbed by such events and associated noise pollution. We feel that 14 days a year is already too many and strongly object to this being increased.

We feel strongly that these events will have a detrimental affect on us and the neighbouring properties due to both increased traffic, the sound systems causing noise pollution and potentially anti-social behaviour of attendees.

We want to enjoy our garden during the summer and feel that this would be hindered by the increase in traffic, both in the local area and running past our property, and the noise pollution generated by these events.

Whilst we appreciate we all need to generate an income to maintain our homes, we all have to do this without affecting our neighbours and the surrounding area and Haughley Park shouldn't be any different. We do not feel that this is acceptable and that it would in fact decrease the value of our own property due to the location and close proximity of the events to our own home.

The council is already failing to maintain the roads around Haughley Park. Old Bury Road has poor road markings, the reflective road markers (cats eyes) are non-existent, the road is always covered in thick mud and debris from the Aggmax Transport and Quarry, which poses a danger to life for motorcyclists and cyclists and dramatically reduces traction for other vehicles (photos can be provided on request). Also heavy goods vehicles leaving Aggmax regularly use Warren Lane as a short cut to the A14 (towards Ipswich), rather than using the most commercially appropriate route, even though it is clearly marked at the end of the road that it is unsuitable for heavy goods vehicles and vehicles leaving Haughley Park will undoubtedly do the same, dramatically increasing the amount of traffic passing our property at all times during the day and night on what would amount to almost a weekly basis.

We do not think that the public transport system for the area is suitable to accommodate the extra traffic generated by these events as it is a) too far away and b) there is insufficient footpaths between the station and Haughley Park to accommodate the influx (unsafe

walking route due to lack of footpaths and lighting along the route and increased traffic without local knowledge).

This would undoubtedly result in attendees having to use their own vehicles to get to the site which would have a detrimental impact on the local air quality, global warming and the environment.

If the council is failing to maintain what is already in the area, how do they propose to police/deal with an additional circa 2500+ vehicles up to 45 times a year when events take place?

We would appreciate feedback on this objection.

Many thanks.

Kind regards

Mrs Warrington & Mr M Cox

REP 3

Sent 20 March 2022 16:37

Annex to Licence application for wood road site, Haughley Park

Dear Sir / Madam

I am writing to raise concerns and oppose the above planning / Licensing application.

We own a property Mulberry House, Wood Road IP309RP.

The reason for our opposition to this is that we feel that this will increase noise population in the area with the number of people in attendance as well as increase the number of vehicles on a road that is not suitable for the present Traffic flow.

There has already been numerous near miss accidents on a very narrow road, along with the present challenge of HGV usage which is being challenged.

We are also concerned that the increased traffic could cause back up on to the A14 and therefore could cause major incidents.

Please accept as our opposition to this proposal

Kind regards

Nick & Leanne Brodowski

REP 4

Sent: 22 March 2022 10:37

Application for Premises Licence for Haughley Park Ltd.

I wish to put in writing our objection to the alcohol license that has been applied for, by the above company. This is a fairly well populated area, and as such, a venue planning to host up to 45 annual outdoor events would be ridiculous.

1. They plan to have all events and parking on the Wood Road side of their land. Why?? They have a vast amount of land, and this could be set back far away from the road so as not to interfere with the residents on Wood Road.

2. The access for all traffic is planned to be via the small turning opposite Bracken Lodge, on Wood Road, because "Haughley Park does not wish to use the Hall side and main entrance as it will compromise their Wedding business". This is absurd! They are putting their business before local safety. The residents of Wood Road and locally have been campaigning for some time now to possibly have traffic access eased in and along Wood Road. The volume of lorries and vans has increased immensely since the Business Park was built, causing "near misses" along Wood Road, and an incredible increase in traffic noise, since much of the traffic (despite signs advising not suitable for HGV use) use Wood Road as the shortest/quickest route into Woolpit, Stowmarket and surrounding areas. Haughley Park Ltd giving access to vehicles for up to 45 annual outdoor events would increase this volume to unacceptable levels, from a safety point as well as noise.

3. Although the majority of residents in Wood Road and The Oaks live on the other side of the A14, people attending any venue at Haughley Park are not going to just access/exit via the main road - they will be driving down the length of Wood Road through the main quiet residential area to access a shorter route to the A14 via Woolpit, or Stowmarket and surrounding.

4. Linking with Item No. 2, the availability of alcohol at 45 outdoor events just makes the possible consequences unbelievable. For Haughley Park Ltd to state that "use of the main entrance will compromise their wedding business" is just a selfish and unthinking point of view. If they cant consider having access/exit from the main entrance, than this in itself tells them that the whole idea should be a non-starter. An alcohol licence is only going to add noise and disturbance to the area when the visitors leave the premises.

My husband and I have strong objections to this proposal, and I hope that I have been able to set these out clearly, and that this email will count as our strong objection to their proposal for an alcohol licence and permission for access to this event venture via the small turning opposite Bracken Lodge, in Wood Road.

Mr David and Mrs Lesley Cook
Tamarack
The Oaks
Borley Green
Woolpit
Bury St Edmunds
IP30 9SL

REP 5

Sent: 21 March 2022 16:53

Application for Premises Licence - Wood Road Site - Haughley Park Ltd

Dear Licensing Team

I have today, **Monday 21 March 2022**, received photocopies of a said **Public Notice** regarding the above. I understand this Notice is posted at the roadside along Wood Road where it is highly unlikely most people would either see it or be able to safely stop and read it. This road is already being used by cars travelling far too fast but is used also by HGV's, which I believe should be prevented from using such a narrow and winding road.

I have to say I am astounded that local people have not been advised of this Application individually by letter from Mid Suffolk District Council as it will almost certainly mean loud, late night disturbance and very much increased traffic. Currently the A14 is about to be surveyed with the intention of applying a quieter surface as the road noise from the present surface is very considerable. It would seem any noise reduction we residents are very much awaiting could now be completely taken away.

I have only become aware of this proposal as a result of a local resident posting copies of the Notice in individual's letterboxes. I see also that the closing date for objections is **28th March**. The date on the accompanying map shows the Application as having been lodged on **15th February, 2022!!**

Looking at the accompanying map, it is evident that should permission be granted for this it will certainly mean that a large number of residents will be affected. I suggest that Haughley Park Ltd. have little or no regard for the fact that such a proposal will potentially ruin any gain we might have experienced from a quieter surface on the A14 nor have they considered the increase in late night traffic which would certainly be using Lower Road through Borley Green and Woolpit. If they wish to expand their income by holding such events, then these should be held within their current grounds – or preferably not at all. Sale of alcohol for consumption on and off the premises spells disaster as far as I am concerned. Cars travelling through Borley Green are already well exceeding the 30 mph suggested speed limit.

I strongly and wholly object to this application. I cannot understand why we have not received individual letters addressed to all households who 'might be affected'**5,000 people in an outdoor environment involving loud music and alcohol spells disaster!**

Yours faithfully

June Smith

Thistledown House, Borley Green.

REP 6

Sent: 21 March 2022 18:31

Application for a Premises Licence - Haughley Park Ltd.

To whom it may concern:-

We object to this application.

We have lived in Warren Lane Woolpit since 1964, for 43 years at Lawn Farm, then at our current address Lawnswood, IP309RS. We are therefore very near neighbours, situated approx 300 metres as the crow flies from the above site.

Access to/from the site.

The only route to and from the site is via an unclassified road numbered U4946 which connects the old A45 (U4977) to the bridge over the A14. This is totally unsuitable. It is a narrow country road, poorly maintained by Suffolk County Council, full of potholes with the verges run down when vehicles meet.

It is deemed unsuitable for HGV's, photo of relevant sign attached. It is understood that HGV's will be coming to the site to erect marquees etc for the various events, and again to remove afterwards. When leaving the site the situation becomes dire. Inevitably SATNAVS will direct traffic westbound to the A14 either:

1. Via Borley Green/ Heath Road and then through Woolpit village,
2. Northbound via Warren Lane Elmswell, and through the village.
3. The worst scenario, through the single track, Kiln Lane Elmswell.

This will result in unwanted and unnecessary disturbance to the residents of these villages often late into the evening.

Pollution:

This application by it's very nature will cause:

- A. Light pollution. Stage lighting and strobe lights can be envisaged.
- B. Noise pollution it can be assumed that musical entertainment will continue into the night making any attempts to sleep here impossible.
- C. Pollution from vehicular travel. There is no public transport available in the vicinity of this site. Elmswell station is 1.5 miles away, and there is no bus service available. Cycling is made difficult by the number and depth of the potholes, and the overhanging and very prickly brambles protruding along the Haughley Park site on the access route of the old A45.

We respectfully ask the Licensing authority to reject this application on the above grounds.

Mr and Mrs J S Barnes. Lawnswood, Warren Lane, Woolpit IP30 9RS



REP 7

Sent: 22 March 2022 12:37

Haughley Park Td application

Dear Licensing Team,

I would like to contest the Haughley Park application for up to 45 events per year.

Haughley Park already holds events throughout the year and in the summer, when outside, the noise carries to Shelland. At these times, it is sufficiently loud that at times I have to close my windows at night.

Additionally during events we experience significant increased travel along the Shelland Road (a national cycle route), where there are few passing places and as such my drive and front garden become temporary passing places throughout the day and into the night, again causing some distress. I am sure you will also be able to see that during periods where we have increased traffic (during current events), we experience increased rubbish along our minor roads.

A few years ago, Shelland also experienced some vandalism (spray paint on the church and trees around the village). I am under the impression that this was reported to the police, who commented that it was likely from people visiting one of the events at Haughley.

While it can be frustrating to hear music coming from the park when they have events, the current number is manageable. However, I must contest this application for an additional 45 events. This would mean that I would be subjected to increased noise and traffic for almost every weekend of the year.

Please can you acknowledge my email.

Regards,
Jason Etherington
The Old Rectory
Shelland

REP 8

Sent 23 March 2022 16:23

Application for premises licence Haughley Park

Good afternoon

We are residents at The Oaks off Wood Road, Borley Green and this Application has just been brought to our attention.

Recently we have been campaigning to stop the amount of heavy traffic using Wood Road particularly HGV,s . Since Bacton transport parked themselves on the end of our road it has become very dangerous despite a sign to say that it is not suitable for HGV,s !! The road is too narrow and full of potholes.

Only today a lorry has knocked the telegraph pole at the junction and caused the cables to come down. This happens regularly !!!

If Haughley Park use Wood Road side of their premises as an entrance and car park for events, this will bring massive amounts of traffic through this already unsuitable road.

We already have to put up with constant noise from the A14 on that stretch as it is concrete and we have a continuous drumming night and day from there.

To add up to 45 annual outdoor events will cause all of us more stress and impact on our social privacy. It will be impossible to relax in our gardens and dangerous to use the road as everyone speeds , ignores the 30 mph signs and take up all the road on dangerous bends. With up to 5000 people on each event we are talking about a load of traffic, late at night trying to access the A14! The bridge is already being assessed for weight limit.

Why on earth do Haughley park have to use this side of their property when they have a massive amount of private land they could use which would keep ,traffic and noise away from local residents? With outdoor music events we will certainly be affected by the noise.

We strongly object to this application and will be attending our local parish council meeting to say so.

Robin & Linda White
4 The Oaks
Borley Green

REP 9

Sent 22 March 2022 22:51

Fwd: Haughley Park Events Application

Good Evening,

I would like to object to the proposed licence application for events at Haughley Park. The reasons being - Noise nuisance/ pollution - we already have experience of events at Haughley Park creating noise disturbance in Borley Green as the tree line doesn't prevent the sound from travelling. This will totally ruin our lives having this thumping noise and light pollution virtually every weekend up to midnight. We are a rural hamlet and not in the centre of a large city.

Environmental pollution - car fumes , litter will be increased on Wood Road and Warren Lane.

Wildlife will be affected by the increased event traffic and noise and their habitats will be affected aswell as we will have horses in fields just down the road from the proposed access.

Safety Reasons - the increased traffic would be extremely dangerous travelling down this small byroad which is already in the process of having surveys carried out to restrict vehicles from entering the road from both sides. There is no way that all the vehicles, potentially up to 2,000 , when coming out of events will politely turn right into Warren lane and then right again down into Haughley new street if they wish to go westbound towards bury - meaning they will come down to the tiny triangle , then into Woolpit village past the school and health centre. There are many cyclists, horseriders and people who walk along this country road and there is likely to be some accidents caused by this application getting passed. The event traffic will not be just small vehicles but large lorries with staging equipment on and they won't be able to fit on the small roads and turn at the triangle. The noise they will make coming past our houses will also be a huge nuisance, dangerous to my children and pets.

The parish council are to object as a whole but also as individuals as we have spent this evening discussing the application and not a single good reason or supportive comment was raised.

It is totally unfair that a small rural hamlet is now having to fight to stop every weekend of their lives being ruined by noise , litter and pollution. We all hope you don't allow this licence to be approved.



Thanks for your help in this matter.

Kind Regards ,

Janine Simonds
Honeypot Cottage
Wood Road
Borley Green
Woolpit IP30 9RP

REP 10

Sent 23 March 2022 09:59

Application for Wood Rd Site -Haughley Park

Dear Sirs,

I wish to record my objection to this application.

My objections are

Increased traffic - Wood Road and Warren Lane are small local roads never intended to take much traffic. The use of these roads as a 'rat run' by cars and commercial traffic of considerable size and weight from the Lawn Farm commercial site and the Aggmax site. This is causing many problems in terms of :-

Traffic/road safety (several lorries have caused damage to the road surface , the verges, telegraph poles and private property in the last few years with increased incidents in the last few months) . The applicant says that traffic leaving the site onto Wood Rd will turn right and go north to join the A14 dual carriage way at Tot Hill. The experience of Woolpit is that people always seek the shortest route which means they will turn left out of the site and drive south to Borley Green, turn right again on to Heath Road pass through Woolpit to join A14 at J47. How will the applicant control the exit routes? I doubt he can or will even try. He could at least use the main Haughley Park entrance and reduce traffic on Wood Road.

Air pollution form increased traffic

Traffic noise

Disruption to the lives of local residents for example every time a telegraph pole is damaged telephone and internet connections are lost for several days.

Noise from the site - by its own admission in the application papers the applicant seeks to protect its wedding venue business at the main Haughley Park area from the noise of events on the Wood Road site and seeks an access to the site which does not use the 'front entrance' to Haughley Park which comes off the larger road. Fundamentally he seeks to make money from this site by pushing the issues which are detriment to his other businesses on the the residents of Wood Road, Borley Green and Woolpit. The noise of Haughley Park events can already be heard in Onehouse.

Proposed days of Use - the applicant seeks no limit on number of events. Even a weekend event of say two days will stretch to week with setting up and taking down. There will not only be the traffic caused by the vehicles of attendees of the events but those (probably in larger) vehicles providing the services to the event.

Please do not grant this licence.

Julia Ewans
Street House,
The Street
Woolpit
Bury St Edmunds IP30 9SA

REP 11

Sent 23 March 2022 15:49

Application for Wood Road Site, Haughley Park

Dear Sirs

Woolpit Parish Council objects to the granting of a premises licence for the Wood Road Site as follows:

The entrance to the site is via country lanes already unable to manage the existing volume of traffic let alone the massive increase that events at this site would cause. This will impact on public safety due to the volume of traffic on unsuitable roads with no verge or footways for pedestrians.

All visitors to the site will need to come by their own vehicles as there is a lack of public transport in the area.

There will also be a need for large vehicles to access the site to bring in the required equipment for events and this will cause harm to the environment and the highways system as the roads are unsuitable for large vehicles.

The applicant states that traffic leaving the site will turn right to join the A14 at Tot Hill. We know this will not be the case as current traffic issues have proved from the recently built business park at Lawn Farm. Anyone wishing to join the A14 to travel west will drive through Borley Green then turn right into Heath Road passing through Woolpit to join the A14 at junction 47.

Any access to the site should be via the main entrance to Haughley Park which has better road links and the field off Wood Road can be accessed via tracks on the Haughley Park Estate.

The trees around the field already amplify any noise on the site towards the houses on Wood Road. The licence application states that music will be amplified. This will not only cause a public nuisance to the nearby houses but to the residents of surrounding villages including Shelland, Harleston and Onehouse.

The noise, light and environmental pollution caused by events allowed under this licence constitute a public nuisance and therefore the licence should not be granted.

Regards Peggy Fuller Clerk to Woolpit PC Woolpit Parish Council, 86 Forst Road, Onehouse, IP14 3HJ

REP 12

Sent 23 March 2022 09:29

Haughley Park Licence application

Good morning,

I would like to make some comments on behalf of the residents of my ward who will be severely affected by any events which would take place on this site in Haughley Park.

- Some of the residential properties are only just across the road from the site and the residents would be disturbed by any noise from the site. It is proposed to have amplified music until midnight which is unacceptable so close to residential properties.
- The traffic accessing the site would need to use Wood Road or Warren Lane, both of which are country lanes not really suited to large volumes of traffic. There are already a number of complaints from residents along Wood Road and at Borley Green end of the road about the increased traffic along the road due to the expansion of the Lawn Farm Business Park.
- There is more concern about the traffic leaving the site, potentially very late at night. There is no convenient access to the west bound carriageway of the A14. Any traffic wanting to head towards Bury will try to make use of the shortest route which will be along Warren Lane, Elmswell and through Elmswell village. Warren Lane, Elmswell is a single track road with passing places and is unsuited to large volumes of traffic and has a weight restriction - this route is 2 miles to the A1088 roundabout. One alternative route would be down to Borley Green and making a very tight turn, where there have been recent incidents, and through Woolpit village - this route is about 3 miles. I am sure that the applicant will tell everyone that they should go back along the old A14 to Tot Hill to re-join the A14 in either direction - this route is 8 miles to the A1088 junction. Drivers are not going to choose this route, and will follow their SatNav to find the shortest and easiest route. The local roads are unsuitable for lots of traffic and any increase in traffic through the residential areas of Elmswell and Woolpit late at night will be a public nuisance and has potential road safety issues.

This application is for allowing such events 45 times a year - that is almost every weekend, and the local residents will not only be disturbed by the people attending the events, there will also be several days when the equipment will be delivered to the site and set up - and this is outside of those 45 weekends.

Yours

Cllr Sarah Mansel

Mid Suffolk District Councillor (Green Party)
Elmswell and Woolpit Ward

REP 13

Sent 23 March 2022 16:23

Application for premises licence Haughley Park

Good afternoon

As a resident of Wood Road I would like to object to this application for several reasons.

Public safety:

Wood road is a small country lane hardly wide enough for the traffic we get at the moment. It is always full of potholes and recently traffic has increased twofold, with the addition of many large HGVs using it. If this is used as the main entrance it would compound the problem. The proposal for traffic leaving the venue to turn right is not practical because people wishing to head west, using their Sat Nav would be guided down Wood Road then turning right at Borley Green to head towards Woolpit and junction 47 of the A14.

We already have a huge problem with speeding and passing on tight bends.

The prevention of crime and disorder:

With the proposal of up to 45 events a year with a max of 5000 people, camping over night and dinking alcohol would encourage unruly behaviour greatly impacting on local residents. Not only of Wood Road but also the small hamlet of Borley Green where we often hear events taking place at Haughley park in the summer .

Prevention of public nuisance:

Having outside events, cinemas, concerts, loud music etc, until unsociable hours would have a huge impact on our social privacy and cause great stress and worry for local residents.

Haughley park have a very suitable entrance to their vast land and should not by any means consider impacting on Wood Road.

Where do they propose putting this vast car park? Do they intend taking away our green fields and the wildlife?

I strongly object to the use of Wood Road and also to using the adjacent field for their events, they should keep this within the park at a suitable distance from local residents,

With kind regards

Robin white

4 The Oaks

Borley Green

Woolpit

Bury st Edmunds

Suffolk

IP30 9 SL

REP 14

Sent 23 March 2022 22:45

Application for use of Wood Road Site, Haughley by Haughley Park Limited

I am writing to object to the application for a license as outlined in the above application on grounds of Public Safety and Prevention of Public Nuisance.

Public Safety

The proposed site is located on a narrow rural road with insufficient space for large vehicles to pass each other and includes a blind bend. There is no pathway for pedestrians and increased traffic flows could place them and cyclists in danger. This danger was recognised when planning permission was sought last year by Bacton Transport who were relocating to the Lawn Farm Business Park.

Permission was granted on the basis that there would be no vehicles permitted to use Wood Road and only allowed for cycles to use Wood Road as access to Bacton Transport.

The licensing application mentions that there could be attendances up to 5,000 people and based on 2 to 3 people in a vehicle this could mean over 2,000 vehicles using this road to access the site. This would compromise the safety of others using the road as well as the safety of the occupants of the vehicles. Being a narrow road I am concerned that access by emergency vehicles could be made difficult in accessing the site or properties along Wood Road due to the volume of traffic.

Elmswell and Junction The plan accompanying the application is incorrect as it leads one to believe that there is access to 47 to Bury St Edmunds. In fact, the access to Elmswell is on a weight restricted road and people's GPS will direct traffic to Bury St Edmunds in the other direction along Wood Road through Woolpit. This will bring unacceptable levels of traffic, particularly from larger events, through a residential area making access to those properties difficult and affecting their safety. There is also a blind bend to negotiate in that direction which could be a danger to cyclist and pedestrians. In addition, any large vehicles have difficulty negotiating the turn towards Woolpit from the end of Wood Road and only this week a lorry brought down cables, not for the first time, when making the turn. This would affect public safety if electricity cable were brought down on to them or their vehicle.

Prevention of Public Nuisance

I believe that the applicant recognises that there could be excessive noise and possible public disorder by making this application.

Events are already held on parkland at Haughley Park, as well as functions at Haughley Barn, that are accessed via the main entrance. The parkland is not fully used, and caters for the 2 Bluebell weekends, Wild and Wonderful Wood on 1 weekend and an occasional Volkswagen enthusiast weekend. There may also be other occasional events but there is more than sufficient scope to expand its use. This parkland area is close to the applicants home but he has chosen Wood Road as an alternative as it is the furthest point from his premises and is moving a possible problem away from his residence to inconvenience those living in Wood Road.

The excessive traffic late at night will also come through a residential area will also be a public nuisance for those living along Wood Road bearing in mind that there could be 1000 vehicles or more passing along the road at midnight.

I believe that the location for this application is entirely unsuitable and would ask that it is rejected.

Brian Lummis

Acorn House, The Oaks, Borley Green, Woolpit, Bury St Edmunds, IP30 9S

REP 15

Sent 24 March 2022 12:17

Representations - Haughley Park Wood Road Site

Licencing Application Wood Road Site Haughley Park

I wish to formally object to this licence application for the following reasons:

I live in a small village hamlet and look forward to and treasure summer's spent in the garden relaxing and spending time with my friends and family. This application will effectively mean all summer weekends will be ruined due to the following:

- a. a constant stream of vehicles accessing and exiting the events [**Public Safety**]
- b. the noise, light and vehicle emissions generated by the events [**Public Nuisance**]
- c. Difficulty accessing and exiting our properties [**Public Safety**]
- d. Road safety issues (Walking and cycling on this road is already a dangerous exercise) [**Public Safety**]
- e. late night partying [**Public Nuisance**]

Public Safety

Wood Road is a narrow country lane that is already suffering from excessive HGV traffic causing enormous inconvenience and Public Safety issues to those who live on or adjacent to it.

Creating a two lane entry and exit onto this road for the proposed application will significantly increase the risk of road accidents. The additional volume of traffic will add to the issues already being faced.

Wood Road has a major pothole issue, caused undoubtedly, by the HGV's. This will be exacerbated by the increase in traffic volume posing yet more Public Safety issues.

Put simply the Road is not suitable for current use, let alone increased volumes of traffic.

There is an existing usable entrance to the park off the road between A14 Junction 47a and Haughley New Street with existing vehicle tracks to the Wood Road Site.

The small events that take place on the site already use Tannoy systems that can be heard at least half a mile away. [**Public Nuisance**]

Submitted by:
Sally Wood
3 The Oaks
Borley Green
Woolpit IP30 9SL
REP 16

Sent 24 March 2022 12:43

Licensing Act 2003 / Section 17 - Haughley Park (Wood Road site) application

Dear Sirs

I wish to comment and make known my opposition to the above noted application on the following grounds:

Public Safety: I am concerned that control of the ingress and egress of relatively large proposed volumes of traffic to and from the site at the Wood Road gate will be inadequate. There is an increased likelihood of a vehicle/cyclist/pedestrian collision resulting in personal injury to either an event attendee or a passerby. Wood Road is a small but busy country road subject to the National (60mph) speed limit as it passes the Haughley Park site entry/exit gate location. The gate is also situated between two bends on this road. At previous events at this site there have been unauthorised/unofficial persons attempting to usher vehicles from the site at the end of an event, which must be considered as unsafe and potentially unlawful if interfering with traffic on Wood Road.

Nuisance: I am concerned that noise from amplified music, public address systems and some (e.g. shooting) activities will disturb my families' peaceful enjoyment of our property. Although the Haughley Park site may be regarded by some as being remote from the Borley Green residential area, the acoustics of the terrain (including the A14 corridor) enables noise to be easily carried in our direction and thus heard by residents.

Yours faithfully
Martin Drury
Nutwood Lodge
Wood Road
Boely Green
Woolpit IP30 9RP

REP 17

Sent 24 March 2022 14:02

Haughley Park Ltd Application for Premises Licence

Jos Roper & Tracy Kettle Loke Farm, Wood Road, Borley Green, Woolpit, Bury St Edmunds, Suffolk IP30 9RR

Dear Licensing Team,

Reference: Application for a Premises Licence

Premises: Haughley Park, Stowmarket IP14 3JY

Applicant: Haughley Park Ltd

We would like to register our strong objections to the application for this premises licence.

1. **Pre-amble** We have lived at Loke Farm for 45 years. Loke Farm is shown on the plan, situated on Wood Road opposite Haughley Park west side. Our house is open to the entire HP site and to whatever happens there. We have experience of events on the site. Regular summer weekends of clay pigeon shooting were held a few years ago. The noise levels were appalling. Recordings are available. The events were eventually stopped by complaints to the organiser. There was no assistance from the hirer. The Wood Road site has been used for running and cycling events. These have caused little nuisance until the last few months where the events have become much more than just a race, having temporary buildings, amplified music and tannoy systems in place. The races are currently infrequent and held mostly on weekend mornings. They are nonetheless a noise nuisance to us, spoiling the quiet enjoyment of our house and gardens and increasing the traffic on Wood Road. It is our concern that if this application is granted we will have little or no right to comment or change the types of event being hired out for, with specific reference to Section H "anything of a similar description"

2. Licencing objective - Prevention of Public Nuisance

- Vehicles leaving the Haughley Park site and turning left to Stowmarket Road will be accelerating past our house, causing accentuated noise at all times up to 1.00am.
- Any increase in noise will be especially noticeable and unwelcome as, application states, events will be mostly in the summer months. The events would create a noise nuisance having an adverse impact on the quiet enjoyment of our home and that of our neighbours. We have already experienced such disturbance from this site.
- The border of trees at the north and east side of the site will act as a sound barrier between the site and the Haughley Park House (as the applicant refers in the application “general description”) However, that noise will be deflected from the tree lined corner of the proposed site and fan out to our home, and other properties on Wood Road. This has already been proven by past events.
- All categories of event are shown to allow and involve “amplified music”
- Certain events will allow camping. The participants will be loud and joyous and will therefore not be aware of noise levels affecting the local residents. The provision of alcohol can only make this situation worse. This will also be pertinent to participants returning to their cars after late night events. Our house will be affected by both lights and noise from cars, engines and doors at up to 1.00am.
- The application states that there can be up to 45 event days per year mostly in the summer months. It is therefore entirely possible that this site could be used for one or two days every weekend during the summer months with the additional impact of the set up, equipment testing and take down days that the bigger events will require which are in addition to that number of days.
- All categories of events will be possible 7 days per week except for Plays which will be Fridays and weekends. All categories state “New Years Eve and All Bank Holidays to 24.00” The application shows that event timings can be between 9.00 am to 23.30/24.00. It also shows that the site can be open to the public 8.00am to 01.00am. There is no respite in the potential of events allowed by the application and will cause significant public nuisance to our enjoyment of our homes and our leisure time.
- This is a dark area. Bright lights will interfere with the habitat of many wild animals. Looking after our environment is of increasing importance.

- It is impossible to measure the effect that granting this licence will have on the value of our homes.

Licencing objective - Public safety

- Wood Road is a poorly maintained, designated as “unsuitable for HGVs” as part of the observations for the new lawn Farm Business Park. The road is rarely clear of major potholes. These are a hazard to vehicles, pedestrians and cyclists. Increasing the traffic even more will further exacerbate the wear and tear.
- Vehicles passing on the road is possible but as evidenced by tyre tracks on verges often to the detriment of our property.
- Vehicles are already using our drive and that of our neighbours to turn around when they realise that they have overshot the site entrance.
- Wood Road at the junction with Stowmarket Road is having recurring problems with vehicles turning left from Woolpit. Residents have lost internet and digital telephone after the telegraph pole has been knocked down by vehicles too large to make that turn. It is of no use at all that drivers have instruction. Bacton Transport on the Business Park already give this advice but their instructions are unheeded by agency and unaware drivers. To increase the incidence of more larger vehicles will only make this situation worse.
- Evidence of the use of that junction leads residents to believe that a major accident is imminent. This is a quiet country road with already unsuitable increased traffic during the day time. The applicant now wants to increase traffic at night time too.
- Traffic on Wood Road from South to North passes over the A14 bridge at speeds that cause great concern when we are trying to exit our drive. All residents are having increased problems exiting their property due to already increased traffic.
- The entrance to the Site where 2 x 10 foot gates are proposed is on an unsighted corner of Wood Road. 2 gates will not stop traffic queuing either side of the road to gain entry as participants will be arriving at similar times.
- The application refers to roads that lead to Elmswell Railway as “fairly safe for cycling and walking”. Wood Road does not have a pavement in that direction, neither does Warren Lane either side of the Bury Road. The potholes are a cycling hazard, the road does not have street lights, and does not want them.

Licencing objective - Prevention of Crime and Disorder

- There is already the problem of littering along Wood Road. Provision of alcohol and fast food will make that problem worse for the residents.
- There is no reason for any persons other than residents to stop along Wood Road. Introduction of countless strangers will increase the possibility of additional security issues to our house.

- **Conclusion** Haughley Park main house has been offered as a wedding venue for many years. There are also recurring annual events such as Weird & Wonderful Wood an evening time winter event over a number of evenings & Alive & Dubbin a popular weekend event involving overnight camping. Access is given via the wide purpose built two way entrance on Bury Road. Bury Road is suitable for heavier volumes of traffic and for HGVs already being used by the businesses on Lawn Farm Business Park situated at the A14 junction. The road is two way with no passing problems, connects directly to the A14 Stowmarket bound and has no residential property along the Haughley Park borders. Therefore there are no residences to be affected by traffic entering and leaving the site nor from the events themselves whatever their duration. The Wood Road properties and Haughley Park have co-existed in harmony thus far.

- Many residents will be affected by the desire for more profit by just one small business. There is absolutely no benefit to offset against the nuisance granting this application will cause us and we therefore urge you to refuse the licence.

REP 18

Sent 24 March 2022 14:19

Haughley Park, Wood Road, Woolpit licence application - formal representation

Representation from Cllr Helen Geake, Elmswell & Woolpit ward

The local view is that to grant this licence would undermine at least two of the Mid Suffolk licensing objectives: prevention of public nuisance, and public safety.

Public nuisance can be divided broadly into two aspects, traffic and noise, and the issues are detailed below. The number of events and people attending is enormous – 45 days per year with set-up and take-down on top, largely crammed into the summer months, with a capacity of 2500 and licensed for 5000. The practical result of this will be to license a thousand extra cars coming and going, with amplified music, every weekend across the summer.

1. Traffic

Although the site is easy to access from the A14 via junction 47a, there is no way to return to the A14 at this junction; the closest way to return to the A14 is by using junction 47, between Woolpit and Elmswell. There are problems whichever way traffic turns out of the site.

(a) Wood Road, Woolpit (south of the site)

- There are already considerable problems down Wood Road, caused by recent development at the Lawn Farm business park. Although HGV traffic is not supposed to use the road, this is proving difficult to enforce.
- In addition, the usual diversion during nearby roadworks on the A14 is lengthy and again impossible to enforce, and tends to lead to increased traffic down Wood Road. Roadworks and diversions are of course temporary in nature, but are fairly frequent.
- The traffic down Wood Road is causing potholes, haunching, verge damage and telegraph pole strikes. The last of these is the most serious; there is a very tight corner at the south end of Wood Road and each accident leads to a loss of internet and telephone for ten days at a time. There are concerns that if the poles come down across the road there may be a serious accident.
- The traffic that starts south down Wood Road has to use Heath Road to reach the A14. Towards the A14 this becomes a narrow residential road past the school and health centre. Again, there are existing problems on Heath Road which will be exacerbated by the number of vehicle movements associated with events on the site.

(b) Warren Lane, Elmswell (north of the site)

- There are again substantial problems on Warren Lane, a single-track road with eroded passing places. There is a routinely ignored weight limit and a dangerous junction with Church Road/Cross Street at the northern end; getting back to junction 47 then means passing through the School Road junction, which is close to capacity. Planning applications either passed (School Road) or at application stage (Warren Lane) will further add to traffic along this route.

The local traffic problems could, however, be largely mitigated by requiring access through Haughley Park itself, and particularly by not allowing exit via Wood Road. This may push late-night traffic at Haughley New Street to unacceptable levels, however.

2. Noise

- Noise is already experienced across Borley Green from existing activities at Haughley Park.
- There are several properties which face the site with no tree belt between them (most notably Bracken House and Loke Farm) and amplified music so close to them is an unacceptable nuisance, particularly at night.
- The trees to the north and east of the site will reflect noise, increasing the effect on neighbouring properties.
- There seems no obvious way for this noise to be mitigated. Can a noise assessment be submitted?

Public safety is mainly the result of the increased traffic to and from the site.

- At present Wood Road is well used by cyclists seeking a safe way from Woolpit to Elmswell, avoiding the roundabout at junction 47 of the A14. A large entertainment venue with traffic who are not familiar with the road would be detrimental to safety.
- Set up and take down of large events would cause increased HGV movements in this area, which already has problems due to Lawn Farm Business Park.
- Can a transport report be prepared and submitted? Consideration might be given to mitigating the problem using the existing Haughley Park entrance and access across the park, as above.

REP 19

Sent 24 March 2022 15:44

Application for a Premises Licence - Haughley Park Ltd, Wood Road Site

I'm emailing regarding the licence application submitted by Haughley Park Ltd for the Wood Road Site. We live opposite the entrance to the site at Bracken Lodge, Wood Road, Borley Green, IP30 9RR and would like our objections to the proposed licensing activities noted.

Wood Road is a narrow road with a speed limit of 60 mph. It is poorly maintained and unsuitable for the volume of traffic already using it which includes pedestrians/dog walkers, cars, HGVs and cyclists as it adjoins the designated cycle route 51. It is barely wide enough for 2 cars to pass and is not wide enough for HGVs to pass each other with no passing places, verge or pavement and potholes along both outer edges of the road. The events proposed for Wood Road could be for up to 5000 people accessing the site along this unsuitable road shortly after a sharp bend round a tree!

There is no public transport system that runs near the site and no footpath along the road so access could only be by vehicle.

The increased number of events planned to 45 days effectively means that each weekend of the spring and summer there would be an event giving no respite to us and other neighbours from the traffic toing and froing from the site at all hours of the day and night and HGV's accessing the site before and after the event to set up and take down. The noise from people and music being played well in to the evening as well as lighting that will be needed for the site, would mean we would not be able to enjoy our gardens and properties during that time, with no screening along the field.

We work hard during the week and want to be able to enjoy our time off at weekends and feel the licence application is unacceptable.

Yours faithfully

Trevor and Emma Jackson

REP 20

Sent 22 march 2022 09:05

Re: Application for a premises licence Haughly Park Wood Rd site. Attention Licensing Team.

John Spain
Gamekeepers cottage
Borley Green
IP309RW

Re: Application for a premises licence Haughly Park Wood Rd site

I wish to object to this application on the grounds below.

Should the application be allowed the proposed events will represent a completely unacceptable level disturbance for local residents.

Up to 45 events a year means virtually every weekend of the year, and almost certainly every summer weekend! Local residents have a right to enjoy their outside space without constant disturbance.

Access from Wood road is completely unacceptable and in my view unsafe. The road is narrow and is already carrying far too much traffic due to the development of the business park at lawn farm. This small rural road is now unsafe to cycle along despite being part (I believe) of a national cycle route. Residents cars are routinely damaged by being forced into pot holes along much of the edge of the road. Adding thousands of additional cars virtually every weekend is neither safe nor reasonable.

The local area is being developed in such a way as to detract from it's essentially rural nature.

Alternative venues exist for such events. The application is motivated by financial benefit at the expense of local residents rather than any existing need.

I also do not believe the application notice has been posted as required every 50 meters along the adjoining highway.

Thanks, John Spain

REP 21

Sent 25 March 2022 14:51

Licence Application Haughley Park

Dear Sir/Madam

I write to lodge my objections to granting of a Premises Licence for activities as detailed on the poster displayed (**NOT** very prominently) on a telegraph pole in Wood Road.

1. **Public Safety.** This road is already over used by unsuitable traffic and is the subject of ongoing discussions and complaints via local authorities including our M.P. Jo Churchill. It already represents a hazard to pedestrians and cyclists, a situation which would be exacerbated by vehicles attending events at this location. I understand the applicants do not wish to use the Hall and main entrance as this would compromise their Wedding business. It would seem they are not concerned about compromising the safety, congestion and general disturbance to the local environment and residents of an entrance in Wood Road. The Main Entrance is the obvious access.

.What arrangements are proposed for parking? The possible numbers attending would create chaos if vehicles were left in Wood Road.

2. **Prevention of Crime and Disorder.** Events of the kind envisaged i.e. large crowds attending pop concerts, tend to attract criminal elements which would not be wanted anywhere but certainly unwelcome in a quiet rural location like this. I feel this would represent a real danger to local residents and a further strain on our already stretched Police.

3. **Prevention of Public Nuisance.** We already have noise from events at Haughley Park which has been fairly well managed by the organisers and up to now is reasonably tolerable. I live approximately a quarter of a mile from the site in question and it does not take a great leap of imagination to envisage the increase in the level of noise pollution which will ensue if the type of events proposed are allowed.

4. **Summary.** As you will have gathered. I am completely opposed to the the granting of this licence for the reasons given and would urge the Council to refuse the application

Yours sincerely,

Dennis Jones
Woodside, 2, The Oaks
Borley Green
Woolpit IP30 9SL

REP 22

24/03/2022

Licencing Application Wood Road Site Haughley Park

I wish to formally object to this licence application in the strongest terms possible...

Those of us who live in this area, a small village hamlet, look forward to and treasure summer's spent in the garden relaxing and spending time with our friends and family. If this application is approved then I am fearful that our lives will be dominated by

- a. a constant stream of vehicles accessing and exiting the events
[Public Safety]
- b. the noise, light and vehicle emissions generated by the events
[Public Nuisance]
- c. Difficulty accessing and exiting our properties **[Public Safety]**
- d. Road safety issues (Walking and cycling on this road is already a dangerous exercise) **[Public Safety]**
- e. late night partying **[Public Nuisance]**

Public Safety

Wood Road is a narrow country lane that is already suffering from excessive HGV traffic causing enormous inconvenience and Public Safety issues to those who live on or adjacent to it.

Creating a two lane entry and exit onto this road for the proposed application will significantly increase the risk of road accidents. The additional volume of traffic will add to the issues already being faced.

Wood Road has a major pothole issue, caused undoubtedly, by the HGV's. This will be exacerbated by the increase in traffic volume posing yet more Public Safety issues.

Put simply the Road is not suitable for current use, let alone increased volumes of traffic.

There is an existing perfectly usable entrance to the park off the road between A14 Junction 47a and Haughley New Street.

I would also question how any granted licence conditions will be controlled.

For example:

Who has responsibility for ensuring that the maximum number of events per annum doesn't exceed 45?

Who has responsibility for monitoring and ensuring the amplified music levels are in line with the limits specified in the Licence controls, conditions and restrictions document?

The small events that take place on the site already use Tannoy systems that can be heard at least half a mile away. ***[Public Nuisance]***

Submitted by:

Martin Wood
3 The Oaks
Borley Green
Woolpit
IP30 9SL

REP 23

Objection to application for a premises alcoholic licence Haughley Park Haughley Stowmarket IP14 3JY and use of hall entrance at Wood Road.

I wish to object to the application for an alcoholic license for up to 45 annual outdoor events coupled with the use of the farm gate entrance in Wood Road for such events. The possible number (45) of such events would cause local disturbance and traffic disruption and danger on a narrow winding country road (Wood Road), when there is adequate entrance at the hall's main entrance from a more suitable road. The extensive availability of alcohol at so many events is likely to cause disturbance and possible criminal activity at an unacceptable level. I would suggest licences if needed should be applied for on an individual basis. The use of the Wood Road entrance would impede traffic and would be a potential traffic hazard especially to local residents.

Mr C. B Parker

Doverhay

Wood Road

Borley Green

Woolpit

IP30 9RP