

02 03 2022

Mr Mark Brands
Planning Officer, East Suffolk Council,
East Suffolk House, Riduna Park,
Station Road, Melton,
Woodbridge,
IP12 1RT

Dear Mr Brands

DC/21/4896/FUL Change of use from agriculture to private horse-riding school and livery, to create grazing paddocks, fence perimeter, build 12 stables and storage, a manage of 40 x 80m Part Land Opposite Ashe Green Farm Ivy Lodge Road Campsea Ashe Suffolk

Thank you for reconsulting the SPS on the recently submitted amendments to the scheme. We welcome the removal of the no. 3 bed dwelling together with the external lighting from the scheme, and the significant reduction to the ridge heights of the stables from 7m to 4.3 metres, together with the revised layout, moving the stables 15m further away from the road and nearby properties. Cumulatively this will help to reduce the impact upon the landscape character.

We note from the Design report that reference is made to a Landscape Plan that has been submitted. I have been unable to identify this plan on the online system, but note from the report that *There is also the opportunity to restore planting along the Ivy Lodge Road frontage which has been absent for well over 70 years (page 6)* and continues *There is an opportunity for significant landscape and biodiversity enhancement through additional planting (page 7)*. Nevertheless, these aspirations do not appear to be reflected in the revised drawings, and the indicative layouts do not provide the level of certainty required to give confidence that the potential landscape benefits on offer are delivered by these amendments to the scheme.

While we welcome the proposed planting of trees, both in terms of the avenue and forming clumps across the grazing area, which will contribute to the landscape character and potentially the wider setting of nearby heritage assets, it is regrettable that a detailed Landscape Plan has not been submitted at this stage, to further support the amended scheme.

In summary, notwithstanding the above amendments, we remain concerned about the principle of this change of use and the scale of the enterprise which will allow for 22 animals, up to 8 members of staff, 7 day a week lessons together with associated car movements of students, animal owners, vets, farriers and feed and waste delivery/collections. While we recognise the applicant's significant attempts to ameliorate the impacts of the proposals, the scale of the operation continues

to present significant harmful impacts upon the landscape character and residential amenity of nearby residents.

For the above reasons, we continue to object to this application. We would like to be consulted on any further information or amendments that are submitted in support of this application and trust that you find these comments helpful in the consideration of this case.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Fiona Cairns', written in a cursive style.

Fiona Cairns IHBC MRTPI
Director

Cc:
Ward Councillors
Parish Council
Historic England