



## PLANNING COMMITTEE SOUTH - UPDATE SHEET

24 JANUARY 2023

**Item 6 – 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, 10 riding school stables and storage and manege of 40m x 80m. Provision on field isolation shelter. As amended by revised plans and Design Report received on 08/02/2022 and further revised plans received 22/12/2022. Part land opposite Ashe Green Farm, Ivy Lodge Road, Campsea Ashe.**

The following updates have been received since the completion of the report on 13<sup>th</sup> January 2023.

### 1. Further contributions from the applicant

Dear Ben,

I note that the papers have recently been uploaded to the web site and that the application will be presented to Planning Committee South on 24 January. There have been many errors in fact made by consultees and objectors. I feel it would be useful for the Committee if I summarise these:

1. **Ashe Green is a village green or common land.**

It is not.

The land acquired its name, as it was a private drovers green in the late medieval period.

These were rented to drovers as camps, to rest their cattle and horses on the way to markets in London (similar to intensive livestock use).

The HER citation is incorrect, similarly to many 'documented' by Wendy Goult.

The question was settled by the Commons Commission in 1975.

2. **Ashe Green is all of the land.**

Hodkinson's map of 1783 shows Ashe Green as the open area on both sides of the road (that is relatively modern).

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Ashe Green Farm House and its neighbours were built in the middle of it, as was common for private drover's greens.

3. **Ashe Green is a Non designated Heritage Asset.**

It is not, as it does not meet any of the criteria for this designation, listed by East Suffolk Council.

This was confirmed by East Suffolk Council in a letter to Campsea Ashe Parish Council before the application was lodged.

See <https://www.eastsuffolk.gov.uk/planning/design-and-conservation/non-designated-heritage-assets/>

4. **The current open low pasture is historic.**

It is not. It was first planted after WWII as shown in the Commons Commission records.

The OS mapping before the wars shows the land as heathland.

5. **The use of the land is restricted to cropping.**

The current lawful agricultural use includes the right to fence, hedging, close tree planting and intensive livestock such as; chickens, pigs and dairy, with associated field shelters.

6. **The buildings are large.**

They cover 1.5% of the land and are 4m high, which is about half the height of all the nearby houses.

7. **The proposals will make a difference to the traffic.**

The average increase in trip numbers is calculated to be 4.3%, which is considered too small a change to count reliably.

It is well proven that increasing the number of driveways and entries to the highway leads to a reduction traffic speeds.

8. **Horses will need to be transported to the woods.**

The applicant has permission to cross private land between Ashe Green and the Rendlesham Road.

9. **The inclusion of the emergency stables constitute an increase in the number of horses on the site.**

The application is for 22 horses and that has never changed.

The emergency stables anticipate a change to DEFRA regulations.

10. **The Bridleway leading to Ash Lodge will be congested and require horses to 'reverse into the highway'.**

This is a Bridleway and so by law must be maintained for use by horses and people on foot at all times.

That said, there are 2 houses at the end of the driveway, so the chances of horses and cars ever passing is very small and if they do there is ample passing width.

Regards

Martin

Martin Price BA(Hons) Dip EP MRTPI

East Coast Planning Services Ltd

**In respect of the proposed conditions, the applicant's planning consultant has replied stating the applicant accepts the proposed conditions though comments are provided on this condition:**

*5. External storage of feed, hay, straw, jumps and associated equestrian paraphernalia shall be limited only to the areas in the stable yard and the fenced area to the rear of the stables. There shall be no storage of jumps or other paraphernalia within the paddock area other than in daytime hours and no such items shall be left in the paddock areas overnight. No towable or temporary field shelters or structures are permitted to be placed anywhere within the site unless planning permission has been obtained. There shall be no temporary siting of any mobile home or portkabins on the site during the construction period. Reason: to protect and control the character and appearance of the landscape.*

"Further to my email earlier regarding Conditions, I've now heard from client. Her only comment regarding the conditions is in respect of Condition 5.

The paddock areas will not be used for riding, jumping or storage of equestrian paraphernalia. They will be used for horse grazing. The arena will be the only place for horse jumping. The jumps are low and the arena will be landscaped outside the fencing with hedges. Whilst jumps will not be permanently stored in the arena they may need to be set up the night before for a morning lesson so the condition needs a degree of flexibility to allow for that. The arena will not just be used for jumping so it cannot be used for storage of jumps and such like for safety reasons."

**It is confirmed that based on the proposed wording of the condition, there is to be no restriction on the storage of jumps in the arena overnight.**

## **2. Third Party representations:**

A further 10 responses of support have been received, at total of 161. These raise no additional reasons to those already presented in the report.

**One Local resident who has already objected has sent the following to members of the Planning Committee and officers.**

Good Afternoon,

Please see attached letter from Suffolk Wildlife Trust (*response included in the report*) and links below to two East Suffolk documents.

I will make reference to these when speaking at the planning meeting tomorrow.

East Suffolk Local Validation Requirements – Oct 2020

<https://www.eastsuffolk.gov.uk/assets/Planning/Planning-Applications/Local-Validation-Requirements.pdf>

East Suffolk Historic Environment SPD June 2021

<https://www.eastsuffolk.gov.uk/assets/Planning/Planning-Policy-and-Local-Plans/Supplementary-documents/Historic-Environment-SPD/Historic-Environment-SPD-reduced.pdf>

Regards, Andrew Spencer

Little Barn, ivy Lodge Road

**They have also sent the following on behalf of the Ward Member:**

Subject: PLANNING COMMITTEE 24TH JANUARY 2023: DC/21/4896/FUL

Good Afternoon,

Please see attached document that Cllr Carol Poulter will be referring to when speaking at the above planning meeting tomorrow.

I have been asked to send this document to you on her behalf due to pressures of work.

Regards, Andrew Spencer

DC/21/4896/FUL

ASHE GREEN LIVERY APPLICATION

EVIDENCE REFERENCES

WARD COUNCILLOR REPRESENTATION

In my representation I will be referring to the following documents. Please click on the link or icon to open: -

- 1) ESC Policy for Non-designated Heritage Assets including Landscapes: -Page 19  
ESC Policy to protect Listed Parks and Gardens: - Page 20

<https://www.eastsuffolk.gov.uk/assets/Planning/Planning-Policy-and-Local-Plans/Supplementary-documents/Historic-Environment-SPD/Historic-Environment-SPD-reduced.pdf>

- 2) ESC Correspondence identifying Little Barn and Hall Barn as Non-Designated Heritage Assets: -

***Attachments included on Public Access***

- 3) Statutory Consultees Identifying Landscape and Grouping of Assets, including the Green: -

***Attachments are covered in the report***

### 3. **Campsea Ashe Parish Council:**

**DC/21/4896/FUL EAST SUFFOLK COUNCIL**

**PLANNING COMMITTEE 24<sup>TH</sup> JANUARY 2023**

**CAMPSEA ASHE PARISH COUNCIL REFERENCES**

In the representation on behalf of Campsea Ashe Parish Council, reference will be made to the following: -

- 1) **2018 Landscape Character Assessment (LCA)** - commissioned by the then Suffolk Coastal District Council. The LCA refers specifically to the Green and concerns within the Assessment about equestrian use and the proliferation of horse paddocks.
- 2) **Comments from ESC Landscape Officer (Eleanor Larke) Final Report.**

“Despite the changes and additional evidence provided around the current proposal, we hold a number of concerns/cautions as follows:-

The acceptability of horsiculture within a rural landscape”.

- 3) **Bridleway Network** – The Bridleways around Ash Green marked in purple and the footpaths marked in red: -



**4) Correspondence (via a Freedom of Information Request) between the Applicant and ESC Planning Department regarding the viability of the business: -**

**- Charles Curry-Hyde (Agent) email to Ben Woolnough (16/12/21)**

“Lastly, the question of the 5 star rating has been misconstrued... Yes Lisa can get 5 stars without a dwelling, however, the livery clients won’t move here without Lisa on site. The provision needs to be like for like.”

**- Charles Curry Hyde responses to objections to a dwelling on the portal (17/01/22)**

“The current business has a house on site and its customers would not move to a new site without this provision, which would make the business unviable. While the Animal Welfare Act requirements can be satisfied if a responsible person lives within 30 mins travel time from the site, purchasing a 3 bedroom house within this travel time would make the business unviable. We apologise for our misinterpretation of this guidance.

**- Charles Curry-Hyde email to Ben Woolnough (24/01/22)**

We have submitted a viability that shows that the business is just viable. Does the authority have any comments on it? Adding a house purchase or rental anywhere nearby would make the business unviable on financial grounds alone. It would also mean that the liveries would not come, thus taking out a significant element of income.

**- Martin Price (Advisor to Applicant) email to Ben Woolnough (28/01/22)**

“My client has no doubt whatsoever that the on-going viability of her established business depends on her living on site”.

**5) Elise Equestrian Limited - Company No: 13290906**

**Companies House Entry - <https://www.gov.uk/government/organisations/companies-house>**

**6) Existing Livery Stables/Riding Schools in the vicinity: -**

Tunstall Forest, Valley Farm in Wickham, Poplar Park, Green Trees in Sax, and Plunketts Farm in Tunstall offering both. For livery - Bridge Farm in Wickham, Glevering Hall, Laburnum Farm in Eyke, Cheveley Links in Bromeswell, Bracken Farm in Tunstall Common, Morley Farm near Wickham and other smaller yards.

**7. Suffolk Preservation Society:**

**The paragraph below has been provided in their re-consultation response, in addition to comments previously provided and included in the report:**

Thank you for reconsulting the Suffolk Preservation Society on the latest revisions to this application relating to the creation of stables within part of the building already proposed and an isolation field shelter. We continue to object to this application on the grounds set out previously in our letters dated: 21/12/2021, 02/03/2022 and 9/08/2022 namely: the landscape harm to the nondesignated heritage asset which would result from the approval of these proposals. Through the course of this application these concerns have been verified and affirmed by a wide range of stakeholders including your own advisors; Historic England; Suffolk County Council's Archaeologist as well as internal Landscape and Heritage Officers. These views have more recently been reiterated by the Suffolk Gardens Trust as well as a significant number of local residents and their local democratically elected representatives.