

Dear Mr. Nourse,

Please accept this objection to the above application from Campsea Ashe Parish Council in support of the many comments received from local people, particularly residents of Ivy Lodge Road. The scale in terms of housing proposed will lead to both environmental and infrastructure damage.

We are also concerned that the procedure has been inadequate in terms of allowing affected communities fulfill their role in the planning process. Campsea Ashe PC made an objection to the initial proposal by Pegasus Group in July 2017 but was not provided information about this application and only found out via third parties. Surely adjacent parish councils should be consulted when a planning application is substantial.

The likely impact of this proposal, if built, on the highways and transport network will be severely adverse. There is a major pinch point on the B1078 in Campsea Ashe and Lower Hacheston and further developments are likely to create major issues of road safety already of concern to people living along Ivy Lodge Road. The roads in Melton, Campsea Ashe and surrounding villages are already overloaded when trying to cope with the amount of cars and HGVs travelling to and from Rendlesham / Bentwaters.

Having received representation at previous PC meetings and prior communication from residents of Ivy Lodge Road (some having attended the Exhibition in Rendlesham on July 11 and more recent one on 26 February), it appears that residents, including many from Rendlesham, believed the planned development is too big for the available road infrastructure. The proposal is also much larger than the SCDC SSP13 and the Rendlesham Neighbourhood Plan, both which planned for 50 homes. It also encompasses land outside SSP13.

Campsea Ashe Parish Council believes our residents have justifiable concerns. 290 homes will probably mean in excess of 500 new cars. With poor public transport and local infrastructure frequent journeys back and from Rendlesham will be required to access local amenities. It will not take long for many to realise that a journey through Campsea Ashe, using Ivy Lodge Road, is the shortest route to the A12 and would initially avoid queues, currently frequent in Melton. Ivy Lodge Road has increasingly become a convenient route from Rendlesham and Bentwaters, with too many (as shown in a recent traffic survey by the Highways Department of Suffolk County Council) driving at inappropriate speeds.

Although the development lies outside our parish boundary, Campsea Ashe Parish Council believe the scale of the proposed development will be detrimental to residents of Campsea Ashe and particularly those living on Ivy Lodge Road. It is for this reason that Campsea Ashe PC strongly objects to this proposed development.