

Reading on behalf of Amanda

Messden of
Foxes Lane, Menⁿ

13/07/23

Objection to DC/23/02964 | Application under S73 for the Removal or Variation of a Condition following planning approval DC/21/03475 dated 08/10/2021 Town and Country Planning Act 1990 (as amended)

I would like to object to the proposed application which seeks to install external lighting to the manège at Panorama.

I object because I think that the light produced from any type of external lighting will be immediately and unacceptably visible from:

- 1) Neighbouring properties during the period of use (winter when the deciduous trees and hedges are not in leaf). This will have a significant adverse impact on their amenity. This has been aggravated further by the creation of a new access to Foxes Lane. To create this access, the applicant has removed a long section of the hedge they suggested would screen the lighting from the manège. The recent addition of a fencing panel to the installed access gate will make a visible contribution to screening the lighting.
- 2) The wider area (the site is at the top of a hill overlooking the Waveney Valley). The property is prominent on the hillside and clearly visible in both summer and winter from the opposite (north and west) side of the Waveney Valley. Which means that any external lighting will also be clearly visible from that point. It will therefore have an unacceptably significant impact on the character and amenity of the surrounding landscape and local environment.

I also object because of the unacceptable brightness of the proposed lighting. The original application for lighting of 8000 lumens total brightness was refused. However, the lighting of this application is for minimum of 13000 lumens, irrespective of the proposed shielding to the lights. There will also be a baseline glare from the light reflected from all nearby surfaces. This will have an even greater negative impact on the character and amenity of the area than the refused application.

I also object because I think that the proposed lighting poles are completely out of place in this environment. There are no similar structures anywhere on Foxes Lane or in this part of the Waveney Valley. They would be incongruous and introduce an urban and commercial feel to this quiet and dark locality. They would have an adverse impact on the character of the area whether they are at their minimum height of 2.75 metres or extended. (I note that the maximum height has been omitted from the application).

I also object because the very hedges and mature (including veteran) trees that the applicant suggests are screening the site are host to a diverse wildlife population of diurnal and nocturnal species. I cannot imagine that there will be a positive impact on their foraging and breeding habits if such a significant light source will be introduced within a few metres of their nests and roosts.

I also object because the stables and manège are sited directly adjacent to a 15 acre field which has been undisturbed for many years. This field is changing ownership and the new owners are making formal plans to develop it into a biodiversity enhancement and nature restoration project. I am deeply concerned that any light pollution from the stables and manège will have a negative impact on this project.

Finally, I believe that not only is the proposal contrary to the Joint Local Plan, but at odds with the Government's current Environmental Improvement Plan 2023 which has as its apex goal to "halt the decline in our biodiversity so we can achieve thriving plants and wildlife".