

From: [REDACTED]
Sent: 25 August 2026 14:26
To: Planning
Subject: *SEE EMAIL ABOVE*Fwd: Planning Objection DC/26/1234

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Comments Received

We strongly OBJECT the above Prior Notification on the following grounds:

Landscape and Visual Impact:

Both proposed barns are excessive in scale and poorly designed with materials insensitive to their rural setting. There is no clear evidence that the proposed buildings are required on this 12 acre, non-farming residential property, particularly given that the site already contains an excessively large barn which is not used for agricultural purposes. The proposals would therefore represent a significant overdevelopment of an already overdeveloped site. Their scale, position, design and appearance would have an unacceptable visual impact on the surrounding landscape and would harm the rural character and setting of the area.

Heritage Impact:

The proposed site has been subject to significant development over the past ten years, with the existing and proposed development all located within the setting of a listed building. The cumulative effect of this continued development is of particular concern. The proposed barns would further intensify an already overdeveloped site and would adversely affect the setting, character and visual prominence of the listed building within its rural surroundings. The scale and form of the proposed development would introduce further built development into an established rural setting, diminishing the openness and historic character of the site. The cumulative impact of previous development, together with these proposals, should therefore be carefully considered when assessing the effect in heritage significance.

Nuisance and Pollution:

The increased noise and activity associated with the proposed development would have a significant detrimental impact on residents living adjacent to the site. The scale and nature of the proposed development are likely to result in increased vehicle movements, machinery use and general activity, creating unacceptable levels of disturbance in what is currently a quiet rural setting.

There is also a current planning application to convert existing stables on the site of the proposed southern barn which raises further concerns about the cumulative impact of development and activity within this area.

The construction and subsequent operation of the proposed barns and associated machinery could generate significant levels of noise, dust, fumes, odours, artificial lighting and other forms of pollution. These impacts would not only affect neighbouring residents but also have adverse consequences for local wildlife and the wider rural environment.

Taken together, the construction work, increased machinery movements and ongoing use of proposed buildings would result in an unacceptable level of noise and environmental disturbance the cumulative impact of which should be carefully considered.

Countryside Encroachment :

The proposed barns are excessive in scale and inappropriate for their setting within this rural community. There is no clear or evidenced agricultural requirement for structures of this size on a small grazing paddock of less than 12 acres.

The development would result in an unnecessary encroachment into valuable open green land and would further urbanise and intensify an otherwise rural site. At a time when protecting green spaces, established habitats and the character of the countryside is increasingly important in addressing climate change and supporting biodiversity, the loss of this developed land should be given significant weight.

The proposed development would therefore represent an inappropriate and unnecessary intrusion into the countryside, with a detrimental impact on the rural character and openness of the area.

Environmental and Wildlife Impact :

The applicants removed significant hedgerows and trees earlier this year in preparation for the application. This has already caused a substantial and potentially irreversible impact on local diversity, including the loss of habitat for nesting birds and other wildlife.

There are also known bat roosts in the vicinity of the site. Given the ecological importance of bats and their protected status, it is concerning that no apparent consideration was given to potential consequences of the works undertaken prior to the application.

Furthermore, the trees along the southern boundary are subject to a TPO, including a mature oak tree of significant environmental and ecological value. These trees and their associated habitats form an important part of the local wildlife corridor and should be maintained and protected.

The cumulative impact of tree and hedgerow removal, together with the proposed development raises concerns regarding loss of habitat and biodiversity. The ecological

value of this site should be assessed, and existing trees, hedges and wildlife habitats protected from further damage and even enhanced.

Traffic and Access:

This site is accessed via a narrow rural lane subject to width restrictions with few passing places. The access is not suitable for large agricultural machinery, and the proposed development does not appear to provide adequate on site turning facilities or sufficient parking.

The increased use of the site by large agricultural vehicles would therefore create significant difficulties for other road users and compromise highway safety. The narrow nature of the access also raise concerns about the ability of large vehicles to enter, manoeuvre within and exit the site safely without obstructing the lane or causing damage to surrounding verges and hedgerows.

There appears to be insufficient provision within the application for safe and practical movement, turning and parking of large agricultural machinery which is particularly concerning given the restricted nature of the existing access.

Concern Regarding Future Conversion and Lack of Agricultural Need:

We respectfully suggest that this application may be little more than a thinly veiled attempt to introduce further buildings onto the site with the potential for future conversion to alternative uses.

Winston's Farm is a farm in name only. It is a small residential property with 12 acres situated in a sensitive rural setting. For the past ten years and more, the paddock has been rented to a local farmer and used only for sheep grazing. The applicant has never cut hay, kept livestock or actively farmed the land themselves.

There is no and has never been an established agricultural enterprise associated with this property and so the scale and nature of the proposed development is unjustifiable. Further more there is no evidence of any active management of the paddock for habitat creation, biodiversity enhancement or environmental enrichment.

In these circumstances the stated agricultural purpose of the proposed development should be carefully scrutinised. Given the history of the development on the site both historical and current and the potential for future changes of use or conversion, we respectfully ask the Planning Authority to consider whether the proposed barns are genuinely required for agricultural purposes or whether they could ultimately facilitate further residential or non-agricultural development within the countryside.

Kind regards


Woods Cottage
Mutton's Lane

