[redacted]
Sent: 20 July 2025 21:06
[redacted]
Subject: Objection to Planning Application DC/25/1115 – Joanland Farm

Categories: Comments Received

Dear Sirs,

I am writing to formally object to Planning Application DC/25/1115 submitted for Joanland Farm.

I live nearby and have significant concerns regarding the legitimacy and intent of the proposal, particularly in the context of land use and the potential for future development tied to water neutrality offsetting.

1. Lack of genuine agricultural activity:
From what we have observed in the past two years, Joanland Farm does not appear to operate as a working farm in any meaningful way. The land has been used primarily for grazing by a third-party farmer, and there is no evidence of agricultural operations that would require the extensive machinery listed in the application.

2. Misrepresentation of land ownership and usage:
The application references 11.2 hectares of land to be used for hay production. However, this includes land under Title No. WSX226051, which is owned by a neighbouring property. I understand the current owner of that land has not given consent for its inclusion in this application and uses the fields for keeping horses. This brings into question the accuracy of the applicant's claims and suggests that the actual usable land is significantly less—around 6.4 hectares.

3. Agricultural viability is questionable:
Given the soil type in this area and increasingly dry summer conditions, achieving more than one cut of hay per year is highly unlikely. This undermines the business case for the level of machinery proposed, especially considering there has been no evidence of agricultural investment or activity to date by the applicant.

4. Concern over water neutrality offsetting potential:
A key concern is that the proposed barn roof—spanning 255 square metres—could support a rainwater harvesting system. This raises the possibility that the structure is being proposed not for genuine farming use, but to facilitate a sponsored water neutrality scheme. Such schemes can be used to offset water usage in other unrelated planning applications, If that is the underlying intent, it would not be in the spirit of the planning process and should be scrutinised closely.

For the reasons above, I strongly object to the approval of this application.

Kind regards,
[redacted]
3 Northlands Cottages
Northlands Road
Warnham
RH12 3SQ
[redacted]

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