[redacted] [redacted]
Sent: 20 July 2025 21:11
To: Planning; Bethan.Tinning
Cc: Emma.Parkes; [redacted]
Subject: Objection to Planning Application DC/25/1115 – Joanland Farm

Categories: Comments Received

Good evening,

I am writing to formally object to Planning Application DC/25/1115 for Joanland Farm. I live locally and have a number of concerns regarding this application, which I would like to address.

1. Lack of Agricultural Activity:

In the two years I have lived in the area, there has been no significant agricultural activity at Joanland Farm. The land is primarily used for grazing by a third-party farmer, and there is no evidence of genuine farming operations. Given this, the claim that the land is being used for a hay crop does not seem credible, especially when considering the amount of machinery that is proposed.

2. Inaccurate Land Usage and Ownership:

The application states that the property includes 11.2 hectares of land for hay production, but this is misleading. A substantial portion of this land, identified as Title No. WSX226051, is actually owned by a neighbouring property, and the current landowner has not given permission for hay cropping on their fields. Furthermore, these fields are used for grazing horses, not for hay production. Therefore, the actual area available for the proposed activity is likely only 6.4 hectares, which raises doubts about the viability of the entire proposal.

3. Questionable Viability of Agricultural Operations:

The heavy clay soil in this area, coupled with increasingly hot and dry summers, makes it highly unlikely that two cuts of hay could be harvested each year. A single, low-yield cut would be far more realistic, yet the application suggests extensive agricultural machinery, such as tractors and hay mowers, would be necessary for operations. This raises concerns about the need for such equipment given the lack of current agricultural activity at the site.

4. Potential for Water Neutrality Offsetting Scheme:

One of the main concerns I have is the possibility that the proposed barn, with a roof area of 255 square metres, could be used for a rainwater harvesting scheme. This could be used to offset water neutrality requirements for other developments in the area.

If this is the true intent of the proposal, rather than genuine farming use, it would be an inappropriate way to use the planning process for unrelated development goals.

5. Impact on Local Infrastructure and Environment:

Finally, I am concerned about the impact of the proposed development on the surrounding environment and infrastructure. The increase in traffic from agricultural vehicles, coupled with potential construction of additional structures for the proposed project, would likely cause significant disruption to the local area. Given that this is primarily residential and rural, the long-term impact on both the environment and the quality of life for local residents should not be underestimated.

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

Kind regards,

[redacted]

3 Northlands Cottages, Northlands Road, Warnham, RH123SQ