

Reference: -APP/B3438/W/22/3295799.

Dear Sir or Madam

Further to my previous objections in relation to the planning application presented on behalf of Mr Rowley.

The statement of intent regarding explanatory solutions and reasoning in relation to the siting of such an isolated large structure do not address any of the concerns of myself and many of the local residents.

The main issues raised by the proposal are the principle of development at this isolated location.

Having regard to the above, it is recognised the application site is located outside of any defined settlement or designated employment area and is not highly accessible by sustainable modes of transport which counts against the proposal.

Considerations of the proposal

- I. Highway matters: The impact on a fragile narrow highway infrastructure throughout the village.
- II. Character and appearance: The proposed development will not harmonise with the surroundings.
- III. Siting: Isolated location
- IV. Impact on neighbouring amenity: Ecological and biological
- V. Sustainability:
- VI. Other matters: Unquantified ancillary works: i.e. Hard standing, access roads, outside storage, lighting and sustainable drainage.

Other Matters: Hydrological impact

The geological location of the proposed site is encapsulated within a Minerals Safeguarded Area that pertains a shallow localised perched water table that extends East to West of the proposed structure which due to hydraulic interaction discharges spring water that is interrelated with the utilised ground water resources to the North and could be vulnerable to ground water contamination be it run off, drainage or contaminated storage discharge.

Statement of case item 5.2

This paragraph is a diversionary response, there is an existing vehicular track from North to South connecting the main highway that services Broadgate Hall Farm and other tenants that extends some 700 - 800mts with 3 service links on to the land edged red on the site location plan of the planning application. These have been used for access to the crops whilst the newly constructed entrance to the proposed development remains padlocked and unused.

The requirement for this proposed business relocation for storage purposes within the application do not reflect a true environmental representation, or quantify an evidential basis for this appealed planning application.

The chosen isolated location would not support the proposed or additional extension or expansion of farming structures or diversification of services as an operational base, the Planning Inspectorate is therefore respectfully requested to reject the appeal for the proposed development.

Yours Sincerely.

Derek W Wragg.