

Agent's e-mail dated 5th October 2022

Further to our previous exchange of emails I would be grateful if you would find attached a landscaping and planting scheme to accompany the above application which shows new planting to the rear of the buildings, stretching down the slope beyond, along with new planting towards the southern site boundary. The finer details of the proposed landscaping / planting can be secured via an appropriately worded condition, but will serve to soften the impact of the buildings in views from the west, anchoring the buildings into their surroundings, and from neighbouring properties to the southeast.

I have previously dealt with your comments regarding the agricultural use of the land in my email dated 15th August, which I have copied below for your ease of reference and updated to reflect the latest stock numbers (shown in bold):

- The large building to the north of the site is where the riding school is located. There are various stables to its east that are in varying states of repair / condition. Those buildings do not form part of the agricultural unit and constitute a separate planning unit established under the original riding school application.
- The land to which the application relates is wholly in agricultural use, forming part of holding number CPH: 37/063/0336
- The applicant's land holding extends to 141 acres but has no existing buildings (other than a handful of small brick buildings adjacent to the yard area where the buildings are proposed).
- The applicant's farming business was established on 30th May 2021, the applicant having previously worked on his father's farm since childhood. He purchased this site / holding so that he could have his own farm.
- The applicant currently has a head of 124 cattle with intentions of increasing that number to 300+ calves. An application for a beef rearing unit is in the process of being prepared and will be submitted in the coming months. The applicant also produces haylage / fodder on the land. The land holding is capable of producing in excess of 1000 bales, some of which I observed on site during my recent site inspection. Photos can be supplied. The business is therefore not 'hobby farming'.
- The applicant has a large range of agricultural implements that are currently lying in the open on the site. These include 3 tractors, a loader, 2 x bale trailers, muck spreader, 3 x mowers, 2 x tedders, 1 x vacuum tanker, 2 x balers and chain harrows. The above list of implements, which can be readily observed on site, are also not the product of 'hobby farming', nor indeed is a 141 acres land holding!

Turning to the objections raised by neighbouring occupiers I wish to offer the following comments:

- The siting of the buildings in this location serves to consolidate development close to the existing cluster of buildings on the site
- The buildings are located a considerable distance from the neighbouring occupiers (82m+) and thus the proposals will not adversely affect their residential amenity. There is no right to a view within planning legislation as you will be aware. I also draw attention to application

SMD/2021/0179 where the Local Authority granted consent for a large beef rearing unit located within 65 metres of its neighbouring properties. Neither of these buildings are to be used for such purposes and consequently will not adversely impact on residential amenity.

- The proposed materials are wholly in keeping with Moorlands agricultural vernacular and have been approved in numerous locations elsewhere within the Moorlands.
- The access track to the farm is already existing, and irrespective of where buildings are placed will be utilised to serve the farm, as it has in the past.
- There are lawful equestrian uses carried out on the land to the north (having been granted consent in 1983) so continuation of that livery use is entirely legitimate. None of those equestrian buildings form part of the agricultural unit.
- Children should not be playing on the drive to the farm - this is a private access over which the neighbour has a right to pass and repass... nothing more.

I would ask that you now proceed to determine the application having regard to the attached plans and the above considerations.

Kind Regards

Rob Duncan MRTPI
Director

Rob Duncan Planning Consultancy Ltd.