

I write regarding the appeal reference at land at North of Cross Lanes Roundabout.

I object to the proposal on the following grounds -

UDP Policy EC3 which refers to Agricultural Buildings. It states -

"The construction of new agricultural buildings will be permitted unless the development is materially detrimental in terms of its impact on the environment or surrounding landscape. The development should form part of an existing farm complex and take advantage of topography and other landscape features for screening. Isolated buildings will only be permitted in exceptional circumstances where there is an essential agricultural need, and no reasonable alternative location for the development."

The application site is outside an existing settlement, and is not part of any existing farm complex, it is a new independent business which proposes large isolated buildings, in a stand alone countryside location. The buildings, by virtue of their size, scale and mass would have a significant visual impact on the locality, which would be materially detrimental to the surrounding landscape and the openness of the countryside.

The supporting information put forward by the applicant does not constitute exceptional circumstances as there is no proven essential agricultural need for the development, and evidence that there are no reasonable alternative locations for the development has not been provided.

Whilst it is noted that an IPPC permit has been granted for the proposal, I consider that the impact on residential amenity of the surrounding occupiers, specifically including noise and odour generation, should be taken into account fully due to the intensive operation and the scale and nature of the proposal, which is significantly greater than a general agricultural type use.

Regards

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