

ITEM NUMBER: 5c

22/00003/FUL	Construction of an agricultural livestock building.	
Site Address:	Glendale Farm, Flaunden Bottom, Flaunden, Hertfordshire. HP5 1GA	
Applicant/Agent:	Mr John Robb/Mr Christopher McNally	
Case Officer:	Robert Freeman	
Parish/Ward:	Flaunden Parish Council	Bovingdon/ Flaunden/ Chipperfield
Referral to Committee:	The application has been referred to the Development Management Committee given the recommendation of Flaunden Parish Council and at the request of Cllr Riddick. Cllr Riddick has a number of concerns with regards to the use of the land and associated harm to the Chilterns Area of Outstanding Natural Beauty.	

1. RECOMMENDATION – That planning permission be GRANTED.

2. SUMMARY

2.1 The proposed livestock building would be an appropriate form of development in this countryside location as set out in the National Planning Policy Framework (NPPF) and Policy CS5 of the Core Strategy. The proposed building is considered to be appropriate in scale, siting and design and will not result in significant harm to the character and appearance of the area nor the natural beauty of the Chilterns Area of Outstanding Natural Beauty (AONB) in accordance with Policies CS5, CS12 and CS24 of the Core Strategy.

3. SITE DESCRIPTION

3.1 The application site is located on the eastern side Flaunden Bottom and between the village of Flaunden and Latimer. The site extends to an existing access onto Flaunden Bottom.

3.2 Glendale Farm extends to approximately 7.2 hectares of grassland adjacent to Long Wood and outlined in blue upon the site location plan. Glendale Farm has been primarily used for equine purposes. The wider site is occupied by two small lawful loose boxes associated with the equestrian use of the land.

4. PROPOSAL

4.1 The proposals involve the erection of an agricultural livestock building measuring some 22.25m in length, 9m in width and with an eaves height of 4.6m. The building would be open fronted but otherwise enclosed on three sides by Yorkshire boarding and weatherboarding. A gabion retaining wall would be constructed along the eastern edge of the building and yard. This would wrap around some of the southern elevation.

4.2 The proposed building is required for the housing of livestock (cattle). The building is required to meet the welfare requirements for up to 30 young cattle who should be housed during winter months and specifically for the first winter of life in accordance with DEFRA advice

4.4 The applicant indicate that a building of this size (202.5m²) would provide a dry bedding area of some 135m² once a standard feed barrier is established on the open side of the barn. The application indicates that the cattle would each require around 5m² of dry lying area depending on the weight of cattle¹.

5. PLANNING HISTORY

5.1 The site is subject to an Article 4 Direction removing the rights to form enclosures within the site without the specific grant of planning permission.

5.2 The site has been subject to previous applications which are relevant in the consideration of the current proposal. These applications include:

- Application 4/02083/13/FUL for demolition of existing stables and field shelter and construction of replacement stables, which was refused on 6 January 2014 and establishing the site's use for breeding and training of horses which would not constitute agriculture;
- Earlier prior approval application 4/01410/13/AGD for replacement stables which discounted the use of the site for agricultural purposes;
- The most recent prior approval application 4/02336/14/AGD for livestock shelter, refused on 8 October 2014, where it was noted that there was no evidence to suggest that a genuine agricultural trade and business had been carried out at the farm unit and
- Application 4/02642/17/RET for the retention of a barn and the extension of farm buildings was refused on the 5th November 2018 given concerns as to the use of the site for agriculture and given the impact on the visual amenity of the Green Belt and Chilterns Area of Outstanding Natural Beauty in this location.
- Application 20/00884/FUL for the construction of an agricultural storage building. This was considered at the Development Management Committee of the 2nd July 2020 and granted planning permission on the 6th July 2020. The building was needed to provide a protective and secure 180 day supply of high quality hay and straw for cattle to be grazed upon the site. The associated livestock enterprise would support the development of young beef cattle (weanlings) for subsequent sale 10-12 months later. This was based on a minimum of 30 cattle being resident throughout the year.
- Application 20/03091/DRC for the discharge of pre-commencement conditions associated with 20/00884/FUL. This was granted on the 4th December 2020.
- E/21/00106/ENG – An enforcement complaint was lodged in 2021 regarding excavation works being undertaken at the entrance to the application site. The enforcement officer concluded that the slope upwards from the road and an area adjacent to the entrance had been dug up to provide a level base for the approved barn (20/00884/FUL) There was no breach of planning control.

¹ Red Tractor Assurance for Farms – Beef and Lamb Standards by Assured Food Standards (2020)

6. REPRESENTATIONS

Consultation responses

6.1 These are reproduced in full at Appendix A.

Neighbour notification/site notice responses

6.2 These are reproduced in full at Appendix B.

7. PLANNING POLICIES

Main Documents:

National Planning Policy Framework (February 2019)
Dacorum Borough Core Strategy 2006-2031 (adopted September 2013)
Dacorum Borough Local Plan 1999-2011 (adopted April 2004)

Relevant Policies:

Core Strategy

NP1 - Supporting Development
CS1 - Distribution of Development
CS5 – Green Belt
CS8 – Sustainable Transport
CS12 - Quality of Site Design
CS24 – The Chilterns Area of Outstanding Natural Beauty
CS25 – Landscape Character
CS26 – Green Infrastructure
CS29 - Sustainable Design and Construction
The Countryside Place Strategy

Local Plan

Policy 13 – Planning Conditions and Planning Obligations
Policy 51 – Development and Transport Impacts
Policy 54 – Highway Design
Policy 97 – The Chilterns Area of Outstanding Natural Beauty.
Policy 99 – Preservation of Trees, Hedgerows and Woodlands

Supplementary Planning Guidance/Documents:

Car Parking Standards SPD (2020)
Chilterns Building Design Guide
Energy Efficiency and Conservation
Water Conservation

8. CONSIDERATIONS

Policy and Principle

8.1. The application site is located within the Green Belt. The Council will apply national planning policy in relation to the Green Belt in accordance with the National Planning Policy Framework (NPPF) and Policy CS5 of the Core Strategy. The NPPF makes it quite clear

that the construction of new buildings within the Green Belt should be considered as inappropriate development. Exceptions to this include the provision of buildings for agriculture and forestry regardless of scale². The proposals involve the construction of a building for livestock at the application site and must be considered to be appropriate under Policy CS5 of the Core Strategy.

Agricultural Need

- 8.2 A number of representations have raised concerns as to whether the buildings proposed will be used for a genuine agricultural purposes. It is claimed that the site is not suitable for agricultural use and that the use of land as a livestock agricultural enterprise would not be viable.
- 8.3 There is no need for the applicant to provide any formal evidence of need in support of the application and matters such as agricultural viability are not material to the determination of this case. It is evident that it is not for the local planning authority to question need per se, however it might be prudent for the Council to consider whether the scale of building reflects that required for the proposed agricultural activity. This is considered in paragraph 8.7 below.
- 8.4 The Council has already approved an agricultural storage building on the site capable of accommodating feed for up to 30 weanlings under 20/00884/FUL and the applicants make a coherent argument for the need for a livestock building in relation to this use of the land based on animal welfare grounds. This building would provide appropriate accommodation for up to 30 cattle which would be consistent with the approved level of associated storage requirements.
- 8.5 Professional advice was received informally in relation to planning application 20/00884/FUL for the construction of the agricultural storage building and the stocking rates of the associated land were found to be acceptable³ The County Rural Estates Officer has been consulted in relation to this case, but there has been no response to this consultation.

Layout, Scale and Design

- 8.6 The Council still expects a high quality design to be pursued in this location in accordance with Policy CS11 and CS12 of the Core Strategy. Specific advice on the layout and design of livestock buildings is found in the publication "Better Cattle Housing Design" by the Agricultural and Horticultural Development Board (AHDB) which the applicant has supplied in support of their proposals. Particular attention has been given to the space requirements and need for ventilation in the submission.
- 8.7 The proposed building is considered to be appropriate in terms of its design, bulk, scale and use of materials in accordance with Policies CS11 and CS12 of the Core Strategy. The scale of the building is considered to be appropriate for occupation by up to 30 cattle based on a ratio of 1:5m² and a dry bedding area of approximately 135m² (27 cattle) The livestock enterprise is based on the development of young (and therefore smaller) beef cattle (weanlings) and subsequent sale 10-12 months later (at an optimal size). This will be based on a minimum of 30 cattle being resident throughout the year.

² As per the decision in *R (Lee Valley Regional Park Authority) v Epping Forest District Council and Valley Grown Nurseries Ltd* [2016]

³ See DMC report: <https://democracy.dacorum.gov.uk/documents/s24540/DMC-02-07-2020-Item%205c-Glendale%20Farm%20Flaunden%20Bottom%20Flaunden.pdf>

- 8.8 The site occupies a prominent location within the Chilterns Area of Outstanding Natural Beauty (AONB) and forms part of an attractive landscape enjoyed from the lane of Flaunden Bottom and public footpaths to the east and south of the site.
- 8.9 Policies CS24 and CS25 of the Core Strategy seek to conserve the special qualities of the landscape and designated AONB with the scarp slope protected from development which would have a negative impact on the skyline. Saved Policy 97 of the Local Plan sets out that new buildings and other development must be sympathetically sited and designed, having regard to natural contours, landscape, planting and other buildings.
- 8.10 The proposed building would be located in the bottom of the valley perpendicular to the approved storage building on the site and the adjacent highway. This would form an enclosed yard at the north western edge of the wider site associated with the proposed agricultural enterprise and close to the existing access point to the land. The building would be constructed on a newly formed plateau at the lowest point to the site and a gabion retaining wall some 2.6m in height (at its highest point) would be constructed between the eastern flank elevation and the countryside beyond. This would be stepped and would wrap around the southern elevation to the building.
- 8.11 The proposed building would be constructed with timber cladding on three sides including its rearward (south) facing elevation and side elevation (west) towards the highway. The building would have a rural appearance constructed in dark stained weather boarding/Yorkshire boarding and with a fibre cement roof. The cladding allows for air circulation within the building and would be functional to its use as a livestock building. The appearance is common to agricultural buildings and would not appear incongruous in the area.
- 8.12 Although this valley is generally devoid of agricultural buildings, a building of this character would not be unduly harmful to the appearance of the area and the wider AONB. Any visual impact of the building would be localised to those afforded to passing vehicles and could be mitigated by landscaping along the frontage of the site. Although the public footpath network extends up the valley side and through Long Wood there are no longer views to the site from the footpath network due to the curvature of the road in this location and density of vegetation. The proposals are not considered to result in significant harm to the character and appearance of the AONB. The qualities of the AONB and the scarp slope would be conserved and protected from development. The proposals are considered to be appropriately designed and sited having regard to Policies CS24 and CS25 of the Core Strategy and Saved Policy 97 of the Local Plan and the Chilterns Building Design Guide.
- 8.13 The building would be partially screened from the road by the existing approved building and soft landscaping. The visual impact of the proposed building would be mitigated by the provision of soft landscaping between the approved storage building and the adjacent highway and could be further screened by landscaping to the south (rear) of the building. This approach to development would result in limited harm to the appearance of the AONB and must be considered to be appropriate in the context of Policies CS24 and CS25 of the Core Strategy and Saved Policy 97 of the Local Plan.

Impact on Chenies and Latimer Conservation Area

- 8.14 The Chenies and Latimer Conservation Area incorporates the villages of Chenies and Latimer to the south of the application site and extends up Flaunden Hill to incorporate land at Home Farm, Flaunden Hill. The application site is located approximately 650m to the north of Home Farm and the Chenies and Latimer Conservation Area. The site is not visible from this location and is not considered to have any detrimental impact on the setting and appearance of the Chenies and Latimer Conservation Areas. The Conservation

team have not considered it necessary to provide comments in this regard and the proposals are considered to be acceptable under the relevant sections of the NPPF and Policy CS27 of the Core Strategy.

Impact on Landscape

- 8.14 The proposed barn and hard standing area are located at a low point on the site and would be set into the landscape to ensure that they are less prominent features within the wider landscape. The siting of the building perpendicular to the road does however require excavation of the site and a cut and fill exercise in order to provide a level base for the proposed building. The scheme has been amended during the course of the application to reduce the extent of ground excavation but at the eastern end of the building and furthest from Flaunden Bottom Lane this would still require ground levels to be excavated by approximately 2.6m. A retaining gabion wall would need to be constructed.
- 8.15 The gabion wall to the south of the building would be hidden from wider views of the site, whilst the wall would also be partially obscured from views from the highway by the approved storage building and western elevation to the proposed livestock building. The gabion wall is indicated to be infilled with rock fragments although there could be scope to plant against exposed edges.
- 8.16 The alterations to the ground levels of the site has a negative impact on the natural character and appearance of the site. It is inevitable that built development will have some impact upon the AONB however in my opinion, the impact in this instance is minimised and does not result in substantial harm to the wider character and appearance of the AONB given its location within the valley bottom. The applicants also contended that the agricultural use of the land would over time improve the land management and stewardship of the wider land parcel. This would, in my view, comply with the requirements in Policy CS25 of the Core Strategy.

Ecological Impact

- 8.17 The grassland to the site is considered to have a low biodiversity value and its levelling is not considered to be significantly detrimental to the biodiversity value of the site. Long Wood, a designated wildlife site to the east and running parallel to the land will not be affected by the proposed works and there should be no detrimental impact on wildlife using this site. No objections have been received from the County Council Ecologist (refer also to previous report to DMC). There are no objections to the proposals from a landscaping or ecology perspective in accordance with Policies CS25 and CS26 of the Core Strategy.

Access, Parking and Highway Safety

- 8.18 The proposed building would be accessed from an existing field entrance on Flaunden Bottom with additional hard standing being provided for access to the building. The access is considered to be satisfactory given the nature of this road and its use is not considered to be detrimental to matters of highways safety in accordance with Policies CS8 and CS12 of the Core Strategy. I note that this access has already been used by equestrian vehicles without detriment and find no reason to conclude that farm vehicles may not continue to use this access without resulting in any significant intensification in its use nor detriment to highway safety.
- 8.19 The hardstanding to the front of the proposed building and also associated with the construction of the adjacent storage building is not considered to be excessive in scale and would not detract significantly from the overall character and appearance of the area.

Indeed, this might allow vehicles to both access and egress the site within a forward gear thereby improving highways safety.

- 8.20 As such there would be no objection under Policies CS8, CS12 and CS24 of the Core Strategy or Saved Policy CS51 of Local Plan 1991-2011.

Other Material Considerations

Drainage

- 8.21 No details have been included within this application in relation to the drainage of the application site. The provision of hard standing within the application site and associated with the proposed building should not increase any surface water run-off from the site onto the adjacent highway. To ensure that this is the case, it is recommended that details of the drainage of the site be secured by a planning condition.

Representations

- 8.22 The majority of representations made in relation to this application have been addressed above or by the agent within the body of the representations. The following comments are provided in relation to other matters raised and not previously addressed.

Planning Appeal - APP/X01415/A/13/2202765

- 8.23 Flaunden Parish Council have provided a copy of the above appeal decision in relation to the construction of an agricultural barn at land adjacent Old Rectory, Latimer Camp Road, Latimer and indicate that in their view this provides a precedent for the refusal of this case.
- 8.24 Each application for planning permission must be judged upon its own planning merits and as such the decision is considered to have limited relevance to the determination of this case. There are a number of differences between the cases and relevant planning policies as set out in paragraphs below. For these reasons the cases are not comparable.
- 8.25 The Chiltern Local Planning Policy indicated that all applications for agricultural buildings within the Green Belt will need to demonstrate an agricultural need whereas the Core Strategy policy reiterates advice within the NPPF. There is not a test within national Green Belt policy relating to agricultural need. The NPPF merely indicates that agricultural buildings are an acceptable form of development in the Green Belt regardless of scale.
- 8.26 The applicant in the Old Rectory case conceded that the intensive sheep enterprise (20 ewes per hectare) would be unusual and that none of the standard agricultural reference books recommended such a high stocking density (11 ewes per hectare) The Inspector concluded that the size of the proposed building was not therefore reasonably required for agriculture and thus contrary to Local Plan Policy. The Council has previously accepted the stocking density of cattle for the application site which is within a range in agricultural reference books.
- 8.26 The Inspectorate also concluded that the building, in this appeal case, did not comply with the Chilterns Building Design Guide providing a significant isolated building upon the ridge of the land and prominent within the landscape. The site subject to the appeal at Latimer Camp Road occupies an elevated position to the west of the application site and at the top of the valley in which the application site is located. In contrast, the proposed building would form a cluster of development on a platform at the bottom of this valley.

9 CONCLUSION

- 9.1 The proposed agricultural building would be an appropriate form of development in this countryside location as set out in the National Planning Policy Framework (NPPF) and Policy CS5 of the Core Strategy. The proposed building is considered to be appropriate in scale, siting and design and will not result in significant harm to the character and appearance of the area nor the natural beauty of the Chilterns Area of Outstanding Natural Beauty (AONB) in accordance with Policies CS5, CS12, CS24 and CS25 of the Core Strategy.

10 RECOMMENDATION

- 10.1 That planning permission be **GRANTED** subject to the following conditions:

Condition(s) and Reason(s):

1. **The development hereby permitted shall begin before the expiration of three years from the date of this permission.**

Reason: To comply with the requirements of Section 91 (1) of the Town and Country Planning Act 1990, as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

2. **The development hereby permitted shall be carried out in accordance with the following approved plans/documents:**

**21-31-01 Revision C (Existing and Proposed Block Plan)
21-31-02 Revision B (Site Location Plan)
21-31-03 Revision D (Proposed Floor Plan and Elevations)**

Reason: For the avoidance of doubt and in the interests of proper planning.

3. **No development shall take place until full details soft landscape works has been submitted to and approved in writing by the Local Planning Authority. These details shall include:**

- **a planting scheme with the location, number, size, species and position of trees, plants and shrubs;**
- **full details of any retaining structures and fences, including details of the use of planting for the external appearance of the gabion walls; and**
- **a planting timetable, detailing when all soft landscaping works will be carried out in relation to the construction of the development hereby permitted.**

The planting scheme shall be carried out in full in accordance with the approved planting timetable.

Any tree or shrub which forms part of the approved landscaping scheme which within a period of 5 years from planting fails to become established, becomes seriously damaged or diseased, dies or for any reason is removed shall be replaced in the next planting season by a tree or shrub of a species, size and maturity.

Reason: To improve the appearance of the development and its contribution to biodiversity and the local environment, as required by Policies CS11, CS12 and CS26 of the Core Strategy and Saved Policy 99 of the Dacorum Borough Local Plan (2004)

4. **No development shall take place until details of drainage for the application site have been submitted to and approved in writing by the Local Planning Authority. These proposals shall be implemented fully in accordance with the approved details.**

Reason: To ensure that adequate provision is made for the drainage of the site in accordance with Policies CS8, CS31 and CS32 of the Core Strategy.

INFORMATIVE

BADGERS

a) Any excavations left open overnight should be covered or have mammal ramps (reinforced plywood board >60cm wide set at an angle of no greater than 30 degrees to the base of the pit) to ensure that any animals that enter can safely escape. Any open pipework with an outside diameter of greater than 120mm must be covered at the end of each working day to prevent animals entering / becoming trapped."

APPENDIX A: CONSULTEE RESPONSES

Consultee	Comments
Flaunden Parish Council	<p>The proposal would necessitate considerable landscape modification with the installation of a very large barn detracting from its location within the Green Belt and AONB. As well as the increase in traffic and congestion, additional road degradation and valley erosion will result as a consequence of the associated activity.</p> <p>The scale and extent of the proposed development within this setting is excessive and fails to be sensitively located or designed to avoid or minimise adverse impacts on this area in the AONB.</p> <p>There are currently no agricultural buildings on either side of the valley - it is a truly an unspoilt Area of Outstanding Natural Beauty within the Green Belt.</p> <p>The Parish Council is also concerned about the justification for the requirement of such an agricultural livestock building.</p> <p>Our reasons are further detailed below.</p> <p>LOCATION</p> <p>Glendale Farm is located on the eastern slope of a valley. It is typical of dissected chalk landscapes characteristic of the Chilterns with their particular fauna and flora and these attributes lie at the core of the Chiltern Hills Area being included as an AONB. At the base of this valley, Flaunden Bottom, a single carriageway lane provides access north, principally from the village of Latimer to Flaunden and further</p>

into Bovingdon, and ultimately Hemel Hempstead. The road surface of Flaunden Bottom is currently in very poor condition. The valley, north of the village of Latimer, has no buildings apart from the stables on Glendale. There are uninterrupted views of the valley from the road, nearby bridleway and footpath which are much used by walkers and horse riders.

BACKGROUND

Over recent years the land now known as 'Glendale' has accumulated a number of poorly constructed animal shelters, several sheds with their associated paraphernalia, parked and abandoned vehicles, as well as an abandoned caravan which is visible from the road. The fields contain a huge amount of Ragwort, which is poisonous to cattle and horses. The section of the land closest to the bridleway has effectively been reclaimed by nature over the last three years and is unsuitable for the grazing of animals but may have value for the wildlife in the area.

There have been previous unauthorised landscape level changes, repaired following Dacorum Council intervention. The land has been subject to 7 previous planning applications, 2 planning appeals and 6 Planning Enforcement Enquiries. The current overall status of the site is of visual degradation, which detracts from the natural beauty of the immediate area, against the purpose of its location within an area of AONB.

HIGHWAYS

Flaunden Bottom is a very narrow lane, which is very badly potholed and subject to flooding in heavy rain. The loss of land to development and hardstanding is likely to increase water run-off from the site and increase inundations. There is inadequate access for machinery and any increase in vehicle movement in and out of the site would add to congestion and contribute to further degradation to the condition of the lane.

EFFECT ON THE GREEN BELT AND AONB

The citing of the building and associated groundwork would detract from the setting of this part of the Chilterns Area of Outstanding Natural Beauty, particularly as viewed from Flaunden Bottom and the bridleway adjacent to the land. The proposal would not conserve the special qualities of the Chilterns AONB, having a detrimental impact on the scenic beauty of the area; on the appearance of the street scene; and on the openness of the Green Belt.

The proposed building and the already approved agricultural storage barn would be sited adjacent to and at right angles to each other, visibly obtrusive from the road and public rights of way. The arrangement of terracing rising up from the road would increase the density of built form and detract from the visual aspect of the landscape.

The visual effect of such a large building situated on a hillside in an AONB will be significant and detrimental, especially as the land is elevated from road level. It will appear to dominate the landscape further because of its position within the valley. The groundworks needed for this building would be 'cut in and levelled' which would significantly alter the lay of the land.

No Landscape and Visual Impact Assessment has been included with the planning application (as recommended by Chilterns AONB).

The Chilterns AONB Buildings Design Guide states that:

- o New agricultural buildings should be well sited and in sympathy with their surroundings
- o Sensitive locations and isolated, ridgetop and prominent sites should be avoided as this would have a damaging impact on the landscape
- o Most slurry and liquid waste should be stored in circular, vitreous-enamelled, steel containers. If slurry stores are not carefully sited they can be intrusive.

On the last point above regarding the storage of waste, there is no mention in the application. This is an important consideration, which has not been addressed. Waste cannot be allowed to ingress into the watercourse, soil or the chalk aquifer.

The AONB planning priorities are conservation, enhancement of landscape and scenic beauty, as well as the conservation of wildlife and cultural heritage. Changes to land and the construction of buildings can harm the natural beauty of the AONB, by changing the distinctiveness, and character of the landscape, leaving less space for nature.

The site rises into ancient woodland and a small meadow which are County Wildlife Sites. The barn would be visible from the bridleway and footpath leading into the Wildlife Site.

Saved Policy 97 of the Local Plan sets out that new buildings and other development must be sympathetically sited and designed, with due regard to natural contours, landscape, planting and other

buildings. The construction of this building would not comply with this policy.

AGRICULTURAL JUSTIFICATION

Whilst the Parish Council accepts that buildings for agricultural use can meet the criteria of exception to inappropriate development within the Green Belt, we are not satisfied that this application meets that justification. We outline below our reasons for this opinion:

Application 20/00884/FUL was granted in April 2020. To date the only work, which has been undertaken, is to lay a hard standing for the approved agricultural building. There is no evidence of agricultural use of the site, only some grazing of horses on the land. No work has been undertaken to prepare the land for cattle, i.e. no clearing of weeds which are poisonous to cattle and horses; no other preparation of the grassland to make it suitable pasture for cattle; no clearing of debris and no making good of the poor fencing which is totally inadequate for horses let alone cattle etc. Whilst these are not a condition of planning, they do show intent of using the land for the purpose outlined in the planning proposal.

The application 20/00884/FUL, outlines the intention to keep 30+ cattle on the land, and emphasises the applicant's expertise in rearing cattle. It seems remiss, therefore, that no mention was made of the requirement for a barn for the housing of livestock with the 2020 application. It appears now that the applicant considers this newly proposed building to be based on 'well founded advice' from DEFRA. It would have been advisable to have sought this advice before the 2020 application so that Dacorum Council had an opportunity of considering the extent of the infrastructure required before making their decision on 20/00884/FUL in 2020.

Because of the restricted grazing area, housing 'a minimum of 30' cattle either in the agricultural livestock building, or on the surrounding land would be considered as 'intensive farming'. We have been advised that it will require skilful management of the land, with a rotational grazing system in place to ensure sufficient grass growth especially through late summer. Intensive farming systems should not be considered to be acceptable practice within the AONB.

According to the Government's Rural Payments Agency Countryside Stewardship Overall Farm Stocking Rate Calculator template, the proposed amount of cattle (30) exceeds the maximum allowed for 7.2 hectares of land. According to this stocking rate calculator the limit is 2.5 cattle per hectare (max. 18 cattle) - this number reduces with the addition of any horses. The land is therefore of insufficient size to

accommodate the proposed 30+ cattle all year round. Especially given that the 7.2 ha includes the land on which the proposed barn will stand; some of the land will continue to be used for horses and land will be lost to the barn for which planning permission was granted in 2020 (which has not yet been constructed). At present a few horses graze this land, which in agricultural terms is very low-grade pasture.

In refusing an application (4/02642/17/RET) for the retention of barn and extension to farm building in November 2018, Dacorum stated that:

"The proposed development, by reason of the amount of buildings and their close arrangement and perceived density of buildings would appear in stark contrast with the rural, remote and open character of the site and surrounding countryside within this part of Flaunden Bottom, which forms part of a landscape that makes a positive contribution to the Chilterns Area of Outstanding Natural Beauty. This harm would be exacerbated as a result of the siting of development at an elevated position relative to Flaunden Hill from which the buildings as a group would be visible. The proposal would fail to conserve the special qualities of the Chilterns Area of Outstanding Natural Beauty, and would not enhance the street scene or respect adjoining properties in terms of layout, site coverage and bulk, contrary to the aims of the National Planning Policy Framework (paragraphs 127 and 172), Policies CS11, CS12, CS24 and CS25 of the Dacorum Core Strategy 2013 and saved Policy 97 of the Dacorum Borough Local Plan 1991-2011."

These reasons apply equally to the current application. There continues to be no evidence of any agricultural business carried out at Glendale Farm to date.

The application fails to give convincing reasons for the justification of farming on this site and fails to comply with the purpose of conserving and enhancing the considerable natural beauty of the area.

Attached are photographs of Glendale Farm and immediate surrounding area, which we hope will help to illustrate the points made in our objection. However, it is hard to capture the area in photographs and we would ask that the Planning Case Officer makes a site visit in order to be able to fully understand the location and setting of this application.

FPC recommends refusal of this application.

FURTHER COMMENTS

In support of Flaunden Parish Council's recent objection to the above

planning application, please find attached documentation relating to a similar application (Application no. CH/2013/0853/FA, Chiltern District Council), on land adjacent to the Old Rectory, Latimer Camp Road, Latimer – which runs parallel to Flaunden Bottom - this case was dismissed at appeal⁴. We believe that this sets a precedent and the information contained in Chiltern District Council's refusal notice and the Appeal Decision should be taken into consideration as part of the assessment of the planning application for Glendale Farm.

APPLICANTS RESPONSE

Background

None of the content of the above paragraph is relevant to this current application, the content of the paragraph can only be described as non-material consideration. I would agree that the lawful existing stable blocks sited on higher ground detracts from the natural beauty of the immediate area, against the purpose of its location within an area of AONB, however, this fact is a non-material consideration for the purposes of the current proposal.

Highways

The current application will be the subject of scrutiny by professional statutory consultees who will report their findings to the allocated case officer, the professional consultees are well placed and qualified to communicate any adverse effects from a highway and drainage perspective. Please note however that for previous Glendale Farm applications no objection was raised from a highway and drainage standpoint

Effect on Green Belt and AONB

The NPPF and the PPG advises against any major development in the AONB. The current proposed scheme meets the definition of minor development; minor development is permissible under government guidance within the designated AONB areas but of course subject to appropriate design. The proposed scheme takes its brief from the Chilterns Building Design Guide. The proposed building is logically sited at a right angle to the previously approved building, to propose siting of the proposed building elsewhere on Glendale farm would result in a haphazard/disjointed type of development not associated with previously approved existing development

Development of agricultural buildings no matter what size or massing are not defined as inappropriate development within the Green Belt and therefore do not and cannot adversely affect the openness of the Green Belt.

The design of the building provides dry lying area for cattle, cattle slurry is defined as a semi-liquid mixture (typical dry matter 2%).

⁴ A copy of the appeal decision APP/X0415/A/13/2202765 can be located on the website for the Planning Inspectorate.

	<p>Cattle slurry is usually associated with concrete loafing areas for dairy cattle, cubicle housing for dairy cattle or concrete slat with underground tanks (suitable for all cattle) none of these design concepts are incorporated within the proposed building. I assert that the waste that will be removed from the building will be a standard farmyard manure with a dry matter in the region of 30% and easily handled with tractor type loaders.</p> <p>Agricultural Need</p> <p>Each individual planning application falls to be determined on its own individual planning merits and not cynical allegations that cannot be substantiated, no reasonable decision maker would attribute any weight whatsoever to cynical remarks or opinions that cannot be substantiated.</p> <p>The stocking rate of the land is irrelevant for the subject application, the proposed scheme is a building to accommodate 30 cattle the FPC would be better advised to consult with their adviser if the proposed building is the appropriate capacity (square metre standpoint) to accommodate 30 cattle.</p> <p>The Countryside Stewardship Scheme is a scheme which financially compensate producers to reduce stocking rates, as it says on the tin it is a scheme that a producer enters into via agreement mechanisms. The Glendale Farm landholding is not a member of the scheme therefore the stocking rates of the Stewardship scheme are completely irrelevant to the subject application.</p> <p>There is no lawful requirement to justify farming at Glendale Farm no Local Planning Authority consent is required there is absolutely no consent whatsoever required from any public body. In this case the principle starting point for the decision maker is to establish if the proposed building is of an appropriate size to accommodate 30 cattle as is supported in the agents supporting statement.</p> <p>Agents Conclusions</p> <p>It is noted that the development would require alterations in the land height surrounding the building to an extent however these alterations, given their scale and low level in the valley should not be considered to harm the wider valley setting, the proposed building if approved will be read in conjunction with the previously approved and lawfully implemented agricultural building.</p> <p>I assert that the proposed development would amount to less than substantial harm to the AONB, with there being low element of harm arising from the development's location within the valley setting, however that harm is significantly mitigated when the proposed building is read in conjunction with the previously approved and lawfully implemented agricultural building.</p>
<p>Hertfordshire County Council Rural Estates</p>	<p>No comments received.</p>

Officer	
Hertfordshire County Council Ecology Unit	No comments received.
Conservation and Design	No comment.

APPENDIX B: NEIGHBOURS AND INTERESTED PARTIES

Address	Comments
Chenies Parish Council	<p>Chenies Parish Council are a neighbouring Parish to Flaunden and would like to add our comments to this planning application.</p> <p>The land on which it is proposed to build a large agricultural building lies just outside the northern edge of Chenies Parish. It is also on the edge of the Chenies and Latimer Conservation Area and within the Green Belt and the Chilterns Area of Outstanding Natural Beauty. Chenies Parish Council has considered the application and the objections raised by many of the residents living locally, especially those from Flaunden and Latimer and those of Flaunden Parish Council. The agricultural case for a building on this land has clearly not been made and the application should be refused.</p>
Latimer and Ley Hill Parish Council	<p>Our comments and objections to this application are set out below:</p> <ol style="list-style-type: none"> 1) The stated 7.2 ha appears insufficient to support the number of cattle proposed, when the area for the buildings, both existing and proposed, are taken into account. This is further highlighted by the intention to still keep horses at the site. 2) The current use of the land is equestrian and has been for the last 25+ years so surely this involves a change in use. 3) There is no Landscaping and Visual Impact Assessment 4) The size and positioning of the building cannot in anyway enhance or improve the area and therefore is inappropriate development in the Green Belt and AONB 5) The development would be a major intrusion to the landscape and would be highly visible from both the road and the nearby bridleway. No landscaping has been proposed to mitigate this intrusion. 6) No drainage plan has been included. Surely in these modern times a Sustainable Urban Drainage Scheme (SUDS) would be required. 7) There is no Waste Management Plan providing details of how the slurry and other waste from the building will be handled or stored. 8) Due to the slope of the land being upwards from the road the building site is going to be cut into the slope which will significantly alter the lay of the land. No reference is made to what will happen to excavated materials - will it be removed from site or piled up

	<p>elsewhere to make a further eyesore on the site.</p> <p>9) The site generally appears to be a rubbish dump with dumped old caravan, pallets etc. Will the applicant be required to tidy the site as per the previous enforcement actions taken by DBC?</p> <p>10) The site access does not comply with the usual site lines and visibility splays required. This is particularly important when the site will exit onto a busy, narrow country lane.</p>
<p>Birch Lane House, Birch Lane, Flaunden</p>	<p>The site now referred to as 'Glendale Farm' is not a farm it is a series of very badly maintained and poor quality buildings that have been erected in recent years, often without planning permission.</p> <p>The surrounding land is similarly very poorly maintained and littered with scrap, waste and obsolete broken equipment and vehicles.</p> <p>The site is in what was historically an attractive valley in an area of outstanding natural beauty on the main road between the historically important villages of Latimer and Flaunden. Despite citing various livestock and farming initiatives to support applications for agricultural buildings in the past there is little evidence of these being practiced post approval. This latest application, supported by yet another convenient business plan for intensive cattle farming, will, if approved, further erode the character and beauty of this very visible site and the surrounding valley.</p> <p>I therefore ask that this application be refused.</p>
<p>Great Moonshine, Bragmans Lane, Flaunden</p>	<p>The proposed development, by reason of the number of buildings which will result on the site, the size of the proposed building and its proximity to the building for which permission has already been granted, is in stark contrast to the rural, remote and open character of the site and surrounding countryside within this part of Flaunden Bottom.</p> <p>Flaunden Bottom is a dry valley which forms part of a landscape that makes a positive contribution to the Chilterns Area of Outstanding Natural Beauty. In my view this development will harm the AONB and the harm is increased as a result of the siting of the proposed development at an elevated position relative to Flaunden Bottom from which the buildings as a group would be highly visible.</p> <p>The development will also spoil the scenic beauty and views from the neighbouring bridleway and footpath and from Church Lane in Latimer, these being well used by walkers and horse riders.</p> <p>The proposal fails to conserve the special qualities of the Chilterns Area of Outstanding Natural Beauty and would not enhance the street scene or respect adjoining properties in terms of layout, site coverage and bulk. The elevated position of the proposed building requires it to be cut in and levelled and this not only makes it more visible but potentially damages this site of geological value with underlying chalk.</p> <p>The area is one of biodiversity being a mix of a wild area where the</p>

	<p>land has reverted back to its natural state (including much ragwort) and an area grazed by horses. The agricultural value of the land is poor, it being north facing and left to wild over the last few years.</p> <p>Fencing is in a very poor state and would not contain cattle. The proposed development fails to protect the current biodiversity of the site. Given the wild nature of much of the land, the potential damage to both the habitat and local wildlife should be investigated prior to allowing this development.</p> <p>There is no plan for drainage and it is a concern that this highly intensive farming proposal will increase flooding in Flaunden Bottom due to the large area of hardstanding being created and the loss of greenbelt land to buildings. Flooding is already a significant problem along the road in bad weather.</p> <p>The risk of soil pollution and damage to the underlying chalk from the proposed farming requires investigation.</p> <p>There is inadequate access for farm machinery - the road is very narrow and potholed. The increase in vehicle movement in and out of the site would add to the congestion already experienced on the road.</p> <p>No Landscape and Visual Impact Assessment has been provided</p> <p>This proposal should be refused</p>
<p>Flaunden House, Flaunden</p>	<p>I wish to object to this planning application to construct an enormous agricultural livestock building.</p> <p>It is in an Area of Outstanding Natural Beauty in the Green Belt, and it would be totally inappropriate. There are no other agricultural buildings in this beautiful valley.</p> <p>Flaunden Bottom has a road surface which is in very bad condition, and it has deteriorated considerably over the 15 years we have lived in this area. Access to the site would be difficult and dangerous.</p> <p>I question how well any animal would be looked after by the owners of Glendale, particularly on a large scale. Ragwort, which everyone knows is poisonous to horses and cattle, was allowed completely take over several of Glendale's large fields last year and the owners did nothing to stop it. It started encroaching onto public land - footpaths and bridleways - thus increasing risk to any horses passing on those thoroughfares.</p> <p>There are abandoned vehicles on the land, badly built animal shelters, and plenty of rubbish. No one has started any work since April 2020 to prepare the land for cattle to graze on, and fencing is very poor.</p> <p>Escaping horses and/or cattle would be a dangerous outcome. There is not enough land for 30+ cattle to graze on year-round.</p>
<p>Lavender Cottage, 101-102 Flaunden</p>	<p>I wish to object to this application for the following reasons:</p>

	<p>The building would require considerable modification of the landscape and be highly visible both from the road and the nearby footpaths, particularly as the site is elevated from the road level.</p> <p>The citing of the building would detract from the setting of the ANOB.</p> <p>Flaunden Bottom is a very narrow lane, badly potholed, particularly around the entrance to Glendale. This proposal would require heavy farm equipment to access the site, causing further problems to both the state of the road surface and congestion on the narrow lane.</p> <p>This application would change the character of the landscape, therefore harming the natural beauty of the area.</p>
107 Flaunden	<p>I wish to object to this application for the following reasons.</p> <p>The site is in the Green Belt and the AONB.</p> <p>The fence adjacent to the public footpath/bridleway is broken.</p> <p>This is an unspoilt valley in the Green Belt and in the Chilterns AONB.</p> <p>The visual effect of such a large building situated on a hillside in an Area of Outstanding Natural Beauty will be detrimental.</p> <p>The guide offered by Chilterns AONB states new agricultural buildings should be well sited and in sympathy with their surroundings.</p> <p>Sensitive locations, isolated ridgetop and prominent sites should be avoided as such buildings would have a damaging impact on the landscape.</p> <p>This proposed agricultural building is not sympathetic nor sensitive to its surroundings. There are no buildings in this beautiful valley.</p> <p>Flaunden Bottom is a narrow lane in bad repair and with many potholes. It is also subject to flooding in heavy rain.</p> <p>I would draw your attention to Policy 97 of the Local Plan which sets out that new buildings and other developments must be sympathetically sited and designed with due regard to natural contours, landscape, planting and other buildings. The proposed construction of this building would not comply with this policy.</p>
The Old School House, Flaunden	<p>I have read the objections from Flaunden Parish Council and fully support the points made. I have also seen the objections and the issues raised by David Briggs of Blackwell Hall Farm which again I totally support.</p> <p>These arguments should be referred back to the applicant's agent to uncover this "Scam Application". The original approval during lockdown should never have been approved as there was little consultation. This site has been a blot on the landscape for several years with no effective enforcement from the planners at Dacorum. Should the current application be approved by the Planners despite</p>

	<p>the number of objections then there is a clear case to refer the matter to the Local Government Ombudsman on grounds of Maladministration.</p>
<p>2 Old School Cottage, The Village, Latimer</p>	<p>This site is currently very badly maintained, with broken fences, dilapidated caravans, ragwort growing everywhere and horses which appear unkempt.</p> <p>It is a beautiful valley, with no dwellings and it is already a bit of a mystery how the previous planning application was approved as no one in Latimer village seemed to be aware of it.</p> <p>The road is very narrow and already struggles with the volume of traffic, with pot holes continually appearing. More agricultural vehicles would just make this worse.</p> <p>Another large building would be an eyesore in an otherwise beautiful valley. Others who know far more about livestock farming than me have highlighted the unsuitable nature of the site for cattle farming.</p> <p>Last year there was a bizarre scenario whereby a static home was attempted to be delivered to the Glendale site. Access clearly proved impossible so the mobile home was abandoned on the junction of Stony Lane and Latimer Road for well over a week.</p> <p>This proposal should not be allowed in this AONB</p>
<p>38 The Village, Latimer</p>	<p>I am very disappointed that after endless attempts to register on the planning application site I have been constantly unable to do so due to my email address and password are not being accepted. I wish to register my objections to the proposed building application on Glendale farm Flaunden bottom This is a very inappropriate request. It is an area of outstanding natural beauty. The road is an exceptionally busy road which regularly floods. The field in question is a disgrace the ragwort, broken fences and gate. Horses regularly get out on the road in this location making it dangerous to users.</p>
<p>31 The Ridings, Latimer</p>	<p>This is a totally unacceptable proposal for this piece of land. It has, already, over the years gradually been encroached upon with illegal buildings being erected.</p> <p>There aren't the existing amenities to support this development. The area along this stretch of road is already very prone to flooding and this inappropriate building wouldn't help.</p> <p>Flaunden Bottom is a fairly narrow road and the traffic would be another problem.</p> <p>Latimer is a small hamlet and doesn't have the infrastructure or amenities to support any more planning.</p>
<p>Blackwell Farm, Latimer</p>	<p>I have a livestock farm in Latimer. We keep about 50 head of cattle in a single-suckler herd on about 60 hectares of grassland. Those numbers allow us to be self-sufficient in forage most years, but not to</p>

have a surplus for sale. Much of my land is in the valley bottom near the Chess and is very much more productive than the chalk hillside fields.

I have read the business proposal included in application 22/00003/FUL. In my view the business will inevitably be loss-making, and is bound to fail. I believe that the application is a scam that is designed to create a redundant farm building (when the business inevitably fails) that can be converted for other uses.

In support of this view, I make the following observations;

1. The area shown in the application is about 6.3 ha (source; measured on the DEFRA "Magic" web tool). Part of this will be used for the buildings and access. Another part is woodland, which was subject to a Woodland Grant Scheme award, and penalties apply if it ceases to be woodland.

2. The land is Grade 3 - some of the worst in the locality - and is shaded by the hill and the trees in Long Wood. Even if it is well maintained it will not provide adequate grazing even at the peak summer season for more than half-a-dozen cattle.

3. The land is NOT well maintained. It has been poached and is very heavily infested with noxious weeds. The farmer has ignored his legal obligation to remove these (Mainly Ragwort).

4. If 30 cattle were kept on this property, they would need supplementary feeding throughout the year. Every bale of fodder and bedding would need to be bought in, with added costs of transport and handling.

5. This would be hopelessly uneconomic, and matters would be made worse as the single farm payment is phased out over the next few years.

I suggest that the Council should request a detailed business plan as part of this application. This could then be checked by an agricultural expert.

Unless the Council is convinced that there is a sound business case, they cannot be sure that this is not a scam, and they should not approve it

AGENTS RESPONSE:

The description of the objector's farm is ambiguous in the extreme and is an attempt to distort facts. Each individual farm is entitled to farm in the way they choose, this farmer is likely a low achiever keeping a low-level number of stock and claiming every possible government subsidy (hand me outs) stewardship schemes etc. Please note he refers to not having surplus forage to sell, I have no reason to dispute this, but it can be inferred from his comment that surplus forage is sold by farmers the fact of the matter is there is a large and buoyant market in surplus forage. He also fails to inform purchase of straw for his

	<p>suckler herd, his holding is 60 hectares grassland. I reiterate ambiguous and an attempt to distort facts.</p> <p>There is no business proposal included in the application. The objector is entitled to his opinion. The allegation of scam cannot be substantiated and is an unfounded malicious allegation.</p> <ol style="list-style-type: none"> 1. I believe this observation to be incorrect. 2. This observation is partially correct, the shade is a benefit, but the reference to half a dozen cattle is ridiculous in the extreme. The observation relates to cattle and not the type or age of cattle. 3. The land is not well maintained and it has been grazed by horses for many years. These have destroyed the appearance of the land. Farming the land as proposed has full potential to restore the land to a state equal to any land in the immediate vicinity. 4. The previous application was for a facility to support the grazing of 30 weanlings on the land and it was stated that these will be supplemented with hard feed during spring and summer months. This is by no means a pioneering system. 30 cows/cattle could weight 550kg. 30 weanlings would equate to 10.2 livestock units and this cannot be considered an excessive stocking rate. I contend that the site will be under stocked in spring and summer months. 5. Financial Viability is not a determining factor or material consideration relevant to this application. However I do assert from my own experience that the farming of weanlings at Glendale Farm will be economically viable. A single suckler herd is one of the worst financially viable systems in the John Nix handbook and it is therefore obvious that Blackwell Farm livestock farm enterprise main focus is farming subsidy payments not cattle. <p>I address the scam allegation; it's a disingenuous malicious slur.</p> <p>Please note that a previous application for a building has been approved at Glendale Farm to support the farming of 30 weanlings, should the current application be refused a scam strategy could be that the previous approved building is no longer required, and a scammer would submit a change of use application.</p> <p>The applicant is a genuine person that wishes to farm the land, if the current application is refused the applicant will be aggrieved and I am instructed to submit an appeal to the Planning Inspectorate.</p> <p>I respectfully assert that it will be a good idea for the LPA to stop pandering to ridiculous, malicious, spurious objectors and focus upon material considerations such as relevant planning history i.e., the approved building to facilitate the farming of 30 weanlings at Glendale Farm</p>
<p>Martin Top Farm, Latimer</p>	<p>I am writing to object to the proposal for another building on the site of 'Glendale Farm' which is not a farm but a collection of illegal buildings.</p>

	<p>The owners have ignored previous enforcement notices and the Council has failed to remediate this. There should be no building on this land.</p> <p>This is a totally unacceptable proposal for this piece of land and the excuse of farming activity shows the applicant trying to find a way around current planning laws. If this is not resisted, it could set a dangerous precedent whereby a landowner could introduce livestock in order to be allowed to build on that land.</p> <p>At present, the owner is keeping a few horses on the land. They are badly cared for. Ragwort, poisonous to horses, is allowed to thrive and the whole place is unkempt and an eyesore.</p> <p>There is not enough acreage to expand the stock to include 30+ cattle.</p> <p>Access to the site on to an already busy, narrow road is difficult and could be dangerous, particularly with the introduction of farm machinery.</p> <p>I object to this planning application in the strongest possible terms</p>
<p>Hockley Farm, Hockley Bottom, Latimer</p>	<p>The proposed development is contrary to the designation of the area as Green Belt and an Area of Outstanding Natural Beauty and the local plans.</p> <p>The reasons given by the applicant as to why these should be waived are completely unjustified as is clearly evidenced by the current appalling state of the land in question.</p> <p>The description of the current use as "equestrian" is misleading. There are a few unkempt horses grazing on the field which is not maintained. The fences are falling down (where they still exist) and it is full of rubbish (including broken down vehicles and buildings) as well as a significant amount of ragwort which is poisonous to horses, is not controlled and is allowed to spread to neighbouring land. This is contradictory to the applicants stated concern for the welfare of the cattle it is proposed to install.</p> <p>The applicant must have known when applying for the permission he already has that the building would not be suitable to house the cattle - this was not apparent from the previous application and is a material omission.</p> <p>To suggest that that permission has been implemented stretches the imagination. All that has been done is to lay hardstanding. There has been no attempt to tidy up the site and the abortive attempt to move in a large static vehicle ended up with it being dumped on the public highway, blocking the Latimer crossroads for almost 2 weeks.</p> <p>The land in question and the quality of grazing is not suitable for any cattle, let alone as many as 30. It is also not secure.</p> <p>The road which abuts the field is very narrow and busy. There is not room for an access adequate for agricultural vehicles. If permitted, it</p>

	<p>would cause significant delays and danger to other road users. Has this been taken up with Buckinghamshire County Council who have responsibility for parts of the highway leading to the Site?</p> <p>It should be added that we were not given an opportunity to comment on the previous application to which we would have objected strongly on the same grounds.</p> <p>For all these reasons the application should be rejected</p>
<p>Hockley Barn, Hockley Bottom</p>	<p>Land of insufficient size to accommodate the proposed number of 30+ cattle all year round. Especially given that the 7.2 ha includes the land on which the proposed barn will stand.</p> <p>Does not conserve or enhance the natural beauty of the area and is therefore inappropriate development within the AONB.</p> <p>Inadequate access for farm machinery - road already very narrow, potholed and gets flooded in bad weather. Increase in vehicle movement in and out of the site would add to the congestion already experienced on the road.</p> <p>Intrusive to the landscape - obviously visible from the road and from the frequently used bridleway surrounding the land.</p> <p>As the land slopes upwards from the road the building would need to be 'cut in and levelled' which would significantly alter the lay of the land. The positioning of the barn as higher than the road will make it even more visible.</p> <p>The land is currently unmaintained with thick and full ragwort cover - poisonous to grazing animals that regardless are kept on the land.</p>
<p>Foliots. The Village, Latimer</p>	<p><u>Mr Fry</u></p> <p>The proposed development is in the Green Belt and in AONB. There are no other buildings in this stunning valley/environment. The site is already littered with discarded items including an old caravan, and is completed at odds with the surroundings. The land itself is totally unsuitable for livestock. There is absolutely no evidence of any agricultural trade and the site gives the appearance of being abandoned.</p> <p><u>Mrs Fry</u></p> <p>The proposed development is in the Green Belt and in AONB. Its unsuitable grazing land for cows. Already an eyesore due to unkempt vehicles and sheds! The area is too small for a barn to be erected.</p> <p>Valley is totally without any buildings and a walkers/horse rider's perfect area to enjoy the countryside.</p> <p>The road on which Glendale Farm is situated is already over used by too many vehicles, and the turning point into the entrance is very restricted, and unsuitable for farm machinery.</p>

<p>Gables End Cottage, The Village, Latimer</p>	<p>This proposal is totally unsuitable for ANOB. This site is untidy, badly kept, unsightly and strewn with rubbish, an abandoned caravan and an assortment of rundown buildings, machinery and vehicles, including horse trailers.</p> <p>The land is poorly fenced and the grazing is poor, covered in ragwort and is otherwise overgrown and unsightly and I would think totally unsuitable for cattle - even horses.</p> <p>We have endured this eyesore for years and wish to see no further development allowed, and the site cleared of all buildings, rubbish and vehicles.</p>
<p>Home Farm Cottage, The Village, Latimer</p>	<ol style="list-style-type: none"> 1) Land of insufficient size to support 30 cattle. Especially after allowing for the space taken by the buildings and horses which will also be kept on the land. 2) Does not conserve or enhance the green belt or Chiltern AONB in which the land lies. 3) The siting of the building will impose on the landscape and will require a substantial amount of earth removal. No plan for the removal or landscaping of the material. 4) There is no landscaping proposal to hide the building and there is no Visual Impact Assessment. 5) There is no plan for the storage of animal waste and slurry. 6) There is no drainage plan. In these environmentally aware times there should be means to conserve water usage ie a Sustainable Urban Drainage scheme (SUDS). 7) The land is low grade and therefore unlikely to support this number of cattle. Especially in its present condition. It faces north and is overhung by trees along one side. 8) Flaunden Bottom is a narrow lane in poor condition. At certain times of the day it is very busy. <p>Would the last planning consent have been given if it was known this application would be made as this will bring even more traffic</p>
<p>Hollytree Cottage, The Village, Latimer</p>	<p>We object to this application for the following reasons:</p> <p>The land is insufficient in size to accommodate the proposed number of 30+ cattle all year round, especially as the land includes that on which the proposed barn would stand together with some of the land continuing to be used for horses and the barn for which planning permission was granted in 2020 which has not yet been constructed.</p> <p>The proposals do not conserve or enhance the natural beauty of the area and are inappropriate development in the AONB</p>

	<p>There are no plans for the drainage of the site</p> <p>There is inadequate access for farm machinery – the road is narrow, potholed and gets flooded in bad weather. Increase vehicle movements in and out of the site would add to congestion already experienced on this road.</p> <p>The proposals are intrusive to the landscape, visible from the road and the frequently used bridleway surrounding the land.</p> <p>As the land slopes upwards from the road the building would need to be ‘cut in and levelled’ which will significantly alter the lay of the land. The positioning of the barn as higher than the road will make it even more visible.</p> <p>No landscape and visual impact assessment has been provided</p> <p>There are no plans for the storage of waste/slurry.</p>
<p>The Old Cottage, The Village, Latimer</p>	<p>Having lived in Latimer my entire life I would be horrified to see this proposal be allowed. I feel that this proposal is ludicrous. There is inadequate space to allow the number of cattle given. It would be cruel to allow this. Animal welfare should be put foremost. Furthermore it would destroy the natural habitat. It does not conserve or enhance the natural beauty of the area, inappropriate development within the AONB. It would cause issue with the road due to limited access. There is also no proposal for how they will dispose of waste or drainage slurry etc. There has been failure to provide the proper information from the offset which does not bode well for future applications.</p> <p>The land has been an eyesore ever since the current owners bought it. Unsightly vehicles, mobile homes and rubbish have been left at the property with ramshackle buildings being erected and then left to deteriorate and fall down and existing fencing has not been kept in a good state.</p> <p>It would appear that a large concrete foundation of some sort has already been put down.</p> <p>I do not think the area of land is of sufficient size to accommodate the number of cattle proposed and no provision has been made for any waste produced.</p> <p>This is an AONB and the proposal is totally detrimental to the existing landscape and I strongly object to it.</p>
<p>Latimer Park House, Latimer Road</p>	<p>The proposed development is inappropriate in an area of AONB.</p> <p>The lane is very narrow, often very busy with traffic and has many potholes. These will deteriorate with vehicle movements in and out of the site.</p> <p>The lane is also subject to winter flooding.</p> <p>The proposals would be visible for the road and the busy bridleway</p>

	<p>alongside the site.</p> <p>The proposals will have a negative impact on the beautiful view from the top of the walker's footpath and bridleway.</p> <p>This would significantly blight an area of outstanding beauty, the land does not seem suitable for cattle farming, the current development on the land is poorly maintained and the road serving the area is narrow and potholed and is not well placed to support more traffic.</p> <p>Not a suitable development for the area.</p>
<p>Great White End, Latimer</p>	<p><u>Mrs Barclay</u></p> <p>I am writing to object to the proposal for another building on the site of the inappropriately named 'Glendale Farm'.</p> <p>Given that we should be intent on preserving a fine AONB, the development of this site should be prevented. The excuse of farming activity seems to be a case of the applicant finding way around current planning laws. If this is not resisted, it could become the thin end of a wedge where anyone owning a field could introduce livestock in order to be allowed to build on that land.</p> <p>At present, the owner is keeping a few horses on the land but evidence for their care is lacking.</p> <p>Ragwort, poisonous to horses, is allowed to thrive and the whole place is unkempt and an eyesore. Expanding the stock to include 30+ cattle, in addition to farm buildings highlights how inadequate the acreage would be for such a project.</p> <p>Access to the site on to an already busy, narrow road is difficult and could be dangerous, particularly with the introduction of farm machinery. There are no other dwellings along the valley beyond Home Farm in Latimer. It fits with no plan.</p> <p>On that sloping piece of land, considerable landscaping would be required which would inevitably ruin the sweep of that ancient dry river valley and result in a building which would be visible to all around.</p> <p>I object to this planning application in the strongest terms. It would be astonishing if such a project were to be allowed.</p> <p><u>Mr Barclay</u></p> <p>I wish to object to this proposed development in the strongest of terms. The proposal is totally out of keeping with the site's AONB status and any form of building would be severely detrimental to the beauty of an exceptional dry valley, typical of the Chiltern landscape. There has been no evidence of good or even adequate husbandry on the land with the most extensive ragwort imaginable. It is pretty clear that this is a "thin end of the wedge" application and without farming justification or merit</p>

<p>The Old Lodge, Latimer Road</p>	<p>Ever since Glendale "Farm" came into existence it has been a blight on the countryside in an Area of Outstanding Natural Beauty, with old vehicles, building materials and junk lying all over the place and no sign of genuine farming activity.</p> <p>The applicant claims that the field could support the rearing of 30 cattle but even prime grazing, which this field is definitely NOT, only supports about 1 cow per acre. i.e. 15 cattle, certainly not a minimum of 30 as claimed.</p> <p>Furthermore, the field has been allowed to become completely overgrown with ragwort, which is classed as a harmful weed by the Ministry of Agriculture. Responsible farmers strive to keep ragwort under control and prevent its spread onto neighbouring farmland but it is very apparent that the applicant is not concerned about or aware of this legal requirement. As a retired farmer, I have never seen any evidence whatsoever of any farming operations being carried out on the premises over the past years - just a few horses.</p> <p>It is abundantly clear that the applicant is not a genuine farmer and the application should therefore be refused for this reason alone.</p>
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