

Application: 21/504388/FULL Woodland Farm, High Oak Hill, Iwade Road, Newington Kent

Proposal: Erection of a permanent agricultural dwelling with associated parking. Location: Woodland Farm High Oak Hill Iwade Road Newington Kent

Application validated: Friday 10 September 2021

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Newington Parish Council objects to this application which we see the manipulation of a legitimate purpose to gain permission for a dream home that, otherwise, would never be permitted in this location

Had there been a clear, proven agricultural-business case that, even with 21<sup>st</sup> century technology, it was essential for the owner/manager to permanently reside on the farm, there would have been little objection to a house built in the farm centre replacing the current caravan.

As the recommendation stands: - Condition 18, though standard wording, does not preclude the ownership of the *house* being separated from the *farm* ownership in the future.

There is a real prospect that a future purchaser of the *farm* would be unable to afford this *house* as well, due to its scale and design.

This is what we see elsewhere: farm houses becoming country residences, with the farm then managed largely remotely through use of technology.

This application is on the very edge of the farm - in what Kent Wildlife Trust term the '*irreplaceable habitat*' of ancient woodland and a Local Wildlife Site. It is not in the farm centre where the owner has chosen to site his caravan for the past 10 years – presumably as the optimum position for running the farm.

Instead this is the optimum position for a dream home – but one that would be visible from the Conservation Area and in any wider views of the village from afar.

Newington Parish Council does not begrudge the applicant their financial good fortune which makes the proposed – large and impressive – house possible.

We do begrudge and object to the fact that...

In order to get an home with impressive views this application would spoil the view – the visual amenity – for everyone else: for anyone in the village looking at the hillside with its ancient woodland beyond the Newington Church Conservation Area.