APPENDIX C

Donna Thorne

Anthony Hook < From:

27 April 2018 16:56 Sent:

Sharon Bamborough Licensing Cc: Subject: ö

Vegan weekend application 18/01291/LAPRE

Hill Hoath House,

Chiddingstone,

Kent,

TN8 7AE

Dear Sir,

concerns, firstly the number of cars using the very narrow roads in the area and the already poor condition the roads are in. There is an accident waiting to happen with all the extra festival traffic. Secondly the noise from the amplified music is not acceptable in an area of countryside designated as an area of outstanding natural beauty. Not am writing to you with our concerns about the proposed festival on 13th - 15th July at Wilderness Farm, application no 18/01291/LAPRE My wife and I have several only upsetting for the local residents but also for the numerous animals in the area.

We gather from people who were at one of the festivals last year that the lavatories and washing blocks were not working and people were having to use the woods. Again

totally unacceptable.

We have lived in this area for 38 years now and feel this is a totally unsuitable site to hold a festival. We hope you will reject the application. Yours faithfully

Anthony and Sue Hook

Valid se noise and

Convincents retoilets etc not relevent as related to

Sent from my iPad

Comments re roads not relevant

18101291/LAPRE LICENSTING MAINERSHIP 33 LP. PONG ON SEVENIMES DISTINCT COUNCIL

From:

publicaccess@sevenoaks.gov.uk

Sent:

13 May 2018 21:54

To:

Licensing

Subject:

Comments for Licensing Application 18/01291/LAPRE

Licensing Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 9:54 PM on 13 May 2018 from Mrs Anna Toynton.

Application Summary

Address:

Wilderness Farm Wilderness Lane Hever Kent TN8 7LP

Proposal:

Premises Licence

Case Officer: Jessica Foley Click for further information

Customer Details

Name:

Mrs Anna Toynton

Email:

Address:

Truggers Barn, Truggers Lane, Chiddingstone Hoath, Kent

TN8 7BP

Comments Details

Commenter

Type:

Neighbour

Stance:

Customer objects to the Licensing Application

Reasons for

- Noise Disturbance

comment:

- Opening Hours - Prevention of Public Nuisance

- Protection of Children from Harm

- Public Safety

- Safety of Premises

- Traffic

Comments:

9:54 PM on 13 May 2018 From looking at the Vegan Weekend website, this three day festival appears to be more of an amplified music event, which would be more appropriately held somewhere less residential and not in an area of outstanding natural beauty/adjoining a

conservation area. Local residents are extremely

concerned about public nuisance (noise) during the three day event and throughout the nights (even if amified

music is required to be finished at 11pm).

Please ensure that our name and address is kept

anonymous.

LICENSING PARTNERSHIP

1 4 MAY 2018

SEVENOAKS DISTRICT COUNCIL

From:

Anna Toynton <

Richard Wilson

Sent:

16 May 2018 15:16

To:

Licensing; Janet Lockie

Cc: Subject:

Urgent.

Licensing Application - 18/01291/LAPRE

Dear Sir/Madam

Further to my objection logged on the website against the above application I am now writing with further details to reiterate why the proposed site is not suitable for the My Vegan Weekend festival and why a license in the terms applied for should not be granted. I request that my name and address is kept confidential.

Public nuisance

My family and my neighbours should not be subjected to three days of continuous noise and disruption by My Vegan Weekend. In fact, this is not just three days of public nuisance as the site is proposed to be used for a number of festivals throughout the year. Myself and local residents were subjected to days and nights of noise nuisance last summer. The festival organisers did not obtain licenses and/or comply with the terms of their licence. Therefore, we propose that no licence should be granted for the use of the site as a music festival site.

Although the site appears to be in an area where there are fields surrounding music stages, there are a significant number of people affected by the noise nuisance particularly those on Truggers Lane, pigdown Lane and Hill Hoath. As we live in an area of outstanding natural beauty and conservation area, music festivals should be conducted in alternative venues.

The vegan festival is primarily a music festival. There is a huge line up of DJs. For example, DJ Cosche "is a veteran of the North West Underground Scene. His mammoth Hip-Hop, Funk, Soul and House sets have graced line ups... He has appeared at legendary club nights". DJ Deccy plays "feel good party classics to ravers ibiza style mash up" Such musicians should be confined to sound-proofed nightclubs or areas where huge numbers of historic or barn conversion residential homes, which have thin walls, will not be affected.

Even if the applicant is allowed the hours of music she requests we know from the experience of other festivals on this site that it is impossible for the organisers to control the music played by the campers and guests. We were subjected to continuous noise nuisance last year from the festivals. It is naive to think that amplified music at a festival with vast numbers will and can be limited to the hours in the licence.

Although we are not a vegan family, we have close friends who are and therefore we understand and appreciate that it is charitable event promoting animal welfare etc. However, we are confused why heavy amplified music is needed for an activist gathering and why the scale is so vast. We also don't understand why the organisers have chosen a venue where local shooting takes place and we feel that an alternative venue would be more appropriate for activist talks.

Last year the festivals caused road traffic accidents. I personally was nearly driven off the road by a festival mini bus. In addition, I personally spoke to three festival VIP guests who were involved in a car accident in their taxi and were very shaken up. I am worried about more accidents, and potentially fatal accidents, this year on the narrow country lanes. These country single track roads are not designed for the commercial and

heavy number of personal vehicles travelling to the site. There are also an enormous amount of deer on the roads and we noticed significant roadkill last year from the festivals. A collision with deer or badgers is extremely hazardous to drivers.

Protection of Children from Harm

My children were unable to sleep last year due to the noise nuisance from the festival site. Children generally go to bed at 8pm or before. The majority of the residential homes, which are close to the site, house families. I am aware of several other families whose children had similar sleep deprivation problems last year. It is not fair that children are subjected to the amplified noise from the events.

As the council is aware, a child was run over by a camper van at a festival last year, the child broke his arm, therefore I am concerned about other children at the festival and my own children during walks in this beautiful countryside.

Public Health and Safety and Prevention of Crime and Disorder

It goes without saying that we are of course extremely worried about alcohol, drugs etc that are often associated with music festivals.

These festivals are temporary events and the health and safety of the public is not paramount. Last year there was no water on the site. We had people from the festival along the lane begging for water. Residents on pigdown Lane had water stolen. The site also had sewage and drainage issues. I personally saw children playing in raw sewage.

In summary, the licence application should be refused. If the council do permit the festival to proceed, we urge the council to limit the numbers and decline any amplified music whatsoever.

Finally we kindly ask the council to undertake that it will take legal action against the organisers should there be any breach of the licence whatsoever.

Regards Anna Toynton

Sent from my iPhone

From: Sharon Bamborough

Sent: 8 May 2018 08:33:33 +0000

To: Licensing

Subject: FW: Wilderness Farm

----Original Message-----

From: NANCY LEGGETT [mailto

Sent: 06 May 2018 08:38 To: Sharon Bamborough Cc: Richard Wilson Subject: Wilderness Farm

Dear Sharon Bamborough and Richard Wilson

Our principal concern is of the ill-effecs of the proposed amplified noise from the first of the three events at Wilderness Vegan Weekend 13 - 15 July.

If the amplification of music is prohibited in some areas such as the centre of Sevenoaks or even in large properties situated in the countryside, why should it be allowed in other areas, causing just as much public nuisance to the neighbours properties of the farm.

The website of Vegan Weekend leaves no doubt that the event will be extremly noisy with amplified music which will be a nuisance to the surrounding residents. Is one not entitled to reasonably expect to have a night's sleep

Gerald and Nancy Leggett

OLD BUCKHURST CHIDDINGSTONE HOATH ROAD, MARKBEECH NR.EDENBRIDGE, KENT TN8 5PH

Tel. 01342 850 825

24th April, 2018

Ms.Sharon Bamborough Head of Licensing, Sevenoaks District Council Sevenoaks, Kent

Dear Madam,

Re - Festival Site - nr. Wilderness Farm, Markbeech, Nr. Edenbridge, Kent

We have just received a leaflet informing us that it is planned for three Festivals to be given permission to perform this coming Summer in July and August.

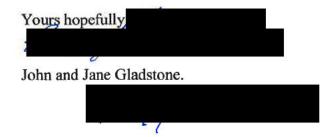
We are appalled at this as it was bad enough having one Festival to start with as we live on the other side of the narrow road going down to Chiddingstone Hoath and opposite to the field and wood which lie next to the area used for the Festival. I wrote and complained about that as we found it very noisy and disruptive.

The noise was so loud that we could hear it over our Television inspite of having very thick walls as the house is a very old Farmhouse thought to have been built between 1475 and 1525 and is Grade II LISTED.

We are informed that objections have to be made before the 18th May 2018 and would ask you to please add our names to the complaints list.

May we also point out that there are some dreadful potholes in the roads which visitors would use to get to the Festival and which could easily cause accidents.

Please please do consider the above as we found it absolutely terrible and are very nervous if they are allowed to go ahead, this will become an annual event.



LICENSING PARTNERSHIP

30 APR 2018 SN

SEVENOAKS DISTRICT COUNCIL

18/01291/LAPRE

From: Sharon Bamborough

Sent: 3 May 2018 13:39:40 +0000

To: Licensing

Subject: FW: Objection to Wilderness Farm Festival site.

----Original Message-----

From: Jane Evans [mailto:jslevans@gmail.com]

Sent: 03 May 2018 14:15 To: Sharon Bamborough Ce: Richard Wilson

Subject: Objection to Wilderness Farm Festival site.

Dear Sharon, Richard,

I am writing to you with my very strong objection to the three festivals that are planned for this summer of 2018 at Wilderness Farm, dates are :

VeganWeekend. 13-15 July 2018 application no 18/01291/LAPRE

Neverworld. 2-5 August 2018 Into the Wild. 24-27 August 2018

These festivals get bigger every year and they will cause a major disruption to our quiet community causing a public nuisance with extra traffic, noise,drugs,alchohol, crime and disorder, damage to local wildlife and personal pets being frightened by the noise.

I live .3rd of a mile as the crow flies from this proposed site and feel extremely concerned about all the disruption that is going to be created.

Jane Evans Chiddingstone Hoath

Sent from my iPad

Bolanle Morafa

From:

Kathryn Moore

Sent:

15 May 2018 11:21

To:

Licensing

Subject:

Wilderness Farm is 'Our Vegan Weekend' under reference 18/01291/LAPRE

Dear Licensing Authority,

I have recently been made aware of the planned Vegan Festival which at wilderness farm and would like to raise my objection to any amplified music being allowed on the basis of it being a public nuisance.

I am a neighbour to the farm and have found that previous levels of amplified music and fireworks from events at the Wilderness farm to be very disruptive to the point where I have not been able to enjoy being in my home. I've needed to have all of the windows and doors closed (not very nice on a nice summers day / evening) in order to escape the noise. Following the noise nuisance from previous events I'm am now looking into options of going away to avoid the upset which it causes. This isn't fair as it will cost me money to do so and I should be able to enjoy living in my home in peace and quiet.

I am deeply concerned that this event will create significant public noise nuisance so request that any music that is allowed to be non-amplified and that numbers be kept small so as to avoid traffic disruption and nuisance on the roads. I would also like to request that no fireworks be permitted as this causes great upset to my animals and can only imagine how terrifying that must be for the local wildlife population.

Best regards, Kathryn

Kathryn Moore The Lodge, Hoath House Chiddingstone Hoath TN8 7DB

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From:

publicaccess@sevenoaks.gov.uk

Sent:

04 May 2018 10:31

To:

Licensing

Subject:

Comments for Licensing Application 18/01291/LAPRE

Licensing Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 10:30 AM on 04 May 2018 from Mr Mark Fuller.

Application Summary

Address:

Wilderness Farm Wilderness Lane Hever Kent TN8 7LP

Proposal:

Premises Licence

Case Officer: Jessica Foley Click for further information

Customer Details

Name:

Mr Mark Fuller

Email:

Address:

2 Ryewell Cottages, Ryewell Hill, Chiddingstone Hoath,

Kent TN8 7BN

Comments Details

Commenter

Type:

Member of the Public

Stance:

Customer objects to the Licensing Application

Reasons for

- Noise Disturbance

comment:

- Prevention of Public Nuisance

Comments:

10:30 AM on 04 May 2018 I wish to object to this

application on the following grounds:

Last year the Leefest Neverworld Festival was held in the same location on 10th-12th August 2017. We had received a leaflet through the post to advise that the festival was being held. The leaflet also explained the measures being taken to ensure residents would not hear the music. The leaflet quoted "You will not be able to hear the music from your house with a window open" The leaflet also advised us that the sound would be continually monitored during the event. Surely the point of monitoring the sound would be to turn it down if it exceeded the agreed limits. This did not happen.

To be honest the levels of noise coming from the festival were totally unacceptable. We live on Ryewell Hill in Chiddingstone Hoath. The deep sounds and frequency coming from the bass were literally making our house constantly vibrate. We could hear the music in our living room with the television on and all windows and doors

closed. Again our sleep was disrupted owing to the noise even with all windows closed. We are not killjoys and people are entitled to enjoy themselves but not at the expense of others. To be forced to listen to music continually from 10.30am in the morning to 01.00am/02.00am the following morning for three days is not acceptable. To our surprise some two weeks later The "Into The Wild Summer Festival" was held in the same area from the 25th - 28 August 2017. We experienced the same level of unacceptable noise and disturbance throughout the bank holiday weekend. This festival had not even been bought to our attention by the council.

To our surpise we know hear that a third "Vegan Festival" is planned during July 2018.

It is totaly unacceptable to expect people who live in the area to be subjected to three music festivals within a 6 week time period during the summer and August bank holidays. I therefore wish to lodge my objection.

LICENSING PARTNERSHIP

U 4 MAY 2018 S

SEVENOAKS DISTRICT COUNCIL

Donna Thorne

Michael Moss From:

17 May 2018 13:20 Sent:

FW: Wilderness Farm. Licensing **Subject:** ë

Valid representation for 'Our Vegan Weekend'

Michael Moss

Sevenoaks District Council Licensing Officer

Argyle Road | Sevenoaks | Kent | TN13 1HG

01732 227364

michael.moss@sevenoaks.gov.uk

www.sevenoaks.gov.uk

Sent: 17 May 2018 13:19 From: Paddy Bunn

To: Michael Moss

Subject: Wilderness Farm.

The reasons for objections to the Vegan Weekend.

Last year the noise we could hear late into the night the thumping was difficult to ignor.

stock, cycelist, and walkers in the lanes round here for drivers unused to country roads is very worring. It is only a matter of time before a crash , and getting My Daughter and I ride our Horses round the lane regulary but the heavy traffic down thease narrow lanes is too much. The Danger of unexpected live the emergency ambulances to the site would be difficult as there no passing places on the road.

People not confind to the Festival site, carring out their ablutions in the woods.

The litter scattered about the fields and woods.

I do not feel I can go out leaving the house and field safely, so I am obliged to stay at home.

Michael I hope this a stronger email

Thank you for your help.

From: Warwick Bunn

Sent: 17 May 2018 14:34

To: Janet Lockie

Subject: Application 18/01291/LAPRE Wilderness Farm Vegan Weekend

Mr. W.Bunn Hill Hoath Farm House, Hill Hoath, Chiddingstone, Kent, TN87AE.

Re. Concerts and Events at Wilderness Farm, Mark Beech.

Vegan Weekend Application 18/01291/LAPRE

Dear Madam

I am writing to complain about previous issues with events at this location and hence my serious objection to any future events held there or the immediate vicinity.

The area is an industrial one for farming and as such requires access to land at any time of day or night. The timing of this event and the others is during harvest time, which necessitates large machinery to move around the area at all times of day and night and on a frequent and continuous basis. I myself operate as an Agricultural Contractor and the roads around here are only just suitable for the traffic that moves through the area, but completely unsuitable for the large volumes of traffic generated by such events. The visitors have little understanding of the nature of farming activities and the narrow size and lack of passing places on the local roads, so causing considerable delays and in many cases total gridlock, leading to angry frustration and road rage experienced by local farmers and contractors, who are only carrying out their lawful work. These delays and hazards directly affect the livelihoods and financial incomes of local businesses and people around here.

After the appalling weather this last winter the local road infrastructure, which was already in a very poor state of repair, is now even worse. Although my agricultural machinery travels on large wheels and tyres, for any cars using the roads locally there is a considerable risk of damage to the wheels, tyres and suspension. Any increase in traffic caused by such events will only add to the claims to the council for damages to peoples cars, a further escalation of damage to, not only the road surfaces, but also to the road edges, ditches and water management systems, creating a never-ending amount of costs to the council for the repairs, which they seem to be struggling with already. Such events add little or no financial contribution to the local area or to the council for repairs to the infrastructure.

The noise created by the events in the past have been quite intolerable. As someone who lives at the other end of the woods from the event, the levels at all times of day and night are quite unacceptable, affecting our quality of life and in particular sleep. When you work such long hours in the farming industry, the time needed to recover before the next day is absolutely vital to concentration and hence human safety. This sort of event is not suitable for the area.

The amount of rubbish generated on local roads and footpaths also increases greatly during such events. While we do our best to clear up after people that visit the area, it can become a fulltime job that we don't have the time and resources to fully complete. The rubbish does greatly detract from the natural beauty of the area, that most visitors come to see in particular, as well as the safety to local wildlife and road users.

Whilst we welcome and enjoy visitors to the area and using the various rights of way, this event has caused considerable concern, due to attendees wandering around off the footpaths etc. at not only their own personal risk, but also to the security of neighbouring properties from thefts and damage and most importantly to the considerable risk of livestock being let out of fields while the visitors amble about. This could cause serious or fatal damage to the livestock and or people wandering about, but also to road users encountering loose livestock on the roads.

This is an Agricultural Industrial area, not a play zone.

Yours Sincerely

Mr. Warwick Bunn

From: publicaccess@sevenoaks.gov.uk
Sent: 1 May 2018 16:59:43 +0100

To: Licensing

Subject: Comments for Licensing Application 18/01291/LAPRE

Licensing Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 4:59 PM on 01 May 2018 from Mr William Lowry.

Application Summary

Address: Wilderness Farm Wilderness Lane Hever Kent TN8 7LP

Proposal: Premises Licence

Case Officer: Jessica Foley

Click for further information

Customer Details

Name: Mr William Lowry

Email:

Address: 7 Rock Corner, Hoath Corner, Chiddingstone Hoath, Kent TN8 7BS

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for comment: - Noise Disturbance

Comments: 4:59 PM on 01 May 2018 I live within 500 metres of the event.

My house has not got the benefit of double glazing and last year we found the noise level extremely intrusive even with our windows closed. As a one off event I was prepared to live with it but as I understand there are further events planned totally 11 days throughout this summer I therefor am compelled to object.

From:

publicaccess@sevenoaks.gov.uk

Sent:

14 May 2018 09:33

To:

Licensing

Subject:

Comments for Licensing Application 18/01291/LAPRE

Licensing Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 9:32 AM on 14 May 2018 from Mrs jacque kelly.

Application Summary

Address:

Wilderness Farm Wilderness Lane Hever Kent TN8 7LP

Proposal:

Premises Licence

Case Officer: Jessica Foley Click for further information

Customer Details

Name:

Mrs jacque kelly

Email:

Address:

29 Truggers Cottages, Truggers Lane, Chiddingstone

Hoath, Kent TN8 7BP

Comments Details

Commenter

Type:

Neighbour

Stance:

Customer objects to the Licensing Application

Reasons for

- Crime Objections

comment:

- Noise Disturbance

Prevention of Public Nuisance
 Protection of Children from Harm

- Public Safety

- Safety of Premises

- Traffic

Comments:

9:32 AM on 14 May 2018 Im objecting to this licence. The nusance caused by the noice and music over the festival dates severely disrupt my work. I am a night worker dealing with the critical care of peoples pets, they pay good money to the vets for a gold service that I am unable to provide through sleep debrivation. As its impossible to get the sleep needed during the days of the festival to carry out the skilled duties my work entails it is also putting me at risk of losing my job and the lives of the animals I am caring for at risk, this is not acceptable. The festival also disupts the wildlife in the area, displacing many animals and birds during the nesting and breeding season, this leads to more animals being killed on the roads which is dangerous to car drivers, and birds abandoning their young which is a wildlife crime. How can a festival supporting an animal

charity not see this???

The roads also become far more dangerous to walkers who have no choice but to use the roads for access to footpaths, the increased traffic from drivers unable to comprehend the dangers of using country lanes increase the chances of walkers, cyclists and horse riders being involved in a serious accident and possibly a fatality. The site is unclean, and dangerous to users due to various rubbish deposits that have now been left on site since last years festivals, the list includes abandoned caravans (fire risk) dumped van (fire and injury risk) and many more examples of metal dumped around the site (injury risk)

with alcohol being served from 10am I question the security put in place to protect the public and children, volunteers and one security guard doesn't lend itself to a very safe and secure festival, this is also open to abuse as volonteers by definition are only on site to access the festival and not genuinly interested in carrying out their duties.

I also ask that NO Recreational MUSIC is playes during the clearing up of the site if it goes ahead.

LICENSING PARTNERSHIP

1 4 MAY 2018

SEVENOAKS DISTRICT COUNCIL

Donna Thorne

publicaccess@sevenoaks.gov.uk

From: Sent:

17 May 2018 12:19

Licensing

Subject:

Comments for Licensing Application 18/01291/LAPRE

icensing Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 12:18 PM on 17 May 2018 from Mrs Sandra Wadsworth.

Application Summary

Wilderness Farm Wilderness Lane Hever Kent TN8 7LP Address:

Premises Licence

Proposal:

Case Officer: Jessica Foley Click for further information

Customer Details

Mrs Sandra Wadsworth Name:

Email:

Hoath, Kent TN8 7BP

Cares Cross Cottage, Truggers Lane, Chiddingstone Address:

Comments Details

Commenter rype:

Neighbour

Customer objects to the Licensing Application Stance:

- Fitness of Licence Applicant - Crime Objections Reasons for comment:

Noise Disturbance

Opening Hours
 Prevention of Public Nuisance

Protection of Children from Harm

Public Safety

Safety of Premises

· Traffic

Comments:

proper sanitation facilities are a danger to public heath neighbourhood has working farms and grazing animals site, our property is adjacent to Wilderness Farm. This people, as per their website selling tickets. The lack of could cause hepatitis outbreak. Also high-decibel rave overstretched, what if there is mass trespass onto our 12:18 PM on 17 May 2018 I live 400 metres from the music causes my hearing to be damaged (I am under liberate" animals. Police protection for local farmers? Drug use at an "Ibiza style rave?" This is an area of site is unsuitable for an "Ibiza style rave" for 5000 which might be targeted by the radical activists to and? The website says this festival has a radical speakers lineup of "animal rights activists" -our VHS care for tinnitus). Kent police are already Outstanding Natural Beauty,

Our Truggers Lane/Hoath Corner neighbrhood consists of small medieval timber-framed buildings which have no noise protection. We do not live in concrete bunkers, and have no protection agains high-decibel pounding rave music lasting three days and three nights. Our Neighborhood includes vulnerable children, the elderly, and those with medical conditions. This festival noise and disruption causes stress, anxiety, and fear for our welfare. We can see the site from our home windows. The Council has a duty of care to those Council rate payers who live here. Please reject this Liscense application and uphold our residents rights for our heath, safety, and well-bing.

LICENSING PARTNERSHIP

I MAY 2018

SEVENDAKS DISTRICT COUNCIL

Michael Moss

From: Sent: Sharon Bamborough 21 May 2018 13:00

To:

Licensing

Cc:

Michael Moss; Jessica Foley

Subject:

FW: Wilderness Farm

----Original Message----

From: Roland Foord [mailto: Sent: 18 May 2018 17:25

To: Sharon Bamborough; Richard Wilson

Subject: Wilderness Farm

Planning applications 18/01291/LAPRE and 18/01654/LAPRE

Copy objection to the above applications as just posted online:

This is one of what appears to be at least three planned music festivals (and who knows how many more?) over the summer months in our peaceful rural location on a site poorly served by the local lanes and wholly unsuitable for the volumes of traffic to be generated. Why is it necessary or permissable for these events to be imposed on local residents who will have to endure summer evenings and nights of amplified noise nuisance (families with young children live nearby including us) with associated damage to local wildlife and habitat, detrimental impact on local road and traffic and the inevitable risk of theft and damage to property and other criminal activity that will result from the influx of large numbers of people. Permission must not be granted.

In the case of the latter the proposed hours for live music and refeshments are intolerable in a rural context with the easy capacity to ruin a summer weekend for local residents. The two applications relate to two weekends out of three in the middle of the school holidays.

Roland Foord