

Dear Sir

Ref; **Croft Bottom Farm application 2020/92230**

We have been informed that the planning application for Development at Croft Bottom Farm HD9 7DL application 2020/92230 has had some amendments and we have been invited to comment on said application.

We knew nothing of the July 2020 application since there were no notices posted and in the meantime the comment period had ended. Now we have been informed that in January of this year (2021) some amendments have been submitted to the council again without publication of notices.

We wonder when we will have an opportunity to comment on these new proposals.

As the application is “undecided” we would like you to take note of our comments below to assist you in your decision process.

We fully support all aspects of your REFUSAL on application 2017/90095 and would apply these to the new and amended applications, including the effect on the Greenbelt and the sprawl of the conserved village of Fulstone onto the greenbelt. We would further question this change of use of agricultural land to domestic which is normally refused by the Secretary of State upon appeal unless “very special circumstances” prevail, in this case there are none.

The amended designs subject of the January 2021 application does nothing to mitigate any of the above and will still spoil the character and setting of the conserved and historic village of Fulstone with its numerous listed buildings. The proposed buildings look like enormous modern grand designs which have no place in the vale of Fulstone.

We would like to expand upon the 2017/90095 refusal notice section 4. (use of sustainable transport) which the architects in the 2020 amended application have tried to mitigate by suggesting that there are safe means for a pedestrian reaching such as bus and rail services. This is incorrect since the only routes are on busy, unlit, non-pavement and blind cornered country lanes. Conjoined the modern advent of silent electric vehicles and the much greater use of these lanes by home delivery vehicles then there is an accident waiting to happen here! Furthermore, the increased vehicular presence caused by the occupants of the new development will only serve to exacerbate the dangers to hikers, cyclists and horse riders who seem to have increased in number very significantly year on year.

It is for all the above that we object to any development on this site.

Your Faithfully