



Dear Kerri,

Please may I formally object to the above planning application. It is worth noting that I was alerted about this application only at the weekend. Given the potential ramifications, please note that it has not been widely heard about.

The applications is somewhat conflicting as it states one house only, but then alludes to housing stock.

It does appear as a possible strategy to convert this green belt land to grey in order to profit.

This site is in the green belt and is prime agricultural land which is farmed. For this development to proceed it would need to either demonstrate that this is land that qualifies as grey belt under the new NPPF guidance or alternatively that there are exceptional circumstances which could justify the development of prime agricultural land for housing.

The land is next to the old hamlet of Whitestones, contrary to the assertions, this is not a development of housing, but an old farming hamlet with some modernisation. It is misleading to suggest that there has been any development and there has been any changes to the makeup of the area.

The area is a rural community which has no infrastructure. There is in fact no pavements beyond the hamlet of Whitestones.

For the land to qualify as grey belt the applicant would need to be able to show that this land was previously developed land. This is clearly not the case. The proposed single dwelling placed on a larger field would definitely affect the character and openness of the site, which would also be a reason for refusal. With regards to special circumstances, the applicant has not demonstrated any justification for a building on this site other than the fact that the Council has declared that it currently does not have a 5 year supply of land to meet housing needs. This underlines the wider and real intentions of the applicant. The development of this property on green belt does not significantly contribute to this position and therefore does not meet the evidential bar for exceptional circumstances to apply.

On the basis of the shared brief plans and knowledge of the area, this proposal is wholly inappropriate.

I would ask that the Council refuses this application on the grounds of inappropriate development in the green belt.

I would also ask that my name not be made known on the site.

I am happy to give you my details.

Regards