

## **Objection: Unprecedented Four-Storey Massing – A Dangerous Precedent for Lingards Fold**

There are currently no four-storey properties within Lingards Fold or its surrounding context. The built form is characterised by a mix of bungalows, two-storey dwellings, and split-level three-storey units that respond to topography—not by vertical intensification.

The proposal for Plot 27 introduces a full four-storey mass, including a substantial roof space, rising to a total height of **12.672 m**. This is not a contextual evolution—it is a design rupture. Approving such a structure would establish a precedent for vertical expansion across the estate, inviting future applications to replicate or exceed this scale.

Crucially, the **Planning Sub-Committee**, when approving the original delegated report, explicitly agreed that the **maximum allowable height across the site should be three storeys**. This was a deliberate design control intended to protect the character, amenity, and visual coherence of the development. The current proposal flagrantly disregards that agreement.

It took over two years of negotiation, revision, and public scrutiny to arrive at the balance and harmony that application 2020/93954 eventually settled on. This was not a casual compromise—it was a deliberate, context-driven resolution for a site recognised as sensitive, complex, and constrained. Lingards Fold sits within a valley location, on the edge of the green belt, and any development here must respond to those truths—not override them.

The design of the dwellings was amended during that process to more suitably fit into the area—respecting topography, scale, and the surrounding built form. Flats were originally proposed and rejected because they were not in keeping with the character of the site.

To now allow flats to creep back in—quietly, incrementally, and without transparent justification—is not evolution. It is erosion. It tears up the principles that took years to establish and opens the door to further intensification under the guise of minor variation.

This is not what the community agreed to. It is not what the Planning Sub-Committee endorsed. And it is not what the site demands. The proposal should be refused on grounds of contextual insensitivity, procedural drift, and the undermining of a carefully negotiated settlement.

The developer has repeatedly sought to push boundaries—introducing incremental increases in massing, footprint, and height wherever possible. This pattern of escalation cannot be permitted. To approve this proposal is to signal that four-storey massing is now acceptable in Lingards Fold—a position that contradicts the established design language, undermines community trust, and erodes the authority of the Sub-Committee's original decision.

Planning officers and elected members must recognise their role as gatekeepers of precedent. This is not a one-off variation—it is the thin end of a wedge. Once permitted, developers will roll out four-storey forms across the estate, flooding Lingards Fold with oversized, dominant buildings that were never envisaged in the approved scheme. The application should be refused on grounds of scale, character conflict, procedural integrity, and precedent risk.