



Growing up overlooking this site & recently returning to this unspoilt valley having acquired one of its Heritage Grade 2 assets, I strongly object to this present proposal.

The Farnley/Woodsome Valley down from Castle Hill is a rare, & unique huge draw for walkers, cyclists, horse riders, & cross country runners who pass my property in numbers every day.

Contrary to the expert's suggestions, the Nursery is not a clutter of ugly buildings, it was, and still is an unobtrusive low height temporary rural structure entirely in keeping with the Green Belt & adjacent buildings.

I find attempts to justify this overwhelming development by suggesting the site can be called "grey belt" disappointing.

It has not been classified as such & it does not fulfil the NPPF 154g, 155, 203f, & LP requirements & policies to be so. A horticultural site of temporary, less than 1 storey structures does not constitute a previous development. There is not an unmet need for modern 4/5 bedroom housing in the area. Farnley Tyas, Fenay Bridge, & Rowley Lane developments more than meet this need. This proposal does not make a positive contribution to local character & distinctiveness.

The drawing presented as "Lumb Lane Street Scene" is extremely misleading, from no viewpoint on Lumb Lane will that scene be available. At the scale shown the viewpoint is fictitious & not accessible to the public.

On the contrary, from any publically available viewpoint a development of multiple modern 2 storey houses will appear to overwhelm the adjacent buildings & dominate the area. With its multiple high level solar panels it will destroy the characterful appearance of surrounding heritage & non-designated assets & spoil the amenity enjoyed by both locals & visitors to the valley.

The Eco & Highway impact submissions do not stand scrutiny. In addition to other wildlife, the protected species of Barn Owls & Little Owl, whilst dismissed in the reports of distant experts, roost in the field opposite a couple of hundred yards away & I watch them hunt this territory each dawn & dusk.

Since Castle Hill was developed as a valuable tourist amenity Lumb Lane is no longer 'a lightly used country lane'. In recent years, & set to increase, it has become a "rat run" & since re-surfacing a "race track" for less responsible individuals who will continue to pass the proposed site at high speed.

This has led to a number of collisions near the site, which the addition of a potential extra 15 vehicles emerging from the site, will surely increase. The impact of the construction traffic to develop this site as proposed, straight after a blind bend will be downright dangerous. This site has no public transport links & to suggest that with bicycle storage facilities, residents of 4/5 bedroom executive houses might cycle to work is frankly ridiculous.

Whilst not objecting to appropriate scale/height development of this site, I urge the Council to reject this demonstrably inappropriate proposal for the benefit of all.