



This speculative and premature application to build 123 houses on allocated green belt land that is not within the local plan must be refused.

The effect of increasing the village by a third is entirely disproportionate. The increase in traffic from 123 houses onto the busy Barnsley Road will make the junctions at the Sovereign and at Carr Hill even more dangerous and the noise and pollution addition when combined with the additional 120 HGVs from the recently approved quarry will be detrimental to all the villagers, particularly those on the Barnsley Road itself (refer to the applicant's own noise assessment showing a lot of the houses on the road or backing onto it fall within the unsuitable noise range).

The proposed estate will ruin the open countryside vista from all angles. The facilities in the village are a shop/post office, a pub, a school and a church- that's it- nothing else within reasonable walking distance (oh and someone needs to check their calculations as to distances to the train station and the co-op garage at the Sovereign). The development is not sustainable as most journeys will by necessity be made by car. The drainage and sewer system is already under great strain and will not cope with additional 123 houses. The eventual failure will then lead to catastrophic discharge into the Ancient Woodland.

The proposed 15m buffer does not protect the Woodland, the minimum is 30m, preferably 50m. Even then there is no guarantee that the additional housing will not have a detrimental effect on the Woodland due to drainage disturbance, additional footfall, incorrect access etc.

Whilst not a valid objection ground the whole village knows that Vivly have not entered into any meaningful discussion with the majority of concerned residents despite the protestations of the directors of the business to the contrary.

The applicant has not shown there are special circumstances necessary to consider building on green belt land and as such the proposal should be fully rejected.

please redact my name and address before publication.