

9th November 2020

By e-mail:

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Dear Mr. Walker,

**Planning Application No. 2020/62/93308/W  
Former site of Spotted Cow Pub**

**1. Planning history**

There is no material difference in this application to that previously refused and not appealed (2019/62/91433/W). Accordingly, on the basis of no new evidence, this application should also be refused.

**2. Departure from the Local Plan**

The land is designated for housing in the recently confirmed Local Plan. A previous development proposal for 32 houses (2017/62/93846/W) was in the final stages of approval when it was abruptly withdrawn late in 2018.

**3. No special circumstances for Plan departure**

The Local Plan highlights Salendine Nook/Lindley for housing development, and there are numerous profitable sites being built in the area. Amazingly, the applicant claims that their secret viability assessment concludes that the site is not viable for housing. A bizarre plea, as the previous developer clearly had a viable housing business plan before Lidl bought the plot.

Feeble representation is made (at great length) for change of use to build yet another supermarket in close proximity to Sainsbury (existing) and Aldi (under construction). The assertion that this addition would complement existing stores defies credulity: one of the three would undoubtedly fail, leaving a derelict site in its wake.

**4. Traffic safety**

The Salendine Nook High School/New College campus is very close to the site proposed. Children flood along the New Hey Road four times a day. The proposed car park access would provoke a dangerous new conflict of busy traffic with vulnerable pedestrians.

**5. Summary**

The application proposes a detrimental material departure from the Local Plan with no credible justification. It should be refused in the interests of the local community.