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Sent: 24 March 2025 21:46
To: Section 62A Applications Non Major <section62anonmajor@planninginspectorate.gov.uk>
Subject: Objection

Good afternoon

I am writing regarding the planning application for the Bull Inn on Crews Hole Road.

Years ago, the planning application for building the Bull Lane flats behind The Bull Inn indicated that a local grocery shop would be included within the development. Unfortunately, it was not provided and was not pushed to be delivered.

From a planning perspective, leaving The Bull Inn unused has caused the surrounding area a lot of safety concerns in terms of kids, household safety, and also public security matters. Although being a community asset, ownership has failed to deliver or bring the community any value. Truth is, this site could be a valuable asset to the area and an important venue to the local residents rather than becoming a problem to the area. So far, there has been no attempt to rejuvenate the site or welcome ideas from neighbours.

The nine flats proposed in the planning application show that the owner is purely profit-orientated, ignoring the value of a historical building and failing to develop the value of a community asset. Living nearby, we have witnessed the inappropriate management of the site, being left empty and attracting squatters, as part of a slow process of soft-forcing residents to accept any development as better than nothing. The result being that the development can hopefully by-pass the development restriction for a "community asset".

This site development has a couple of points that could be addressed to provide both public interest and also developmental profit. From the planning application shown, nine flats is the profit-leading plan, but fully utilising the space available at the historic Bull Inn could benefit the entire neighbourhood. Leaving such a building unused is irresponsible but trying to change its usage is another matter. The plan should be altered to use the ground floor of the site for the good of the community.

Mix-usage, combined business usage (supermarket), and residential units above.

This area has a large number of residents but no local grocery store. This could be provided on the site to crystallise this community asset's value.

There should be enough space to provide parking for the residents of the flats and public parking to the shop and surrounding area. This could, in the summertime, also support the lack of parking space at the Conham Vale River Park which is 5 minutes walking distance away.

The development is pursuing the maximum level of profit but locals are seeking to retain the value of this community asset. With the ground floor developed as a grocery or small supermarket with residential flats above, both sides could profit and in doing so keep the existing community asset and enhance its value.

The currently proposed nine-flat development should be refused as it permanently deprives the community of its asset, whilst providing nothing in return.

Best

Pei-Ling Liao