

Mr Mark Moore (via email)

Planning

Craven District Council

6 May 2020

**OBJECTION to Planning Application: 2020/21553/OUT Land To The East Of Waterside Lane
Hellifield Skipton North Yorkshire BD23 4HJ**

Outline application with some matters reserved for the development of up to 99 lodges, reception cabin with parking, and landscaping including ground modelling and water features (resubmission of previous application 42/2016/17496 refused 28 March 2019)

Dear Mr Moore

Friends of the Dales considers it **entirely inappropriate** for Craven District Council to be asked to make a decision on a further application on this site when the review of previous planning applications has not yet been completed. CDC needs to receive that report and consider any follow-up actions, which may have implications for the rest of the site; these need to be implemented before any further activity.

We also note that this latest application is for outline permission. This is unsatisfactory, as it leaves it open to significant amendment when the final details are put forward.

Friends of the Dales objects to this proposal, as it is unsatisfactory for a number of further reasons:

Hellifield Flashes is a valuable wildlife site for waders and other wetland birds, and for great crested newts. The creation of two ponds, so close to the lodges and with little space for marginal vegetation to develop, is unlikely to offer any significant wildlife value.

Hellifield Flashes provide an important amenity space for the residents of Hellifield, and its wildlife features attract interest from much further afield. This proposal, like previous ones, does not provide clear benefits either for the residents of Hellifield or for wildlife.

The planned lodges are located close together, and may at peak times accommodate several hundred people. Yet there is little room for outdoor activities, which no doubt families on holiday will desire. There is therefore a high risk that such activity will spill out into adjacent areas, thus impacting on the wildlife interest.

Continued./...



CAMPAIGN • PROTECT • ENJOY

It is unrealistic to expect families or groups of friends to take a holiday here without being able to park their cars close to their accommodation, rather than a 5 or 10 minute walk away. This will result in future demands for parking closer to the lodges.

Finally, the proposal will generate yet more traffic on the already busy A65.

Yours sincerely

A handwritten signature in black ink that reads "K.M. Petyt". The signature is written in a cursive style with a long, sweeping underline stroke.

Dr Malcolm Petyt, Chair of Policy Committee

Friends of the Dales is a working name of the Yorkshire Dales Society which was founded in 1981 and is a registered charity and company limited by guarantee. Friends of the Dales is free of political and financial affiliations. We work to ensure that the Government, the Yorkshire Dales National Park Authority, and other relevant agencies deliver their obligations to care for the special qualities of the Yorkshire Dales, an internationally important area. We do this by considering major planning applications and policy development affecting the Yorkshire Dales and adjacent areas. We offer a year round programme of walks and talks so that everyone can enjoy and learn more about this beautiful area and why it needs protection. We have a membership of around 1,300 individuals, families, businesses and organisations.