



Katherine Wood [via email]

Planning, Yorkshire Dales National Park Authority

27 January 2022

**Objection to Planning Application C/33/501
Moody Sty Lane, Grassington, Skipton BD23 5LX**

**Full planning permission for construction of 23 houses/flats together
with access roads, parking and landscaping**

Dear Ms Wood

Friends of the Dales objects to this application for the following reasons:

Various aspects of this application make it unacceptable and not in line with the policies of the current Local Plan. We hope that planning officers will carefully examine the applicants' assertion that anything above the current level of affordable units would make the project "no longer viable". Unless the applicants come forward with proposals for a substantially higher proportion to be affordable/shared ownership/social rented, the application should be refused on these grounds alone.

This will be a major extension of the town and impact on a lot of local residents; they all need to be reassured that it is going to be worth it, that it will provide homes for local workers. There is also the concern, widely shared in Grassington, that there is little, if anything, to stop the house units being used as second homes/holiday lets.

In addition to the reasons given above, there is the issue of access. Both Moody Sty Lane and Garrs End Lane are very narrow, single lane in places. Many local residents are concerned about any increase in traffic movements along these roads. The application refers to this problem but simply says that the west end of Moody Sty Lane will be widened to accommodate the increase in traffic. However, we cannot see how this can be done effectively as there are other properties between the site and Wood Lane to the west.

Further issues concern the design and layout of the plans. The plans as submitted look unimaginative, especially the layout. For one of the most important settlements in the Dales we should expect better.

We are aware that there are pressures from many directions for more housing but should like to put on record again that the issue of the many outstanding completions needs to be addressed before simply building more. Also, great attention needs to be paid to a better control of second homes.

Continued./...

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Friends of the Dales objects to the proposed development, first of all based on the lack of affordable/social housing, and inadequate access. There are, however, additional aspects as outlined above. It is hoped that these can be addressed in a new or changed application, with an increased proportion of affordable housing and dwellings that will benefit local people more.

Yours sincerely

Signed by Wilf Fenten, Chair, Policy and Planning Committee

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