

Andrew Morrison [via email]

Planning, Yorkshire Dales National Park Authority

25 January 2022

**Objection to Planning Application S/03/55F: Baliol House,
Former Baliol School Site, Cautley Road, Sedbergh,**

Hybrid planning permission comprising: i) Outline planning application for new vehicular access and employment and community development (Reserved Matters: appearance of development only, with all other matters provided in detail) and ii) Full planning application for access, provision of a home-working hub for residents, residential development comprising the conversion of Baliol House to 9 dwellings and the construction of 12 new build dwellings, a site wide landscape and ecological enhancement scheme, provision of linked pedestrian and cycle access to the public rights of way network, cycle parking and the installation of all site utilities, renewable energy power supplies, sustainable drainage infrastructure, and amenity infrastructure

Dear Mr Morrison

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

The application describes in several parts an imaginative scheme, with a good deal of variation in layout and including community and work facilities. However, the proportion devoted to affordable housing is by far too low. Whilst the local occupancy units are welcome, we want to stress that the proportion of affordable units needs to be increased.

As the Local Plan is clear about the proportion of affordable units required we feel that the scheme should be designed around this. We are aware that there has been much discussion in the 10 years since the school closed about the possible future uses of the site and have studied the pre-application advice from YDNPA Officers. We certainly disagree with the claim that the other large development now approved for Sedbergh over-provides what the Local Plan requires.

We also disagree with the claim that anything more would make the scheme unviable. The independent report commissioned by the YDNP Authority when the current Local Plan was being prepared showed quite clearly what would be viable and what not. We are also concerned that the open market dwellings could result in Sedbergh having more second homes and holiday lets.

Friends of the Dales objects to the proposed development as submitted and hope that, in a new or changed application, it will be possible to increase the 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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