

Michelle Clowes [via email]

Planning, Yorkshire Dales National Park Authority

4 January 2021

Support on Planning Application: S/03/637 Land off Station Road, Sedbergh

Full planning permission for erection of 50 No. dwellings (16 open market, 17 affordable/social rented, 17 affordable shared ownership), external works and landscaping

Dear Ms Clowes

Friends of the Dales welcomes this proposed development which will greatly increase the number of affordable homes in the area. We recall that the site was given outline approval some years ago as part of a YDNPA exercise to find sites for affordable housing. It is particularly suitable for such a purpose, being 10 minutes' walk to the centre of a town with all services, and half that distance to a supermarket and health centre.

The site is at the western entrance to the town, and its visual impact is important. We hope that the open ground to the west is subject to a programme of management that ensures that the proposed trees grow to maturity. We also feel some disappointment at the choice of materials, and ask for the use of stone roof tiles and stone facing to be considered.

The Authority is aware that a public footpath to the north of the site was blocked by other development over 30 years ago. As it was never legally closed, the path continues to appear on OS maps, which causes confusion and irritation. There has been agitation ever since by walking interests (and efforts by YDNPA, which inherited the problem) to find a solution. With the increased number of houses in the vicinity, it is even more important to restore this route which avoids use of the A684, and we hope the Authority will take any opportunity to include this as part of the scheme.

Finally, we are aware that some schemes which included affordable housing have later come under pressure from the developers to reduce the proportion of such dwellings because they stand to make less profit than anticipated. We trust that any such pressure will be vigorously resisted.

Yours sincerely

Dr Malcolm Petyt, Chair, Policy and Planning Committee

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