

Nicola Dinsdale [via email]

Planning Team

Yorkshire Dales National Park Authority

30 January 2023

**Objection to Planning Application: S/11/25
High Fellside, Middleton, Carnforth, LA6 2NF**

Full planning permission for change of use of land to site four camping pods with associated landscaping, access and parking area, and installation of package sewage treatment plant

Dear Ms Dinsdale

Friends of the Dales **objects** to this application for several reasons.

In considering our objection we are taking into account the current intensification of developments in this area. This particular proposal relates to a site close to a property currently the subject of a Planning Appeal regarding a proposed barn conversion. This is itself close to two luxury properties (marketed at over £1million) developed in recent years on the site of a former modest farm complex.

This is, we feel, the context in which to assess the proposal for four luxury pods, situated on the slopes of Holme/Middleton Fell, well away from any other buildings. Whilst the applicant states that “some visitors to the development will arrive by car” it must be noted that this will be the majority, all needing to use a dead-end narrow road (with a Public Footpath along it).

There are claims that this development will help the local housing market by avoiding more properties from becoming holiday cottages. This is an entirely spurious argument, as the decision here has no influence on or relevance to other planning decisions. Local shops at 6 miles distance are unlikely to notice any significant benefit from the development of one property. The proposed biodiversity gains will only be so if adequately managed; instead the proposal will suburbanise a very remote area of countryside.

For the reasons listed above we object to this application.

Yours sincerely

Signed by Wilf Fenten, Chair, Policy and Planning 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.



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