

Katherine Wood [via email]

Planning Team

Yorkshire Dales National Park Authority

30 November 2024

Objection to Planning Application: C/04/41H - Full planning permission for erection of 6 No. dwellings and associated works, M O T Centre, Town Head, Austwick, Lancaster, LA2 8BS

Dear Ms Wood

Friends of the Dales wishes to object to this application.

It is our understanding that on sites of six to eleven houses, the Yorkshire Dales National Park Authority's policy requires a financial contribution towards off-site affordable housing, in lieu of on-site provision. Despite the pre-application advice report that the application would not be supported without addressing the affordable housing requirement the applicant has chosen not to, so on that basis the application should be refused. It is not compliant with Authority's new build housing policy C1 as set out in the existing Local Plan.

Friends of the Dales supports the representations made by the Parish Council - that it is impossible to understand why affordable housing, or a commuted sum in lieu, is not included reinforced by absence of a financial assessment. A development of this nature - relatively large within a settlement - is expected to include a mix of housing sizes and types.

On the proposals in the application, we are unhappy with what is proposed notwithstanding the overall issue above of affordable housing. It is an uninspiring scheme that does little to respond to the special qualities of the NP or the attractive historic structure of Austwick. It is over-development of the site especially the small gardens which will result in more pressure on the limited public spaces in the village. It fails to meet the requirements of Policy SP4 which says of new development that:

- a. the design is informed by, and responds positively to the site, its surrounding context and landscape setting, so that the scale, height, proportions, massing, form, materials and appearance of buildings and structures are sympathetic and complementary.
- b. it conserves or enhances the archaeological, architectural and historical character and appearance of the site and its setting.
- c. the design is high quality, has visual interest and reinforces local distinctiveness among other things.

Yours sincerely

Chair, Policy and Planning Committee
On behalf of Friends of the Dales



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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.