

David Jones [via email]

Planning

Yorkshire Dales National Park Authority

11 June 2025

**Objection to Planning Application: S/01/207A land off Ghyllside, Dent**  
**Outline planning permission (with all matters reserved) in respect of thirteen new residential dwellings and five low-impact business units and associated open public space, residents and visitors parking and re-routing of the access road, which continues off the site to the south**

Dear Mr Jones

**Friends of the Dales objects to this application largely on the grounds that the applicant is proposing a larger footprint than the allocated housing area, and it has a very low percentage of affordable housing. In our view the proposal does not meet the housing policies in the Local Plan.**

We also note the points raised by local residents and Dent Parish Council. These include concerns that the application is not driven by the need for affordable housing in the village (only 2 out of 13 new builds are affordable) nor by a demand-led approach to business units. As this is an outline application there is a risk that the applicant will subsequently increase the amount of market led housing (potentially by removing the business units) in order to increase financial viability. Other concerns raised from local knowledge include flooding and traffic/access.

No doubt such matters will be considered by the Authority's internal report from the Head of Sustainable Development (not available at the time of our submission).

The Authority's other internal consultees have also raised significant concerns about the application not meeting the requirements of the Biodiversity Net Gain hierarchy and not properly considering the impact on the archaeological heritage of the site.

Many of the above issues might have been explored and resolved had the applicant sought pre-application advice.

Yours sincerely

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

*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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