

Katherine Wood [via email]

Planning, YDNPA

13 February 2019

Comment on planning applications: C/44/277 & C/44/277A Land at Rowe Garth, Horton-in-Ribblesdale. Full planning permission for housing scheme to provide 5 No. open market dwellings (self build) and 4 No. affordable dwellings and creation of new access

Dear Ms Wood

Friends of the Dales welcomes the proposals for new housing at Horton-in-Ribblesdale, which will make for a more viable community in that village. We note that the site was allocated for housing in the Local Plan and that the barn to be converted is roadside and therefore conforms to policy requirements, and we are pleased that the proposal for affordable housing goes beyond what is required in a development of this size.

However, we wish to make the following comments:

- We have serious concerns about road safety. The B6479 carries a range of vehicles, at times including quarry wagons and fast-moving motor-cycles. There is no pavement between the site and the station approach, which could be dangerous for residents and other visitors to the site. We suggest that either a pavement is included in the scheme or at the least that (as between Kettlewell and its school) markings on the road indicate where traffic should give way to pedestrians.
- As regards the affordable housing, we would wish to see conditions to ensure that the units are affordable in perpetuity. We also wish to express the view that, while appreciating the reasons behind the proposed layout in this scheme, in principle affordable and open market housing should be more integrated, in the interests of social cohesion.

Yours sincerely



K.M. Petyt

Dr Malcolm Petyt, Chair of Policy Committee



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