



North Yorkshire
Campaign to Protect Rural England

25th June 2018

The Planning Department
Craven District Council

ref: Application 42/2016/17496 Deadline for comments 13th December 2016

Land to the West of Hellifield, Skipton North Yorkshire BD23 4HJ

"Outline application for the development of a leisure centre, including swimming pool, hotel and visitor accommodation, including up to 300 lodges, a park & ride facility, pedestrian access to Hellifield Station, parking areas, bus and coach drop off point. Landscaping including ground modelling and water features".

Two documents in this response: further comments and original objection

CPRENorth Yorkshire and planning consultants have examined the amended plans for the Hellifield Leisure Centre submitted by the developer.

CPRENorthYorkshire wish to endorse and maintain our original objection which stands as per that lodged with you (copy attached as second document).

CPRENorthYorkshire in addition to the objections raised would add that the size and scale of this development is disproportionate and would over dominate the villages of Long Preston and Hellifield.

We note that the YDNP (subject to £20k per annum for footpaths and cycleways) and the Ribble Trust and RSPB (subject to land being provided at the Long Preston Deeps) have also withdrawn their application.

CPRENorthYorkshire has been contacted by local residents and other groups and believes that the withdrawal of these objections based on the promise of payments and compensatory land does not outweigh the harm this proposal will cause. The amenity of local people will be adversely affected. The landscape will suffer irreparable harm. The successful relocation of the wildlife (which is questionable) will not protect the area from light pollution, increased traffic on a notoriously dangerous road and does not override material planning considerations which are clearly addressed in our objection supported by photographic evidence.

The temporary screening suggested is flawed. By accepting that screening is necessary it is natural and reasonable to assume that this means 12months of the year. Deciduous planting does not provide permanent screening as witnessed in the neighbouring location of Gallaber Farm where landscaping measures were reduced and deciduous planting substituted which offers screening of alien development for part of the year only.

The Trustees of CPRENorthYorkshire