

Crosthwaite and Lyth Parish Council

Cllr Mary Harkness (Chair)

Clerk: Martin J French

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Mr Neil Henderson
Planning Officer
LDNPA
Murley Moss
Oxenholme Road
KENDAL LA9 7RL

02 June 2021

Dear Mr Henderson

Re : Planning Application 7/2021/5365

Crosthwaite and Lyth Parish Council met on Tuesday evening 01 June 2021 when the above application was considered, and Cllr Harkness (Chair) has drawn together the feelings of the Council reiterating those of parishioners that spoke at the meeting, and is as follows :-

Crosthwaite and Lyth Parish Council objects to this application on the following grounds :-

The lodges do **not meet the requirements of any of the relevant LDNPA planning policies** described in their new **May 2021 Planning policy document**.

Nor does it meet the requirements of any aspect of the Bio-diversity supplementary planning Document or The Landscape Character Supplementary Planning Doc 2021.

LDNPA policy includes requirements for **"high quality sustainable tourism....that benefits local communities while conserving and enhancing the natural beauty, wildlife and cultural heritage"** These 6/5 lodges are very large, unsightly cabins on a green field site by The River Gilpin, which contains threatened species. Due to being 7 miles from the nearest bus stop, it may require 12 rather than the 6 proposed parking spaces. The attendant supermarket delivery vans, rubbish collection, lighting, noise and pollution would render it manifestly **unsustainable**. The difficulties for our local community in accessing the most popular, tranquil, footpath in Crosthwaite very close to our precious River **would not "benefit our local community"**. Furthermore the **proposal would destroy a place of "natural beauty, full of wildlife, and a fundamental part of the cultural heritage of our community."**

The LDNPA Landscape Character Assessment for our Area (68) states it's aims are to "Protect the waters of the Gilpin and Lyth (which are vulnerable to pollution) from point source and diffuse pollution"

The application has no drainage plan; just a picture of a treatment plant. It is within 10 yards and uphill from our River Gilpin. **It will greatly increase the risk of pollution from diffuse human (and dog) waste into The River Gilpin.** From a biodiversity point of view it would be extremely damaging. Even if the Environment Agency were approached for a permit to discharge so close to the River Gilpin, it is very doubtful they would agree. The Parish Council requested analysis from The Rivers

Trust of the River along this stretch and know that rare baby elvers are growing there. Many water birds fish here. There are small trout and abundant freshwater insect life. **Our river must be protected. The Parish Council 100% supports bio-diversity and the LDNPA Area 68 Policy.**

The LDNPA has placed front and centre in its policies the duty to support only developments that are sustainable and “conserve and enhance thelandscape” (Policy 1), that protect biodiversity (Policy 4, and Bio-Supp Planning Doc and Area 68 Policy), that support sustainable transport and parking (policies 21 and 22), that benefit local communities (Policy 23) and /or that support existing farming or tourist businesses (Policies 18 and 19). It fails against Policy 2 and 5 as it is in precious and spectacular open countryside, and Policy 8 as there is NO infrastructure nearby. No water, no sewage system, single track lanes etc.

This application must be refused as it fails against all of those LDNPA policies.

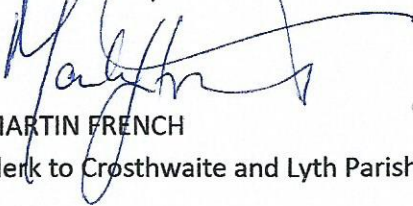
In addition the Parish Council objects on the grounds that it, and the LDNPA under its **footpath policies are committed to maintaining access to footpaths. LDNPA policy is that development must not “do harm to the current surface” or limit or inhibit safe access in any way.** Rickettrae Bank, is a steep C class very rural single track lane, frequently icy in winter, often flooded after heavy rain. There is a public right of way that crosses this lane from the village and heads north adjacent to the proposed lodges.

The vehicular access is not properly specified in the application. But the only possible access to the lodges would in fact be ON THE FOOTPATH. This is wholly unsafe, unsuitable, would compromise local walkers and is not adequate for 12 cars, supermarket deliveries, bin lorries etc. This path is very popular. It is also frequently flooded. The plan would mean the **surface of the pathway being altered,** it would render navigation after rains and floods impossible and would impinge on walkers time honoured and cherished heritage on this much loved **Right of Way.**

The Parish Council has never had so many residents get in touch objecting to a planning application. We as a Council are unanimous in our objections and speak for our community in asking for this proposal to be refused.

Were this application to be approved it would set a very dangerous and regrettable precedent. There would be nothing to stop anyone, applying anywhere, in any LDNPA field, for a lodge park.

Yours sincerely



MARTIN FRENCH

Clerk to Crosthwaite and Lyth Parish Council