

The Planning Inspectorate

QUESTIONNAIRE (s78) and (s20) PLANNING AND LISTED BUILDING CONSENT (Online Version)

You must ensure that a copy of the completed questionnaire, together with any attachments, are sent to the appellant/agent by the date given in the start letter. You must include details of the statutory development plan, even if you intend to rely more heavily on some other emerging plan.

If notification or consultation under an Act, Order or Departmental Circular would have been necessary before granting permission and has not yet taken place, please inform the appropriate bodies of the appeal now and ask for any comments to be sent direct to us by the date your statement is due.

Appeal Reference

APP/W9500/W/20/3262806

Appeal By

ALL FOR HORSES RESCUE AND REHOMING

Site Address

Silpho Brow Farm West
Silpho Brow
SCARBOROUGH
YO13 0JP

PART 1

1.a. Do you consider the written representation procedure to be suitable? Yes No

Note: If the written procedure is agreed, the Inspector will visit the site unaccompanied by either party unless the relevant part of the site cannot be seen from a road or other public land, or it is essential for the Inspector to enter the site to check measurements or other relevant facts.

1.b. Do you wish to be heard by an Inspector at; Inquiry Hearing

2.a. If the written procedure is agreed, can the relevant part of the appeal site be seen from a road, public footpath, bridleway or other public land? Yes No

2.b. Is it essential for the Inspector to enter the site to assess the impact of the proposal? Yes No

Please explain

To see the full extent of the site and uses of land and buildings.

2.c. Are there any known health and safety issues that would affect the conduct of the site inspection? Yes No

Please describe

The site can be very muddy with poor access, turning and parking and COVID 19

3.a. Are there any other appeals or matters relating to the same site still being considered by us or the Secretary of State? Yes No

3.b. Are there any other appeals or matters adjacent or close to the site still being considered by us or the Secretary of State? Yes No

PART 2

4. Does the appeal relate to an application for approval of reserved matters? Yes No

5. Was a site ownership certificate submitted with the application?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
6. Did you give publicity to the application in accordance with either Article 15 of the DMPO 2015, Section 67/73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 or Regulation 5 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
7. Does the appeal relate to a county matter?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
8. Please indicate the development type for the application to which the appeal relates.				
Major Developments				<input type="checkbox"/>
Minor Developments				<input checked="" type="checkbox"/>
Other Developments				<input type="checkbox"/>
8.b. Minor Developments				
Dwellings				<input type="checkbox"/>
Offices/R and D/light industry				<input type="checkbox"/>
General industry/storage/warehousing				<input type="checkbox"/>
Retail and services				<input type="checkbox"/>
Traveller caravan pitches				<input type="checkbox"/>
All other minor developments				<input checked="" type="checkbox"/>
Is the appeal site within:				
9.a. A Green Belt?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
9.b. An Area of Outstanding Natural Beauty?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
10. Is there a known surface or underground mineral interest at or within 400 metres of the appeal site which is likely to be a material consideration in determining the appeal?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>

PART 3

11. Would the development require the stopping up or diverting of a public right of way?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
12.a. Is the site in a Conservation Area?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
12.b. Is the site adjacent to a Conservation Area?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
12.c. Does the appeal proposal include the demolition of a non-listed building within a conservation area?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
13.a. Does the proposed development involve the demolition, alteration or extension of a Grade I / II* / II listed building?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
13.b. Would the proposed development affect the setting of a listed building?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
14. Has a grant been made under s3A or s4 of the Historic Buildings and Ancient Monuments Act 1953?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
15.a. Would the proposals affect an Ancient Monument (whether scheduled or not)?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
16. Is any part of the site subject to a Tree Preservation Order?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
17. Have you made a Local Development Order under s61A to 61C of the Town and Country Planning Act 1990 (as inserted by s40 of the Planning & Compulsory	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>

Purchase Act 2004) relating to the application site?			
18. Does the appeal involve persons claiming Gypsy/Traveller status, whether or not this is accepted by the planning authority?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
19.a. Is the appeal site in or adjacent to or likely to affect an SSSI or an internationally designated site (ie. cSAC, SAC, pSPA, SPA Ramsar)?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
19.b. Are any protected species likely to be affected by the proposals?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>

PART 4

Environmental Impact Assessment - Schedule 1

20.a.i. Is the proposed development Schedule 1 development as described in Schedule 1 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
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Environmental Impact Assessment - Schedule 2

20.b.i. Is the proposed development Schedule 2 development as described in Column 1, Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
20.c.i. Have you issued a screening opinion (SO)	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>

Environmental Impact Assessment - Environmental Statement (ES)

20.d. Has the appellant supplied an environmental statement?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
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Environmental Impact Assessment - Publicity

20.e. If applicable, please attach a copy of the site notice and local advertisement published as required for EIA development. <input checked="" type="checkbox"/> see 'Questionnaire Documents' section	Applies <input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
21. Have all notifications or consultations under any Act, Order or Departmental Circular, necessary before granting permission, taken place? Please attach copies of any comments that you have received in response. <input checked="" type="checkbox"/> see 'Questionnaire Documents' section	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>

PART 5

22. Do you wish to attach your statement of case?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
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For appeals dealt with by written representations only

23. If this appeal is not following the written representations expedited procedure, do you intend to send a statement of case about this appeal?	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
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Copies of the following documents must, if appropriate, be attached to this questionnaire

24.a. a copy of the letter with which you notified people about the appeal; <input checked="" type="checkbox"/> see 'Questionnaire Documents' section			<input checked="" type="checkbox"/>
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24.b. a list of the people you notified and the deadline you gave for their comments to be sent to us;

[see 'Questionnaire Documents' section](#)

Deadline

24.c. all representations received from interested parties about the original application;

24.d. the planning officer's report to committee or delegated report on the application and any other relevant documents/minutes;

[see 'Questionnaire Documents' section](#)

[see 'Questionnaire Documents' section](#)

24.e. any representations received as a result of a service of a site ownership notification;

24.f. extracts from any relevant statutory development plan policies (even if you intend to rely more heavily on the emerging plan);

You must include the front page, the title and date of the approval/adoption, please give the status of the plan. Copies of the policies should include the relevant supporting text. You must provide this even if the appeal is against non-determination.

[see 'Questionnaire Documents' section](#)

[see 'Questionnaire Documents' section](#)

List of policies

24.g. extracts of any relevant policies which have been 'saved' by way of a Direction;

24.h. extracts from any supplementary planning guidance, that you consider necessary, together with its status, whether it was the subject of public consultation and consequent modification, whether it was formally adopted and if so, when;

24.i. extracts from any supplementary planning document that you consider necessary, together with the date of its adoption;

In the case of emerging documents, please state what stage they have reached.

24.j. a comprehensive list of conditions which you consider should be imposed if planning permission is granted;

Only tick that this applies if you intend to submit a list of conditions with the questionnaire. If you do not submit the list with the questionnaire, then this should be submitted by the date your statement is due. This list must be submitted separately from your appeal statement.

24.k. if any Development Plan Document (DPD) or Neighbourhood Plan relevant to this appeal has been examined and found sound/met the basic conditions and passed a referendum, the date the DPD or Neighbourhood Plan is likely to be adopted and, if you consider this date will be before the Inspector's decision on this appeal is issued, an explanation of the Council's policy position in respect of this appeal upon its adoption. You should also include an explanation of the status of existing policies and plans, as they relate to this appeal, upon adoption and which (if any) will be superseded;

24.l. if any DPD or Neighbourhood Plan relevant to this appeal has been submitted for examination, or in the case of a Neighbourhood Plan has been examined and is awaiting a referendum, an explanation of any substantive changes in the progress of the emerging plan, and their relevance to this appeal if it is considered that the plan will not be adopted before the Inspector's decision on this appeal is issued;

24.m. your Authority's CIL charging schedule is being/has been examined;

24.n. your Authority's CIL charging schedule has been/is likely to be adopted;

24.o. any other relevant information or correspondence you consider we should know about.

[see 'Questionnaire Documents' section](#)

For the Mayor of London cases only

- 25.a. Was it necessary to notify the Mayor of London about the application? Yes No
- 25.b. Did the Mayor of London issue a direction to refuse planning permission? Yes No

LPA Details

I certify that a copy of this appeal questionnaire and any enclosures will be sent to the appellant or agent today.

LPA's reference

Completed by

On behalf of

Please provide the details of the officer we can contact for this appeal, if different from the Planning Inspectorate's usual contact for this type of appeal.

Name

Phone no (including dialling code)

Email

Please advise the case officer of any changes in circumstances occurring after the return of the questionnaire.

QUESTIONNAIRE DOCUMENTS

Appeal Reference	APP/W9500/W/20/3262806
Appeal By	ALL FOR HORSES RESCUE AND REHOMING
Site Address	Silpho Brow Farm West Silpho Brow SCARBOROUGH YO13 0JP

The documents listed below were uploaded with this form:

- Relates to Section: PART 4
 Document Description: 20.e. A copy of the site notice and local advertisement published as required for EIA development.
 File name: Copy of Site Notice.pdf
- Relates to Section: PART 4
 Document Description: 21. Copies of any comments that you have received in response.
 File name: 2019-10-01 Public - Third Party Responses.pdf
 File name: 2020-08-27 Public - Consultation Responses.pdf
- Relates to Section: PART 5
 Document Description: 24.a. A copy of the letter with which you notified people about the appeal.
 File name: Copy of Parish Letter.pdf
- Relates to Section: PART 5
 Document Description: 24.b. A document containing a list of the people you notified of the appeal.
 File name: Silpho Brow List of those notified.pdf
- Relates to Section: PART 5
 Document Description: 24.d. The planning officer's report to committee or delegated report on the application and any other relevant documents/minutes.
 File name: 2020-02-20 Public February - Committee Report.pdf
 File name: 2020-01-09 Public - Committee Report.pdf
 File name: 2020-08-27 Public - September Planning Committee Report.pdf
- Relates to Section: PART 5
 Document Description: 24.d. the planning officer's report to committee or delegated report on the application and any other relevant documents/minutes;
 File name: Item-2-Mins (1).pdf
 File name: Item-2-Mins.pdf
 File name: Item-2-Mins (2).pdf
- Relates to Section: PART 5
 Document Description: 24.f. Copies of extracts from any relevant statutory development plan policies.
 File name: Copy of Front Sheet 2020.pdf
 File name: Title Page 2020.pdf
- Relates to Section: PART 5
 Document Description: 24.f. Copies of extracts from any relevant statutory development plan policies.
 File name: SPC.pdf

File name:	SPG.pdf
File name:	BL1.pdf
Relates to Section:	PART 5
Document Description:	24.o. Copies of any other relevant information or correspondence you consider we should know about.
File name:	2020-01-15 Public - Members Update Sheet.pdf
File name:	2020-09-14 Public - Clearing Memo.pdf
File name:	2020-09-03 Public -2nd - September Members Update Sheet -.pdf
File name:	2020-02-25 - Public - Item circulated at February Committee.pdf
File name:	Correspondence Dated 21-08-2020.pdf
File name:	2020-02-26 Public - Members Update Sheet.pdf
File name:	2020-09-02 Public - September Members Update Sheet -.pdf
Completed by	Not Set
Date	30/03/2021 17:28:45
LPA	North York Moors National Park Authority

Silpho Brow Cottage
Silpho Brow
Scarborough
YO13 0JP

27th September 2019

Dear Hilary

Re Planning Application NYM2019/043/FL

Following the submission of further comments by the Applicant I am writing to confirm that my objection still stands. To address particular comments by the Applicant I would also like to confirm the following;

1. The Applicant has submitted a copy of **my** Property Title for Silpho Brow Cottage NYK 250726. Whilst this bears no relevance to the application it does provide clear evidence of many facts that I have previously stated. Paragraph 5 of The Property Register refers to the Transfer dated 7th Jan 1994 and relates to the sale of the first property i.e. that of the Applicant at Silpho Brow Farm West.

The Applicant states that *“There is no reference to ‘documented rights to continue’ all farming activities”* for **my** address. To provide clarification to the Planning Authority and the Applicant, this reference can be found in the Second Schedule on Page 3 of 6 Paragraph 5 of my submitted Property Title NYK 250726 . This paragraph clearly states that my address i.e. Silpho Brow Cottage (retained land) retains the right to continue full farming activities.

Reference to the Restrictive Covenants can be found within the Applicants Property Title Number NYK148861 on the final paragraph and page of the Charges Register.

Finally, the Applicant should refer to a copy of the Transfer (which details the restrictive covenants) for the full implications and restrictions of the Should the Planning Authority wish to view this Property Title and a copy of the Deed dated 7/1/94 which details the restrictive covenants that apply to the Applicants address, I will gladly forward them.

The restrictive covenants should be considered by the Planning Authority as they were applied at the time the Planning Authority granted permissions for the farm to be developed into 3 properties.
2. **The Environment Agency has objected** to the application for the environmental & legislative details that they have stated. The Applicant and the Planning Committee should be aware that it is routine practice for the Planning Officer to consult other agencies and that it was the Planning Officer that sought comments from the Environment Agency.
3. **NYCC Highways Department have objected** for the reasons that they have stated. NYCC submitted their comments following a standard request from the Planning Officer and their previous and subsequent observations.

4. On 13th September, **the local Parish Council voted unanimously to object** to this application. The Applicant and 5 Objectors attended the meeting.
Furthermore, whilst the Applicants address may be permitted to be used as a small holding, the Clerk to the Parish Council advised the Applicant that currently, none of the Small Holding Acts details a horse/pony as an 'agricultural animal'.
5. Increased Traffic. The Applicant has stated that their activities cause minimal traffic. **The owners of the only other 3 properties on the lane have all objected** to the Planning Authority because the traffic has increased substantially. Visitors and Delivery Vans attending the Applicants address use the private drive entrances of other properties on the lane to turn around and also pull into private properties to request directions. At the Parish Council meeting, a local Parish Councillor who shares the same postcode as the Applicant also advised other Councillors how 'many white vans' entered his own yard requesting directions to the Applicants address each week. The Applicant has submitted confidential information to the Planning Officer to show that their online sales are low. All 3 immediate neighbours disagree and there is information available on the Charity Commission Website that is published for public viewing and supports my objection, it can be found here;

<http://apps.charitycommission.gov.uk/Showcharity/RegisterOfCharities/CharityWithoutPartB.aspx?RegisteredCharityNumber=1001513&SubsidiaryNumber=0>

The Applicant purchased the application address in 2015 and Internet Sales according to the **publicly published charity** accounts are as follows (Page number 10 for FYE 30 June 2017 shows 2016 and 2017 sales);

2015 £8715
2016 £33036
2017 £48301
2018 Accounts 150 days overdue.

This shows a significant year on year increase and provides further evidence of the goods arriving and leaving the Applicants address and hence the increased volumes of large delivery vans that we have encountered. The increased traffic causes significant inconvenience and unauthorised use of our private properties.

This information is publicly available and as such, should not be removed from the publication of this objection.

Kind regards
Jacqui Shipman

**Silpho Brow Farm East
Scarborough
YO13 0JP**

Mark Hill
Head of Development Management
North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
York YO62 5BP

25 September 2019
Your ref: NYM/2019/0431/FL

Dear Mr Hill

Re: Planning Application, Silpho Brow Farm West, Scarborough, YO13 0JP

Thank you for your letter dated 17 September giving us the opportunity to comment on the amended planning application at this site and the additional information supplied by the applicant.

We are disappointed to note that the applicant has chosen to make personal comments about those who have raised concerns about her application. We further note with dismay that she has chosen not to respond constructively or in a spirit of conciliation, or to demonstrate an understanding that her activities may have given rise to genuine and legitimate fears. Rather, she has opted to question their experience and their motives for replying to the Authority's invitation to comment.

This reaction, sadly, is unlikely to lead to the compromise resolution that might otherwise have been available.

The danger in allowing the applicant to publish personal criticism of respondents is that they will not want to leave unchallenged any false assertions that have been made about them, for fear that those assertions will be regarded as accepted. This risks generating further rounds of increasingly heated correspondence. We do not intend to be drawn any further into this matter and we will therefore not be communicating with you again. We will write directly to the applicant regarding her comments about us.

We do, however, wish to state for the record that the applicant's depiction of our past dealings with her, our motives in responding to this consultation, and our experience of her activities to date are all inaccurate and should not be relied on by officers of the Authority or the Planning Committee.

Yours sincerely

Ian and Christine Mackenzie

From:
To: [Planning](#)
Subject: Re: Silpho Brow Farm West, Sur Gate, Silpho, - NYM/2019/0431/FL fao Hilary Saunders
Date: 13 September 2019 09:51:42
Attachments: [119091309290700751.png](#)

Dear Hilary

Thankyou for your message asking for my full postal address. It is:

Ms Sandra Bewell-Frost
5 Hewley Drive
West Ayton
Scarborough
North Yorkshire
YO13 9JL

Kind regards
Sandra

From:
To: [Planning](#)
Subject: FW: Comment for Application - NYM/2019/0431/FL FAO. HILARY SAUNDERS
Date: 12 September 2019 10:07:34

From: Sandie F
Sent: 12 September 2019 10:05
To: planning@
Subject: Comment for Application - NYM/2019/0431/FL FAO. HILARY SAUNDERS

Dear Planning Committee

Supporting Comment for Application - NYM/2019/0431/FL

Please would you consider these comments in support of the above application.

My family has been a dedicated supporter of this much-needed horse rescue charity for a number of years. Myself, my father and my granddaughters visit the farm to spend time with the horses and ponies, grooming and giving what love we can to these animals desperately in need. We are full of admiration for the love and care given by all those who work with the horses, for their skills, and for the specialist care they give to horses who can barely just suck in liquid food, who are almost too weak to stand, and to those whose painful wounds and infections need treatment. It is also a beautiful sight to see these horses recovering, regaining their trust and confidence, and enjoying the peaceful retreat of the grassland pastures on the farm. It is also clear to see that all the resources and donations are invested in the work of the charity; this is very definitely not one of the many animal charities whose donations have built beautiful buildings and bought new vehicles and equipment, the farm facilities being basic but adequate, although it is equally clear to see how well organised and run this charity is, and how much hard work is going into improvements on an ongoing basis.

The farm is beautifully peaceful at the end of the country lane, perfect for

this place of rescue. On our numerous visits we have only once encountered another vehicle, which was the council bin collection reversing into the nearby drive - this did not cause us or them any inconvenience.

We all feel strongly in support of this planning application, and sincerely recommend it to you. We feel that it is absolutely in keeping with farm use, is properly managed in this use, and is a much-needed resource in the Scarborough area where there is a high level of horse and pony ownership and the unfortunate hardships this brings for many animals in these difficult economic times - without the rescue work on this farm I fear that our area would suffer much as others such as the north east where malnourished and abandoned horses and ponies are commonplace for the authorities to deal with.

Your consideration is very much appreciated.

Kind regards

Sandra Bewell-Frost

David T Frost

Amy Curtis

Chloe Curtis

From:
To: [Planning](#)
Subject: Ref. Silpho Brow application ref NYM/2019/0431/FL
Date: 11 September 2019 13:14:45

For the attention of Mrs Wendy Strangeway

Good afternoon

We have just spoken and I hereby confirm that my address is as follows:

Deepdale
Main Road
Beelsby
Grimsby
NE Lincolnshire
DN37 0TN

Please could you add my support for the application to the web site or appropriate place for it to be considered

Trust this is sufficient for your purpose but should you require anything further please let me know

Thank you

Lesleyanne Freeman

From:
To: [Planning](#)
Subject: Planning Application NYM/2019/0431/FL- Edwards -Silpho Brow
Date: 02 September 2019 18:48:09

Dear Sirs

I have been unable to navigate your site to allow me to leave my comments on the above planning application, but I understand we can do so via email, so here it is.

I am 67 years of age and have had horses and ridden all my life, so when my last horse had to be put down due to illness, I decided to offer a home to a rescue animal

I visited the horse rescue at Silpho Brow in October last year to look at a horse I was interested in rehoming.

I went 3 times from my home in Lincolnshire, as it is the rescue's policy that prospective owners do that to get to know the horse and it you.

Cathy Edwards could not have been more courteous and helpful and it was clear to me how much she and the helpers there adored the horses in their care and put their welfare first. The horse I was interested in had been mistreated before she arrived at the rescue and had been very nervous of people. Cathy and her team had nurtured and cared for her for over a year , showing her kindness and helping her to trust again and when I saw the horse I knew she was right for me and I for her.

Cathy allowed me to take her home only when my livery yard and facilities had been inspected by one of their volunteer home checkers and all the paper work was in order. The horse has absolutely thrived and is a pleasure to own and ride and I was so glad I could offer a horse in need a loving home for life. My donation was also helpful towards food and vet bills and all the other costs there are for horses

These horse rescues up and down the country are a lifeline for abused and unwanted horses and ponies and they are essential for animal welfare . The charity does an excellent and essential job and they do it without all the expensive offices and infrastructure many of the big charities have, choosing to invest as much of their funds and donations as possible into the facilities for and care of the horses in their care.

The animals are fed, kept safe and healthy and well cared for

I cannot imagine why anyone would object to the plans for the farm , especially given its very rural location and it not being in anyone's way or causing any detriment to anyone. I understand the land and farm were purchased by the charity for the purpose of the rescue and the solitude and peace of the location is ideal for helping horses who have been abused or abandoned to regain their confidence and trust. If the plans are not approved the horses could loose their home and once again face fear and an uncertain future.

Please support the application and if I can be of any further help please let me know

Thank you

Leslevanne Freeman

Lesleyanne Freeman

From:
To: [Planning](#)
Subject: FAO Hilary Saunders
Date: 30 August 2019 11:06:30

Re: planning application NYM/2019/0431/FL

Dear Hilary

We thought you ought to be aware that the notice regarding the above planning application you affixed to the telegraph pole at the end of the lane has been removed. It appears to have been torn down and the staples remain!

Kind Regards

Chris & Ian Mackenzie

Mr & Mrs D Shipman
Silpho Brow Cottage
Silpho Brow
Scarborough
YO13 0JP

27th August 2019

Background

1. Site History – Land Registry References & Restrictive Covenant

Objections

- | | |
|----------------|------------------------|
| 1. Objection 1 | The Planning Framework |
| 2. Objection 2 | The Application |
| 3. Objection 3 | Failure to Enhance |
| 4. Summary | |

Appendices

1. Intentionally Blank
2. Core Strategy and Development Policy Schedule
3. Ariel photographs of of site
4. Last of Ebay Sales (Including 4A, 4B, 4C & 4D)
5. Dept for Environment, Food & Rural Affairs Equine Welfare Document.
6. Open Day Advertisement
7. Government Guidance regarding Manure

1) Background

Silpho Brow Farm

The 'Background' of the Farm detailed by the Applicant is incorrect and may mislead the Planning Authority to believe that the application site 'Silpho Brow Farm West' is indeed a 'Farm' when it is not.

The correct background details are confirmed by Property titles held at The Land Registry and are as follows;

In 1994. Silpho Brow Farm was divided into 3 properties by its owner. The 3 properties were named 'Silpho Brow Farm West' , 'The Shippon', 'Silpho Brow Cottage'. In addition, there are separate parcels of Agricultural Land that the Applicant has put under the 'umbrella' of Silpho Brow Farm West but these are actually separate Property Titles entirely.

On 7th January 1994 the owner of all 3 properties sold the first of them, known as Silpho Brow Farm West (the Applicants address) as a "**Residential Dwelling**". A Covenant of the same date affects not only the purchaser at that time but also its "Successors in Title" i.e. the Applicant.

The Covenant states (Third Schedule) that "*The purchaser (now The Applicant) covenants 'Not to use the property or any part of it or suffer it to be used otherwise than as a private dwelling house and/or a smallholding'*".

The Covenant also shows the extent of the boundary for Silpho Brow Farm West by way of the ' Plan'. The other parcels of land used by the Applicant for the keeping of ponies are actually parcels of Agricultural Land under entirely separate Property Titles.

On 22nd January 1998, the sale of the second property "The Shippon" (Now known as Silpho Brow Farm East) was sold and this is detailed by Land Registry Title Number NYK201086.

Finally on 2nd June 2000, the final property 'Silpho Brow Cottage' was sold and subsequently the remaining Farm Entitlements were transferred to the occupants of that address. It is Silpho Brow Cottage that was the final part of the original farm to be sold and which retained its documented rights to continue 'all farming' activities.

The application address has not 'always been a farm' as stated by the Applicant. Since the 7th January 1994 the Application address has **not** been a 'Farm' and this is evidenced by the covenant that restricts its use to that of 'Residential and/or smallholding use'.

The Applicants requirement for 'Commercial Storage' is contrary to the Covenant to which the property is bound. The Applicants request to use the site for horse rescue & rehabilitation is also contrary to the Covenant.

1) Objection 1 - The Application does not fit any Core Policy within "The Planning Framework"

The NYM Planning Authorities website advises that '*Core Strategy and Development Policies*' sets out the policies which guide where new development will take place in the National Park and to determine planning applications.'

For ease of reference, the 'Schedule of Policies' is attached (Appendix 2)

The following 'Core Policies' can be entirely disregarded as they simply do not apply or relate to application number NYM/2019/0431/FL and the Applicant has not applied for their consideration;

Protecting, Enhancing & Managing the Natural Environment
Core Policies C –F

Protecting & Enhancing Cultural & Historic Assets
Core Policy G

Promoting Health y & Sustainable Communities
Core Policies I -L

Promoting accessibility & Inclusion
Core Policy M

The only 'Core Policy' that should be given further consideration is Core Policy H – Supporting the Rural Economy

Within Core Policy H the following Development Policies can be disregarded entirely as they bear no relevance to this application;
11,12,13,14,15,16 & 18

Development Policies 10 & 17 remain and will be given consideration below.

Development Policy 10 New Employment & Training Development (Appendix 2) is divided into Parts A, B & C. and can be disregarded entirely as follows;

Parts A & B can be disregarded entirely as the proposed development is not in a 'built up area' to which these sections refer.

Given its open countryside location, Part C (which consist of 4 subsections) may be given some consideration.

Subsection 1- The Applicant states the necessity for additional sleeping accommodation (Portacabin) and additional rest area/cooking area (Caravan). The additions of the portacabin and caravan constitute

extensions to the current accommodation, and therefore contravene Subsection 1 of Section C deeming the proposal to be inappropriate.

Subsection 2 - There is insufficient land for storage, parking and vehicular turning . NYCC have detailed the lack of a suitable turning area and the necessity for additional storage space is detailed by the Applicant. Articulated wagons and tractors /trailers regularly deliver large numbers of round bales of hay & straw and are unable to turn around on the proposed site which sits at the end of a single track road. The requirement for additional storage and the lack of a vehicular turning point deems that subsection 2 is not met.

Subsection 3 - The portacabin and caravan do have an adverse impact on the area as they are unsightly and poorly maintained. This is evidenced in the Applicants own photographs.

Subsection 4 - The existing access is not adequate. NYCC have commented on various matters including the lack of 'pull off' points along this single track lane. There are many delivery/collection vans each day (on average 4-6 per day) and there are no public passing places along the single track public access road.

The Application does not adhere to the requirements of Development Policy 10 parts A, B & C and can therefore be dismissed in its entirety.

Development Policy 17 – Commercial Horse Related Development (Appendix 4)

Subsection 1 - Additional dwellings are required to manage the site i.e. the portacabin and the caravan. Therefore this subsection does not apply.

Subsection 2 - Both immediate neighbours and the only other occupants of the property on the lane are affected by nuisance from the development. The occupants of all 3 properties leading to the application address have objected.

Subsection 3 – This does not apply as the ponies are not ridden to the site. The Applicant details that many are ill and/or in need of rehabilitation.

Subsection 4 – This does not apply as there is insufficient parking for the employees, visitors and the 'open days' that the Applicants hold. Similarly, there is no turning area for the large delivery vehicles that bring bulk quantities of hay/straw. This has been addressed in detail by NYCC in their comments.

Subsection 5 - The proposal is not of an appropriate scale and is not proportionate to the existing buildings. Appendix 3 Ariel photograph refers.

Development Policy 17 can therefore be dismissed in its entirety

Objection 1 Summary

The proposed Application does not sit within any of the Core Policies of North York Moor National Park Authority Local Development Framework. Whilst it may be considered under Core Policy H, the Development Policies within that Core Policy subsequently indicate it should be dismissed.

Similarly, 'The Spatial Portrait of the North York Moors' contained within the Framework (Page 9) sets out the following specific purposes for the Planning Authority;

To conserve and enhance the natural beauty, wildlife & cultural heritage of the National Parks and to promote opportunities for the understanding and enjoyment of the special qualities of the Parks by the public.

Section 62 of the 1995 Act also requires all relevant authorities to "have regard to the statutory purposes in exercising or performing any functions in the National Park and; if it appears that there is a conflict between those purposes, to attach greater weight to the purpose of conserving and enhancing the natural beauty, wildlife and cultural heritage of the area."

Planning Application NYM/2019/0431/FL is considered by many to be an 'eyesore' and other objections refer to this. The actions of the Applicant may put the local equine community at risk. Equines are regularly brought onto the premises (adjacent to a 'green road' and also a bridleway) and yet the Applicant has failed to detail any isolation stable or suitable isolation area as required in the Dept for Environment, Food and Rural Affairs guidance (Appendix 5 attached). Equine Flu & Strangles are two highly contagious diseases currently affecting the equine world and, to protect the local equine community, suitable isolation areas are required.

The Applicant has inconvenienced and caused nuisance to neighbouring properties. The 1.5 jobs created appear to have been filled by 2 of the 3 Trustees of the charity who are the occupants of the premises.

There is clearly a conflict as detailed in Section 62 of the 1995 Act detailed above. The one full time and additional part-time employment opportunities that may have been created are far out weighed by the adverse impact the development has had both on the natural beauty of the landscape and the local community.

For this reason alone, the application should be refused.

2) Objection 2 – The Application & Supporting Documents.

This objection addresses the comments made by the Applicants.

Disposal of Horse Manure.

The current manure pile has not been removed or spread since 2015 and continues to increase in size. The Authorities Planning Enforcement Officers have attended the property for over 12 months and can confirm this as it has been subject to previous complaints.

Appendix 3 shows ariel photographs from 2002, 2017, 2018 and 2019. The position of the manure heap is denoted by an arrow. It has never been removed or spread and continues to grow in size. This is evidenced by the photographs.

The horse droppings in the field are not removed as is required particularly when equines are intensively grazed. This is detailed in the Dept for Environment, Food & Rural Affairs Equine Welfare Document Page 10 Para 1.3. (Appendix 5 attached).

The Applicant advises that the property is a 'farm' and it is not, this is confirmed as its use is detailed and limited by a Covenant dated 1994 and filed with The Land Registry.

If manure is exchanged with neighbouring farms for straw then the removal of the manure and the delivery of straw will create additional traffic. Given the current value of straw and the fact that most neighbouring farms have biomass boilers, the Applicants comments regarding exchanges for manure are unlikely to take place. The Applicants comments should be substantiated.

Should the application be given consent then after careful consideration should be given for the correct siting and storage of the manure, a Condition should be applied stating the site and the frequency /process for clearance.

Horse manure is classed as waste unless the exemptions apply that are detailed by the legislation (Appendix 7). In order to satisfy the Planning Authority that the manure is correctly stored and disposed of, the Applicant should clearly identify the parcels of Agricultural Land upon which the manure will be spread and the frequency of such actions. If the Applicant intends to do this on the land owned by the Charity then, as each piece adjoins a watercourse, the Applicant should satisfy the Planning Authority of the precautions that will be taken in order to prevent the pollution of watercourses and neighbouring properties as detailed in Appendix 7. The Applicant has not provided details of the other land upon which the waste will be spread so that it can be grazed by other species. The Applicant does not appear to have any other land.

Portacabin & Caravan

The application plan is not accurate and the portacabin is shown as small and unobtrusive. The portacabin actually spans 2 almost bays of the agricultural barn and is shown on Appendix 3.

The Applicants own photographs show that these are both unsightly and in an extremely poor state of repair.

Whilst the plans provided do not show the correct scale and size of the caravan and portacabin they also fail to demonstrate the visual impact on the landscape. The caravan & portacabin can be viewed from footpaths, bridleways and other public rights of way and are not in keeping with the other buildings or the open countryside in which this property sits. They are particularly unsightly and poorly maintained.

Siting of Replacement Summerhouse.

The summerhouse sits well away from the property and does not appear to have been granted the necessary permissions for its initial construction. Furthermore it is immediately adjacent to a local authority maintained highway.

Gravel Surfacing of field entrance.

At 168 square metres, the size of the area the Applicant intends to gravel is excessive. The size is beyond that required to simply 'gravel a gateway'. The plans should detail the size (to scale) in relation to both the road and the width of a single standard farm gate that is required for 'access only' as detailed by NYCC. Gravel is not a suitable finish for the area and the NYCC highway authority has also detailed this. The Applicant has allowed mud to be deposited on the highway and has failed to respond to correspondence from NYCC as confirmed in the NYCC comments. The mud deposited by the Applicant has had a detrimental affect on neighbouring properties and also legitimate users of the road and bridlepath.

Previously and at public expense, NYCC had to clear the road of mud with a digger.



Additionally, the Applicants unauthorised excavations in the field ruptured a drain that has not yet been repaired. This exacerbates the mud and floods the road. This has been detailed fully by NYCC in the submission of their comments. If the Applicant repaired the drain and provided suitable additional drainage as requested by NYCC it would greatly reduce the problem without the necessity to gravel such a large area (168 square metres)

Road Traffic

The Applicant says that "*there is no significant amount of traffic generated by our activities*" this is incorrect. There are several delivery vans each day that deliver and collect to & from the property. As the property sits on a single track lane and there is no turning point, the delivery vans use private land belonging to ourselves and our neighbours upon which to turn around. This has also been detailed in the objection by the Applicants other immediate neighbour.

Appendix 4 attached shows that the Applicant has generated 787 Ebay sales/purchases in the last 12 months. These are only the sales/purchases that have received feedback and so the total sales/purchases may be much higher than the 15 per week already evidenced in Appendix 4.

The Applicant also states that "*many of these sold items are dispatched in small packages that are collected by Royal Mail*" This is misleading as many of the items are large items that require collection. Appendices 4a,b,c & d show items that the Applicant is advertising for sale today (27/8/19) i.e. a catering trailer, two large vehicle trailers and vehicle ramps.

It must also be borne in mind that not only do these items require 'shipping out' when sold, the Applicant is also 'shipping them in' all of which causes additional traffic along a single track lane. The lane has 2 blind corners and no public highway pull-in points (confirmed by NYCC response to this application).

In addition, there are many deliveries of hay and straw on articulated tractor & trailer combinations. These have at times completely blocked the road to legitimate users of the highway and bridlepath. Furthermore, significant danger has been caused as at times, these vehicles have reverse the entire length of the lane (approx. 1 mile) as the property does not have a turning area large enough to accommodate them.

The Application Documents

In parts, the application documents are misleading, incorrect and do not detail the Applicants full activities.

The land used for the ponies is 'agricultural land' and yet the Applicant has not applied for a change of use'. The ponies are intensively grazed on 2 large areas of land and there is no allowance for grazing rotation,

pasture rest and the clearance of droppings. The intensity of numbers that graze the land exceed both the Planning Authorities guideline of 1 equine per 2 acres and also the Dept for Environment, Food and Rural Affairs guidance of 0.5 to 1 hectare per equine (Appendix 5 page 9 refers). The Applicant states the total site is 10.11 hectares and there is usually in excess of 30 ponies upon it.

The Applicant has erected a fence on the boundary of the highway which is unsightly and approximately 2 metres high when the permitted height is 1 metre. The Applicant has not sought the necessary consents for its erection.

The Applicant runs 'open days' such as the one detailed in Appendix 6 attached.

Sewage

The Applicant advises that the existing sewage treatment plant that serves the property is sufficient to process the effluent from the proposed development. This is incorrect and has been addressed separately by us, The Environment Agency and the company who installed the system.

Fencing

The fencing of the fields and along the highway is in poor condition and is insufficient. Ponies regularly escape onto the highway and neighbouring properties causing danger and damage. The Applicant states that 'the fence along the roadside is in need of replacement and that this will be done when funds permit'.

Appendix 8A is available on the Charity Commission website. Whilst the latest accounts are significantly overdue, the latest filed accounts evidences that the charity is in an extremely good financial position and has the funds not only to replace the fencing but to make good the site (and the problems it causes) generally.

Objection 2 Summary

In parts, the application is misleading, inaccurate and incomplete.

The plans are not to scale and there is little detail about the size of the areas involved, particularly the 'surfacing' of a field entrance.

The Applicant has not applied for a 'change of use' for the agricultural land or sought the necessary consents for the high fence that abuts the public highway. The Applicant has not provided full details of their activities e.g. with regards to the 'Open Days' Appendix 6 refers.

In view of the already 'sprawling' effect of this development (Appendix 3 refers) should any works to the field entrance be permitted, the use of the area should be limited. As stated by NYCC this should be a 'field entrance' only and not a turning point, as such the standard width agricultural gate that was in situ prior to the Applicants purchase of the land should now be reinstated. Additionally, there should not be any storage/placing of any stationary object (wheeled or non-wheeled) either temporarily or permanently.

3) Objection 3 - Failure to Enhance the National Park

This is a retrospective application and the Applicant has had 4 years to demonstrate their ability to enhance & conserve the National Park.

The Spatial Portrait of the North York Moors advises that when considering the application, thought must be given to how the Applicant can “ *conserve and enhance the natural beauty, wildlife & cultural heritage of the National Parks and to promote opportunities for the understanding and enjoyment of the special qualities of the Parks by the public*”

The Animal Hostel Trust & All for Horses Rescue and Rehoming are the Applicants.

The Charity Commission Register advises that ‘All for Horses’ no longer operates (Appendix 8). And was removed from the Charity Commissions website in 2015 as ‘it no longer operates’ (Appendix 8 refers).

The Animal Hostel Trust is currently 119 days overdue with submitting its accounts to the Charity Commission. Its latest filed accounts show that it is in good stead and yet the most basic of repairs to fencing have not been carried out.

In 2017 NYCC had to clear the mud from the road caused by the Applicant. The Applicant has failed to respond to NYCC regarding concerns that they have raised. This is evidenced in the comments from NYCC.

Since 2017 the Planning Authority Enforcement Officers have attended the application address in an attempt to rectify the problems caused by the Applicant. Some 20 months later the Applicant has presented this application whilst allowing the land and buildings to fall into their current state. (Appendix 3 refers)

Whilst the Applicant has detailed in depth how their ponies are kept in a way that they feel is similar to a natural herd it clearly contravenes recognised expert guidance from the Dept for Environment, Food & Rural Affairs (Appendix 5).

It is questionable what the Applicant has done to enhance the natural beauty of the National Park. The land is now unsightly, over poached with little quality grazing and the landscape is very different to what it was prior to the Applicants purchase (Appendix 3).

At the time of writing the Applicant has received 2 comments of support for the charitable work looking after ponies. It should however be noted how those comments detail that the authors have visited the site ‘many times’ and this further demonstrates the intensification of traffic that causes so many members of the public and NYCC concern.

Finally, the Planning Authority is not required to consider whether the care provided to the ponies is sufficient, the purpose of the Planning Authority is to consider the effect (if granted) that the application will have on the special qualities of the National Park, its visitors and its inhabitants.

Objection 3 Summary.

If the “Core Strategy & Development Policies’ document is used as a point of reference, this retrospective planning application appears to do nothing to conserve and enhance the beauty of the North York Moors National Park and the site is considered an eyesore by many people.

The actions of the Applicant have caused/continue to cause considerable inconvenience, nuisance and danger to neighbouring properties and legitimate users of the highway and bridlepath.

4) Summary

Whilst it is clearly the Applicants intention to support equines to rehabilitate & recover, the visual impact of the site and the nuisance and inconvenience caused to neighbouring properties and members of the public is disproportionate to this cause.

There are 3 neighbours situated along the single-track lane and all have objected.

Independent bodies (NYCC and The Environment Agency) have objected.

In many parts the Applicants statement is misleading. The application plans are not to scale and are insufficient. The application does not detail the full extent of the activities conducted by the Applicant.

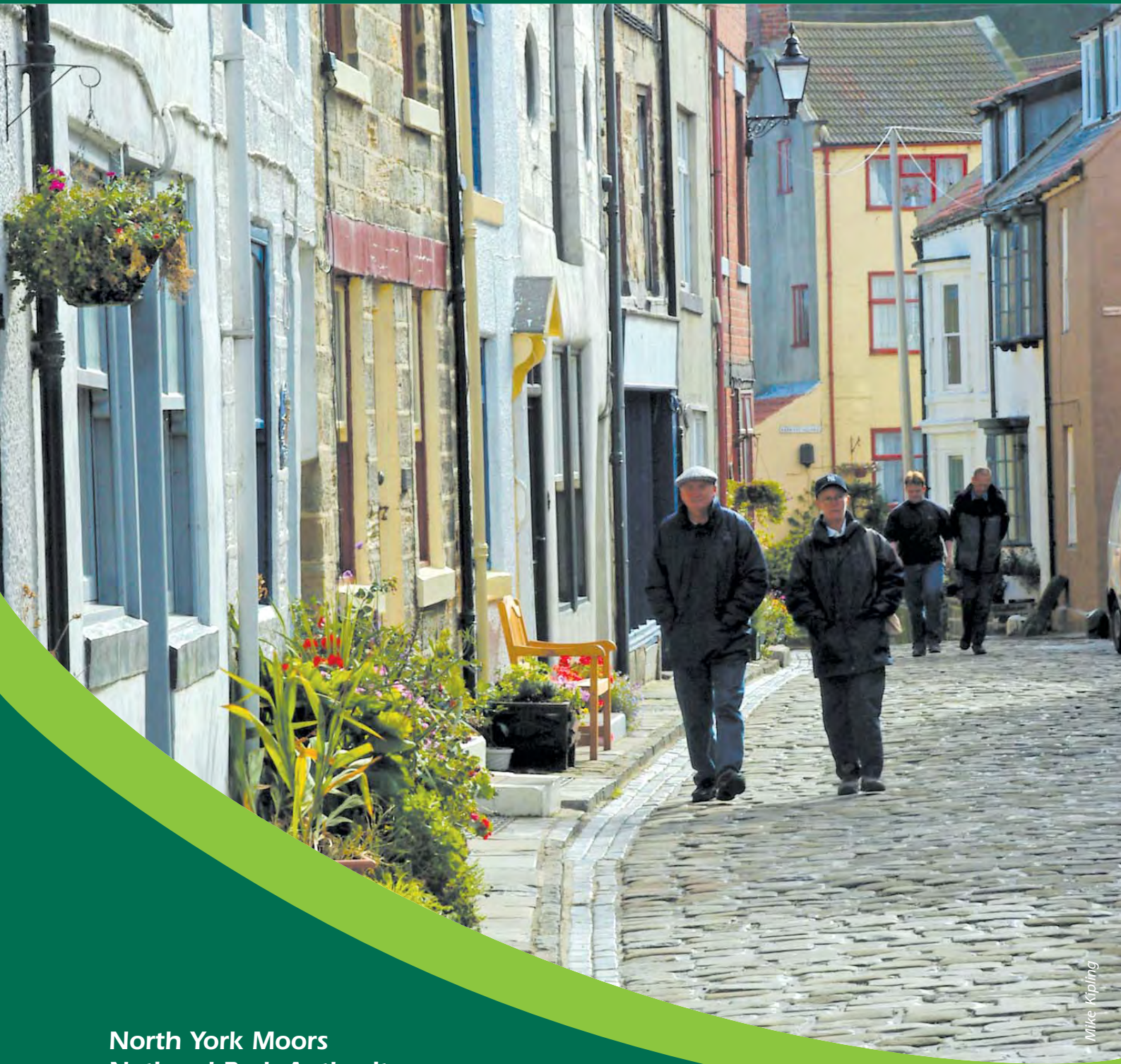
The Planning Authority should consider that if the application is approved it could be considered a 'green light' for the 'change of use' of the agricultural land upon which the ponies graze. Equines are not classed as "agricultural' animals unless they either farm the land e.g. shire horses used to plough or alternatively, if they are bred for meat/hides.

This is a retrospective application. The Applicant has had 4 years to present the business and the property in the best light possible to be successful in its application yet it has failed to do so. As confirmed by NYCC, the Applicant has not responded to them regarding the various concerns raised with regards to the public highway. Planning Enforcement officers have visited the property for approximately 20 months and the current state of the land & buildings is after much 'clearing up' yet it is still an eyesore (appendix 3 2019 photograph refers).

If permission is granted, it is questionable if the Applicant will adhere to any planning conditions that may be applied as, to date they have not done anything to alleviate the concerns raised by NYCC or their immediate neighbours. It would perhaps have been good practice to make some attempt to alleviate the concerns of NYCC, The National Parks Enforcement Officers and their neighbours before submitting this application. If the applicant was not prepared to take these steps prior to the application they certainly may have no incentive to alleviate these concerns if permission is granted.

Finally, the Applicant has not enhanced or preserved any of National Parks qualities. The Applicant has caused inconvenience to members of the public, visitors to their own premises, official bodies and neighbours.

For these reasons the Application should be refused.



Mike Kipling

North York Moors
National Park Authority
Local Development Framework

Core Strategy and Development Policies

November 2008



North York Moors
National Park Authority
Local Development Framework

Core Strategy and
Development Policies

Adopted Copy 13th November 2008

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Proposals Map

Available separately

- This document can be made available in Braille, large print, audio and can be translated. Please contact the Planning Policy team on 01439 770657, email policy@northyorkmoors-mpa.gov.uk or call in at The Old Vicarage, Bondgate, Helmsley YO62 5BP if you require copies in another format.

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1 Introduction

- 1.1 This is a key document which forms a significant part of the North York Moors Local Development Framework. The policies in this document replace the saved policies¹ in the North York Moors Local Plan (2003) as set out in Appendix 1. Further information on the various documents making up the Local Development Framework can be found in the North York Moors Local Development Scheme (September 2007). The glossary at Appendix 2 includes a list of terms associated with the Local Development Framework system.
- 1.2 The Local Development Framework system provides an opportunity to bring together other plans and strategies for the Park and deliver the spatial elements of these whilst balancing these interests within the context of sustainable development and National Park purposes. This document includes Core Policies and Development Policies that together with the Regional Spatial Strategy² will form the Development Plan which will deliver the long term spatial vision for the future of the Park. The Development Plan sets the context for the preparation of all other Development Plan Documents which have to be in conformity with it. The Core Strategy and Development Policies provide a policy framework up to 2026, in line with the Regional Spatial Strategy.

Consultation

- 1.3 The preparation of the Core Strategy and Development Policies has been publicised through the Parish Forums and the Moors Messenger newspaper which is delivered to every household in the Park. The Issues consultation took place during July and August 2005. A total of 71 people and organisations sent comments. These, along with Sustainability Appraisal, helped inform the selection of Preferred Options.
- 1.4 Consultation on the Preferred Options document was held in March and April 2006. Over 500 individual comments were received at this stage. Significant changes were proposed to the Core Strategy and Development Policies in response to the comments received.

Oswaldkirk
Conservation Area
Open Day

Footnotes:

¹ Direction under Paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 (Letter to Authority dated 17th September 2007)

² The Yorkshire and Humber Plan Regional Spatial Strategy to 2026 (Government Office for Yorkshire and The Humber) May 2008





Castleton Rigg
overlooking Danby

- 1.5 In order to give people an opportunity to comment on these changes before publication of the Submission version an 'Interim' version of the Core Strategy and Development Policies was published for consultation during February and March 2007. Over 400 comments were made and were taken into account in producing the Submission version. The document was submitted to the Secretary of State on 11th January 2008 for independent examination followed by further consultation. The Authority received 164 representations from 40 organisations and individuals. A hearing was held between 1st and 9th July 2008 and the Inspector's binding report was received on 13th October 2008.
- 1.6 The Core Strategy Pre-Consultation Statement explains how community involvement has been undertaken and how comments have been taken into account at each stage of the document. The consultation has followed the arrangements set out in the Authority's Statement of Community Involvement and the requirements of the Regulations.³

Sustainability Appraisal

- 1.7 Under the new planning system, the Authority is required to undertake a Sustainability Appraisal (incorporating Strategic Environmental Assessment) of all Development Plan Documents as they are prepared in order to ensure that the Local Development Framework contributes to the principles of sustainable development. Sustainability Appraisal of different options was undertaken to inform the selection of Preferred Options. The sustainability appraisals undertaken of the Preferred Options and Interim documents helped to influence the further development of the document. A final Sustainability Report was produced alongside the Submission Core Strategy and Development Policies. A Sustainability Statement is also available which shows how sustainability considerations have informed the production of the document. The key conclusions are highlighted alongside each Core Policy.

Habitats Regulations Assessment

- 1.8 To meet the requirements of the Habitats Directive⁴, a Habitats Regulations Assessment has been carried out. A number of amendments were made to the Plan prior to its submission to ensure that the Plan meets the requirements of the Directive. The Habitats Regulations Assessment report was published alongside the Submission document.

Implementation and Monitoring

- 1.9 The Local Development Framework will be monitored through the Annual Monitoring Report in order to establish whether the policies are achieving their intended objectives or whether there are unexpected trends or changed circumstances that would necessitate a review. The implementation and monitoring mechanisms for the Core Policies and the Development Policies are included at the end of each chapter. The monitoring framework measures the performance of the plan against the Core Policies and includes reference to other organisations and groups who may have a proactive influence over the implementation of the policies. There are other plans and strategies that will also help to take forward these policies, often implementing actions that do not require planning permission, and these are also identified. The Authority will work with these other organisations to help to deliver the Core Strategy and Development Policies. The Authority also monitors change in the National Park through the State of the Park report which will be updated annually.

Footnotes:

³ The Town and Country Planning (Local Development) (England) Regulations 2004

⁴ The Conservation of Natural Habitats and of Wild Fauna and Flora (Habitats Directive) (Directive 92/43/EEC)



Hutton le Hole

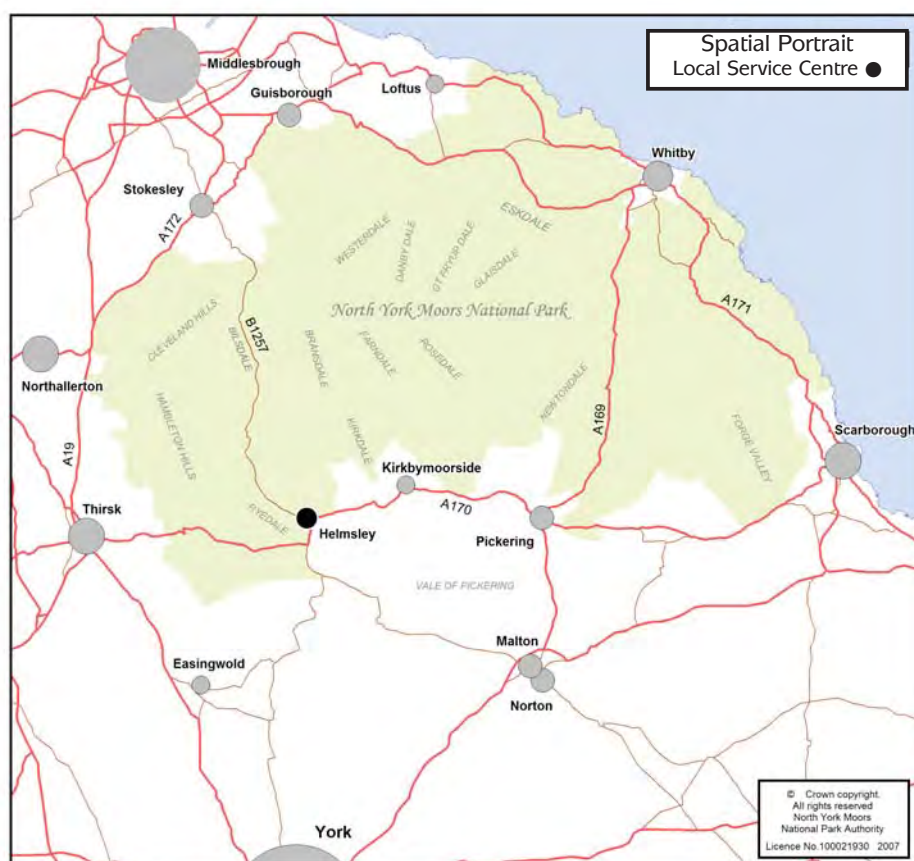
- 1.10 The Core Strategy and Development Policies document has been prepared in the context of regional policy in the Regional Spatial Strategy which was adopted in May 2008. If there are any significant changes to national or regional policy it may be necessary to review this document.

Using this Document

- 1.11 This document includes both Core and Development Policies to take forward the vision, objectives and spatial strategy for the North York Moors National Park. It is accompanied by a set of Proposals Maps. The policies constitute an overall approach to future development in the Park and it is **important that the Plan is read as a whole**. A practical consequence of this is that several policies may apply to one proposal but in order to keep the document concise, cross referencing of policies is only used where another policy is directly relevant. Therefore all policies should be considered where they are relevant to a particular development proposal, including Core Policies. In particular, Core Policy A sets out an overarching approach which will be relevant to all proposals in the Park.
- 1.12 The Development Policies will help to deliver the Core Policies by providing further detailed guidance against which planning applications will be assessed. Every relevant criterion in a policy will need to be met in order to comply with the policy.
- 1.13 Further, national policy contained in Planning Policy Guidance Notes and Planning Policy Statements, relevant legislation and the Regional Spatial Strategy will also form material considerations when determining planning applications. The most up to date guidance has been referenced at the time of writing this document but this may be subject to review.
- 1.14 Documents to which applicants should refer when developing a proposal and which will also be used in decision making are referenced alongside the policies. These include Planning Advice Notes and Supplementary Planning Documents to be produced by the Authority. Whilst these relate to the current Local Plan policies it is intended that they will be revised and updated to relate to the Core Strategy and Development Policies Development Plan Document. In addition, documents that have helped to inform each Core Policy are referenced alongside them.

2 Spatial Portrait of the North York Moors

- 2.1 The North York Moors National Park is situated largely within the County of North Yorkshire and partly within the unitary authority of Redcar and Cleveland. It has a total area of 1,436 sq km, 17% of the County's land area. It covers parts of Scarborough, Ryedale and Hambleton Districts as well as part of Redcar and Cleveland. There are 112 parishes within or partly within the Park and at the 2001 Census 23,939 people were living within its boundary. The Spatial Portrait Map shows the geographical context of the Park.



- 2.2 The 1995 Environment Act sets out two purposes for National Park Authorities, as follows:
- To conserve and enhance the natural beauty, wildlife and cultural heritage of the National Parks; and
 - To promote opportunities for the understanding and enjoyment of the special qualities of the Parks by the public.
- 2.3 The Act goes on to place a duty on National Park Authorities *in pursuing the two purposes 'to seek to foster the economic and social well being of local communities'*. Section 62 of the 1995 Act also requires all relevant authorities to *"have regard to the statutory purposes in exercising or performing any functions in the National Park and; if it appears that there is a conflict between those purposes, to attach greater weight to the purpose of conserving and enhancing the natural beauty, wildlife and cultural heritage of the area."*



Farndale

2.4 The environment of the North York Moors and its scenic beauty and wealth of cultural assets and biodiversity are the principal features that have led to the designation of the area as a National Park. The diverse and distinctive landscapes of the area have evolved through a combination of natural change and processes, human intervention and management. The Park is characterised by the largest tract of open heather moorland in England, although other important landscapes and habitat types include river valleys, wetlands, coastal cliffs and rocky shores, grasslands, forest and woodland, hedgerows and traditionally managed farmland. The importance of the natural environment is recognised by the fact that around a third of the Park is designated as Sites of Special Scientific Interest and much of this is also designated at international level as Special Areas of Conservation or as a Special Protection Area. The coastline has been designated as Heritage Coast and is characterised by steep cliffs and an open plateau interspersed with tight knit coastal settlements which are crowded into cliff foot locations or narrow valleys. Part of the coastline, from Maw Wyke Hole at Hawsker to Beast Cliff, is also defined as Sensitive Marine Area as a reflection of its nationally important marine habitats, communities and species.

2.5 A Landscape Character Assessment of the North York Moors was published in 2003⁵. This identified nine landscape character areas:

- Moorland;
- Narrow Moorland Dale;
- Forest;
- Coast and Coastal Hinterland;
- Limestone Hills;
- Narrow Glacial Channel and Griffs;
- Limestone Dale;
- Central Valley; and
- Upland Fringe.

These have distinctive landscape, settlement and building characteristics resulting in a diverse landscape character.

2.6 The North York Moors has a considerable man made heritage with different vernacular building styles that contribute significantly to the overall character of the landscape. The landscape setting and form of villages, hamlets and traditional farmsteads reflect the social and economic history of the Park. Sandstone and limestone are the traditional building materials, usually under a pantile or slate roof. There are currently 42 Conservation Areas in the Park and 2999 Listed Buildings and Structures of which 222 are on the Buildings at Risk Register. In addition there are 846 Scheduled Monuments as well as a significant number of undesignated archaeological sites many of which are likely to be of national importance.

2.7 The 2001 Census showed an imbalance in the age structure of the population compared with national and regional averages with a relatively smaller proportion of children under the age of 5 and more adults over the age of 65 compared with national and regional averages. The imbalance in population structure points to future challenges to retain the working age population in the interests of sustaining the economy of the Park whilst meeting the needs of the elderly. Recent increases in the price of housing means that many young people are unable to access the property market, which is exacerbating the imbalance in the demographic structure of the Park.

Footnotes:

⁵ North York Moors National Park Landscape Character Assessment (White Young Green, 2003)

Westerdale



- 2.8 Agriculture, ancillary employment, tourism and local services make up 70% of local employment. 15,000 people are economically active in the Park and unemployment is relatively low compared with regional and national levels⁶. Although unemployment is relatively low,⁷ many residents must commute long distances for employment. There is also a pattern of seasonal employment with more jobs in the tourism sector during the summer months. Game shooting activities are an important component of the rural economy and have a strong influence on the management of the heather moorland.
- 2.9 Farming is a significant influence on the character and appearance of the landscape and the economy of the Park. Farmland in the Park covers an area of 77,556 hectares with a total of 1,436 agricultural holdings and a workforce of 2,760 (DEFRA Agricultural Census 2004). The small scale nature of many of the holdings in the Park and their reliance on livestock has produced small fields bounded by drystone walls or hedges accompanied by traditional farmsteads and farm buildings. However, pressures on markets and changes in farm support mechanisms are leading farmers to supplement incomes through diversification activities which can change the character of the traditional farming landscape. To address this, agri-environment schemes are being put in place which seek to halt or reverse the decline of traditional farming practices, loss of habitat and landscape features.
- 2.10 Tourism is the largest employer and income generator in the Park with 9.3 million visitor days spent in the Park in 2005 when visitor expenditure reached £298 million⁸. Tourism is largely based on the natural attractions of the area including the scenic views and walks around Sutton Bank, the natural amphitheatre of the Hole of Horcum and the coastal villages such as Robin Hoods Bay and Staithes. Visitors can participate in a range of outdoor sports or make use of 1,400 miles of Public Rights of Way for walking, cycling or horse riding.

Footnotes:

⁶ North Yorkshire County Council unemployment records

⁷ In 2006 unemployment in the Park was 1.4% compared to 2.5% Nationally (North Yorkshire County Council Claimant figures)

⁸ North York Moors Tourism data 2006

West End,
Osmotherley

Chris Cooser

- 2.11 Despite the facilities associated with tourism in the Park, the range of community services and facilities is relatively restricted. Surveys including the State of the Park⁹ reports have shown that the key facilities that are available are generally being retained in settlements with the exception of Post Offices which have closed as a result of national changes to postal services, security requirements and difficulties in recruiting sub-postmasters. However, increasing mobility (primarily car based) has seen larger towns and cities outside the Park become increasingly dominant in terms of providing services for certain sections of these rural communities creating strong 'cross boundary' relationships with settlements outside the Park.
- 2.12 The A171 is the main coastal route through the east side of the Park linking Scarborough, Whitby and Guisborough, with the A170 running along the southern boundary linking the villages at the foot of the Tabular Hills. The A169 links Whitby and Pickering, and the B1257 links Helmsley with Stokesley. The A19 Trunk Road skirts the west boundary of the Park giving good access to Thirsk, Middlesbrough and Teesside from this side of the Park. The majority of the road network between the 'A' roads comprises a network of narrow, winding rural lanes. The Park includes the Middlesbrough – Whitby passenger rail line linking villages in the Esk Valley. The recreational North Yorkshire Moors steam railway runs between Pickering and Grosmont with less frequent links to Whitby. The Authority operates a recreational bus service (Moorsbus) which provides access to the North York Moors as an alternative to use of the private car.
- 2.13 The Park has a considerable history of mineral extraction and although the majority of the workings are now redundant, some forms of mineral extraction do still occur albeit mainly on a small scale. The largest current operation is at Boulby in the north of the Park, the UK's only potash mine. Several small scale quarries exist which provide building stone for the area. In terms of oil and gas there is a history of exploration and extraction of natural gas and a trend that is likely to continue as national energy reserves diminish. A site on Fylingdales Moor has been used since the early 1960s as a base for a ballistic missiles early warning system.
- 2.14 The majority of waste generated within the Park is disposed of in landfill sites outside the Park boundary. Increasingly efforts are being made to manage waste in more environmentally friendly ways, such as recycling. The introduction of kerbside recycling throughout a number of locations in the Park as well as local recycling facilities such as bottle or paper banks represent an important step towards a more sustainable pattern of waste management.

Footnotes:

⁹ State of the Park 2006
(North York Moors National
Park Authority, 2007)



Walkers at Rosedale

3 Influences on the Spatial Strategy

- 3.1 The policies in this document provide a spatial dimension to many plans and strategies relevant to the National Park and will help to deliver their outcomes.
- 3.2 Under the Local Development Framework system introduced in 2004, the strategy and policies in this document must conform to national guidance contained in Planning Policy Statements and regional guidance in the Regional Spatial Strategy. The overall strategy for the location of new development in the Park has taken on board this guidance. It will also be important to ensure that there is a 'joined up' approach to planning for settlements and areas which are split by the Park boundary and the Core Strategies of the constituent Districts must also be taken into account.

National Planning Policies

- 3.3 Government policy for rural areas set out in Planning Policy Statement 7 seeks to concentrate development in or near to local service centres where employment, housing and services can be provided close together. However, it is also recognised that some limited development may be appropriate in smaller settlements in order to meet local business and community needs and maintain the vitality of the community. In National Parks, planning policies should provide for development to facilitate the social and economic well being of local communities, including the provision of adequate housing to meet identified local needs.

Regional Spatial Strategy

- 3.4 Regional policy is contained in the Yorkshire and Humber Plan Regional Spatial Strategy to 2026. The part of the National Park which falls within Redcar and Cleveland Borough is also covered by the Yorkshire and Humber Plan. The Regional Spatial Strategy is part of the Development Plan for the North York Moors and the Core Strategy and Development Policies must be in conformity with it.
- 3.5 The Regional Spatial Strategy seeks a more focussed approach to development in rural areas by supporting Principal Towns and Local Service Centres as hubs for the rural and coastal economy and community and social infrastructure. The Park lies within the Coast and Remoter Rural Sub Areas. Within the Coast Sub Area the majority of growth will be focussed on the Sub Regional Centre of Scarborough with appropriate development to support the regeneration and sustain the roles and viability of Local Service Centre coastal settlements. In the Remoter Rural Sub Area, small scale development will take place mainly in Local Service Centres to address local affordable housing needs, provide new job opportunities and assist in promoting long term economic and social sustainability. The Regional Spatial Strategy requires local authorities to identify Local Service Centres in their Local Development Frameworks.

Lealholm

- 3.6 The Regional Spatial Strategy does not set a housing provision figure for new housing development in the region's two National Parks as all new housing is to meet local needs only.



Approach to Planning in the Constituent Authorities

- 3.7 There are strong links between communities in the Park and the larger settlements outside it. It is important that there is a co-ordinated approach with the constituent authorities to the development and implementation of planning policy, particularly where settlements 'straddle' the Park boundary. The production of joint Development Plan Documents with the constituent authorities will be considered for larger settlements or where there are cross boundary issues that require a joint approach. A joint Development Plan Document is proposed for Helmsley in partnership with Ryedale District Council.
- 3.8 The status of the constituent authorities' Local Development Frameworks varies as follows:
- Redcar and Cleveland – Core Strategy adopted July 2007
 - Hambleton – Core Strategy adopted April 2007
 - Ryedale – Core Strategy submitted November 2005 (found unsound, further consultation underway)
 - Scarborough – Core Strategy Preferred Options consultation September 2006
- 3.9 Four locational principles can be identified from the above Core Strategies:
- Efforts to focus most development (both in terms of new housing and economy-related proposals) in identified larger settlements (which range in scale dependent upon the characteristics of the District in question);
 - A consolidation of the role of smaller settlements that provide a range of services at the local level;
 - Restraint, in particular in terms of housing development, in very small settlements and the wider countryside; and
 - Policies that seek to provide support for, and enable diversification of, the rural economy at a scale commensurate with the locality in question.



Rosedale

- 3.10 There needs to be clear synergies between these principles, and those on which the Core Strategy and Development Policies are based. The Park's communities often look to larger settlements outside the Park for everyday services and facilities. Efforts to consolidate and enhance the role of such settlements are therefore to be welcomed.

Local Strategies and Consultation

- 3.11 The Core Strategy and Development Policies will also help to deliver a number of local objectives as identified through:
- North York Moors National Park Management Plan
 - Community Strategies prepared by the Local Strategic Partnerships of North Yorkshire, Ryedale, Hambleton, Scarborough and Redcar and Cleveland Councils
 - Parish Plans prepared by local community groups
 - Consultation carried out on the Core Strategy and Development Policies

North York Moors National Park Management Plan

- 3.12 The National Park Management Plan was revised in 2004 and provides the overarching strategy for the future of the Park. It contains policies to help deliver the two National Park purposes and for fostering the economic and social well being of local communities. It includes a vision for the Park and lists the special qualities that have contributed to its designation as a protected landscape and which the Local Development Framework must seek to safeguard. The Management Plan is intended to influence the work of all organisations which operate within the Park, not just the National Park Authority. It sets out the following vision for the Park:

- A place managed with care and concern for future generations.
- A place where the diversity and distinctiveness of the landscape, villages and buildings is cherished.
- A place where biological and cultural diversity, and the special qualities that are valued, are conserved and enhanced.
- A place where the landscape and way of life is respected and understood.
- A place where communities are more self-sustaining, and economic activity engenders environmental and recreational benefits.
- A place that is special to people and that provides pleasure, inspiration and spiritual well being.
- A place where visitors are welcome and cultural and recreational opportunities and experiences are accessible.
- A place that continues to adapt to change whilst National Park purposes continue to be furthered and pursued.



Rosedale Head

Snowdrops in
Bransdale

3.13 The special qualities distinguish the National Parks from each other and other parts of the United Kingdom and have been determined within the context of each Park's natural beauty, wildlife and cultural heritage. The following list of special qualities in the North York Moors National Park Management Plan was drawn up following wide consultation:

- Great diversity of landscape
- Sudden dramatic contrasts associated with this

- Wide sweeps of open heather moorland
- Distinctive dales, valley and inland headlands

- An abundance of forest and woodland
- Ancient trees and woodland rich in wildlife

- Special landforms from the Ice Age
- Exceptional coastal geology

- Majestic coastal cliffs and sheltered harbours
- Distinctive coastal headlands

- A special mix of upland, lowland and coastal habitats
- A wide variety of wildlife dependent on these

- Settlements that reflect their agricultural, fishing or mining past
- Locally distinctive buildings and building materials

- Long imprint of human activity
- A wealth of archaeology from prehistory to the 20th Century

- A rich and diverse countryside for recreation
- An extensive network of public paths and tracks

- Strong religious past and present
- Ruined abbeys and ancient churches

- Strong feeling of remoteness
- A place for spiritual refreshment

- Tranquillity
- Dark skies at night and clear unpolluted air

- Distinctive skills, dialects, songs and customs
- Strong sense of community and friendly people

- A place of artistic, scientific and literary inspiration
- A heritage of authors, artists, scientists and explorers



Hayburn Wyke

Community Strategies

3.14 Community Strategies seek to ensure the economic, social and environmental well-being of local communities. Whilst they are co-ordinated by the local authorities they are produced by partnerships representing many organisations across each District and Borough, including the National Park Authority. The Community Strategies also contain action plans, or in some instances sub-groups have been established to develop action plans, to take the objectives forward. The Community Strategies covering the Park are as follows:

- North Yorkshire Community Strategy
- Hambleton Community Strategy
- Redcar and Cleveland Partnership Community Strategy
- Imagine Ryedale
- Scarborough Borough Community Strategy

3.15 The role of the Local Development Framework is to help deliver the spatial aspirations of the five Community Strategies within the context of the National Park purposes and duty. The following spatial themes have been identified from them:

Environment

- Protecting and enhancing the natural environment
- Addressing the causes and effects of climate change, including reducing the risk and impact of flooding and promoting renewable energy and reduced energy use
- Encouraging sustainable design, construction and energy use in new development.
- Protecting and enhancing cultural and historic assets including distinctive landscapes, settlements and buildings

Communities

- Improving the supply of homes to meet the needs of local people and addressing the need for affordable housing
- Vibrant, strong and safe communities where diversity is respected
- Reducing crime and the fear of crime
- Enabling people to engage and participate in decisions that affect them

Health

- Providing opportunities to participate in physical activity – provision for leisure facilities, and facilitating cycling and walking as a means of transport
- Improving the health of local people – provision for physical activity as above, also provision of health care facilities

Great Fryupdale

Rural Economy

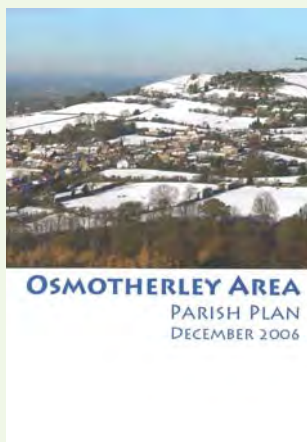
- Enabling the creation of new businesses and the continued viability of existing businesses
- Encouraging opportunities for the diversification of farming businesses
- Providing support for existing farm enterprises where appropriate
- Continuing support for tourism based on understanding and enjoyment of the qualities of the National Park
- Broadening the range and improving the quality of employment opportunities and supporting training and enterprise which helps people to access those jobs
- Supporting recreation based on the Park's natural assets and providing opportunities for the enjoyment and understanding of these
- Enabling people to benefit from developments in information technology and telecommunications

Accessibility

- Encouraging more sustainable modes of travel and reducing dependency on the car
- Locating new development where local community facilities and services are available and can be supported
- Continuing to promote and enable access to the National Park for all
- Assisting people to develop basic skills through support for training facilities in local communities
- Supporting the role of market towns outside of the National Park and recognising the relationship between communities in the National Park and these towns



Mike Kipling



Osmotherley
Parish Plan

Parish Plans

- 3.16 A number of parishes in the Park have produced or are producing Parish Plans which contain an analysis of local issues and an action plan to address these. The Authority is working with community groups to help guide the production of the Plans and also to ensure that the action plans are realistic and, where relevant, can be delivered through the planning policy framework.
- 3.17 Parish Plans are by their nature individual to particular communities and it is difficult to draw common 'themes' from them. However, the spatial elements have been taken into account, where relevant, in developing the Core Strategy and Development Policies. It is anticipated that some elements of future Parish Plans, in particular Village Design Statements, will be adopted as Supplementary Planning Documents.

Consultation

- 3.18 The consultations which have taken place during production of the Core Strategy and Development Policies have identified the key priorities of stakeholders including residents, businesses, local interest groups and statutory bodies which operate within the Park. In summary, the inferences drawn from consultation are that:
- The National Park purposes should form the basis of policies;
 - The current approach to planning in the National Park is relatively successful although there should be further focus upon meeting local social and economic needs;
 - Priority should be given to delivering affordable housing, small business opportunities and farm diversification opportunities;
 - The causes and effects of climate change should be addressed; and
 - Support for continuing to provide a mixture of housing in the Park including some open market housing.

Challenges for the Local Development Framework

- 3.19 It is clear from looking at the other plans and strategies listed above and from what the Authority has been told during consultation that there are five main areas that the Local Development Framework needs to address.

Protecting, Enhancing and Managing the Natural Environment

- 3.20 Climate change is predicted to have a range of effects on the Park that will result in changes to its landscape character and special qualities. These include changes to crop production and livestock productivity, sea level rises and increased rates of coastal erosion, increased flood risk and storms, greater risk of moorland fires, loss of species and habitats and increased pressure on water resources. The National Park, however, is also contributing towards the causes of climate change through emissions from vehicles and through the use of energy. A particular issue for the Park is car use as residents travel to places outside the Park for jobs and services and visitors travel into and around the Park.

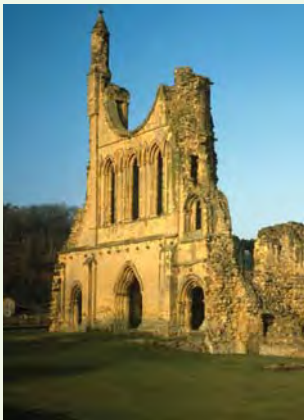
- 3.21 Other threats to the biodiversity and landscape of the Park arise from changing farming practices including the fragmentation of holdings and the need for more intensive livestock rearing and the loss of moorland sheep flocks which may lead to a variety of changes in the traditional moorland landscape.
- 3.22 The natural assets of the Park provide extensive opportunities for outdoor recreation including walking, cycling and horse riding. Some forms of vehicular recreation activity such as trail bikes, off road motorcycling and 4 by 4 vehicle activity can undermine the peace and tranquillity, landscape and natural habitats of the Park unless they are properly managed in appropriate locations.
- 3.23 Due to its low population and rural nature, relatively small amounts of waste are generated and most of this is disposed of outside the Park. The need for more recycling and reducing waste has implications for new types of facilities and also for how buildings are constructed and operated. Minerals are needed for construction and local building stone is particularly important to retain the character of the Park's settlements. However, some forms of mineral extraction can have significant impacts on the special character of the landscape. Historical extraction sites have produced archaeological assets.

Protecting and Enhancing Cultural and Historic Assets

- 3.24 The distinctive landscape character areas within the Park are under threat from changes to the natural environment outlined above and from changes to the physical fabric of settlements and buildings reflecting the shift from an agricultural economy to one of increasing reliance on tourism and the trend for migration from urban areas to the countryside. These changes are evident in the loss of functional uses for farm buildings and pressure for the conversion of redundant buildings to alternative uses together with proposals for extensions and alterations to dwellings. The use of standardised building techniques and materials is resulting in less locally distinctive buildings and a dilution of the individual qualities of the different landscape character areas in the Park. Greater encouragement is needed to ensure that new development has regard to its context and minimises disturbance or damage to the historic environment whilst incorporating the principles of sustainable design, building techniques and energy use in order to respond to these challenges.

Supporting the Rural Economy

- 3.25 Although farming and forestry continue to play a significant role in the economy and landscape of the Park, the decline in agricultural employment means that there is a need to supplement farm incomes through rural diversification. It is important that the Core Strategy and Development Policies document makes provision for diversification projects where they will respect the quality and character of the landscape. At the same time more traditional forms of farm development such as new agricultural buildings will still be needed.
- 3.26 Tourism is now the largest employment sector in the Park and has a considerable influence over its economic well being and its communities. It is, however, vulnerable to external influences such as changing leisure patterns and events affecting the environment such as Foot and Mouth disease in 2001 and the Helmsley floods in 2005. The seasonality and low paid nature of tourism jobs together with the changes to farm incomes contributes to income levels in the North York Moors being below the regional average¹⁰. This exacerbates the problems of housing affordability outlined below.



Byland Abbey

Footnotes:

¹⁰ According to the Prosperity and Protection Report the average wage income in the Park is £20,280 compared to £21,514 in the Yorkshire and Humber Region (2005)

Westerdale



- 3.27 Recent research¹¹ shows that businesses in the Park benefit greatly from the quality of the natural environment and National Park designation itself. There is a need to build on these strengths and diversify the rural economy to develop alternative, higher paid employment opportunities in the Park, which relate to its special qualities. This will help to offset the dependence on tourism and the decline in agricultural employment and boost local incomes. As standards in the leisure industry change to respond to demands for higher quality provision there will be a need to upgrade facilities for visitors.

Promoting Healthy and Sustainable Communities

- 3.28 In common with other National Parks, the North York Moors is facing acute problems of affordability due to house price inflation and low average incomes. In 2006, the average house price in the North York Moors National Park was £260,750 compared with £148,919 for the Yorkshire and Humber region and £207,379 nationally¹². This poses particular problems for newly forming households who cannot afford to live in the Park leading to young people moving away and an imbalance in the age and social structure in many communities. It is essential that the Core Strategy and Development Policies facilitate the supply of affordable homes of a type, tenure and price that meets the needs of local people as evidenced by the Housing Market Assessments commissioned by the constituent Districts. This can only be achieved by working in partnership with other agencies and organisations, in particular the Rural Housing Enablers, Registered Social Landlords and the constituent Districts as housing authorities. The strategy for the location of new housing must also take account of the planned location of employment land both within and beyond the boundary of the Park.

Footnotes:

¹¹ Prosperity and Protection – The Economic Impact of National Parks in the Yorkshire and Humber Region (Council for National Parks, 2006)

¹² North York Moors National Park Authority House Price Survey 2007



Mike Kipling

Moorsbus

- 3.29 Although data is not available at the National Park level, data for the District Authorities shows that ill health rates are generally similar to the levels in the rest of the region with the exception of Scarborough. Compared with the rest of North Yorkshire, Scarborough District has higher levels of ill health, higher rates of teenage conception, higher mortality levels from coronary heart disease and infant mortality rates¹³. These problems have been identified in both the North Yorkshire Community Strategy and the Scarborough Community Strategy. The National Park as a result of its special qualities is a natural resource for activities, which could help improve the health and well being of all sectors of the population including those on low incomes and proposals which encourage this will be supported by the Authority.

Promoting Accessibility and Inclusion

- 3.30 Outside the larger settlements, most villages have a limited range of facilities and many have lost shops and Post Offices and other facilities over recent years with remaining services being only marginally viable. The increasing use of electronic means for accessing a range of services such as shopping, banking and Post Office services is a contributory factor and can also lead to problems of social exclusion for people who do not have access to or the skills to use electronic services. The Local Development Framework must support existing facilities as well as encouraging the provision of new ones.
- 3.31 There has been a steady increase in traffic levels in the Park which rose by 22% between 1996 and 2006¹⁴. This reflects both the greater reliance on personal modes of transport in rural areas coupled with a more affluent and mobile society as a whole. This threatens the peace and tranquillity of the Park as well as increasing carbon emissions. This picture also masks the significant difficulties faced by those who do not have access to a car, particularly in a remote rural area where there are few facilities and infrequent public transport. There is a need to maximise the potential for facilities to be accessed by transport modes other than the private car in order to address the environmental effects of car use and the social consequences of isolation. However, it is recognised that within rural areas, whilst it is desirable to reduce private car use, access to services is also important and in some cases car use may remain the only realistic option.

Footnotes:

¹³ Taken from North Yorkshire Strategic Partnership Strategy 2005-2008 (North Yorkshire Strategic Partnership)

¹⁴ State of the Park Report 2006 (North York Moors National Park Authority, 2007)

4 Spatial Vision, Objectives and Strategy

- 4.1 Spatial plans are designed to bring together in one place the land use implications of all the policies relevant to the area such as housing, the economy and the environment. This section therefore sets out a spatial vision to address the issues identified in the spatial portrait, with a clear set of objectives and policies to deliver the vision. The spatial strategy provides the framework within which the policies will operate to provide an appropriate pattern of development to deliver the vision and objectives.
- 4.2 The performance of policies will be measured against these objectives and in this respect the relevant strategic objectives are clearly linked to each chapter of the document.

Spatial Vision and Objectives

Protecting, Enhancing and Managing the Natural Environment



Hall Farm, Rosedale

- 4.3 *By 2026, the National Park's special qualities including its diverse landscapes, sense of tranquillity and remoteness, distinctive settlements and buildings and cultural traditions have been safeguarded and enhanced. The Park continues to be worthy of designation as a landscape of national importance and sites of international, national and local importance for nature conservation and the National Park as a whole continue to host a diversity of species and habitats.*
- 4.4 *Whilst the impacts of climate change are becoming increasingly evident, particularly milder weather and more frequent and severe storms, measures are in place to reduce the level of run-off and the impact of flooding. New developments have been located in areas not at risk from flooding. The causes of climate change have been minimised through ensuring that new development is energy efficient, encouraging the take up of renewable energy and minimising the need to travel.*

Spatial Objectives:

- 1 Conserve and enhance the natural environment and the biological and geological diversity of the Park.
- 2 Reduce the causes and assist in adaptation to the effects of climate change on people, wildlife and places.
- 3 Promote prudent and sustainable use of natural resources.



Littlebeck

Protecting and Enhancing Cultural and Historic Assets

- 4.5 *The actions of the Park Authority and other partner organisations and stakeholders ensure that the Park continues to be characterised by the nine distinctive landscape character types identified in the Landscape Character Assessment¹⁵. The unique landscape, settlement patterns and building characteristics of these areas continue to be evident and the historic environment has been conserved and subject to appropriate management. All new development respects and reinforces the distinctive character of these areas and incorporates high quality and sustainable design, construction and energy use.*

Spatial Objectives:

- 4 Secure high quality new development that takes account of and enhances the unique landscape character, settlement pattern and building characteristics of the 9 landscape character areas in the Park.
- 5 Preserve and enhance historic assets.
- 6 Promote sustainable design and efficient energy use in new buildings.

Supporting the Rural Economy

- 4.6 *By 2026, the rural economy will have diversified and there will be more jobs in office, light industrial, creative and home based enterprises. Farm incomes will be supplemented by diversification initiatives which are based on and respect the special qualities of the National Park. Average incomes have risen and are closer to the regional average.*
- 4.7 *There are more employment opportunities in the Service Villages and more opportunities to live and work without the need to travel long distances. This has reduced travel to work distances so that by 2026 a smaller proportion of the Park's population travel outside the Park to work.*
- 4.8 *Tourism continues to play an important role in the economy and the quality of the tourism 'product' has been upgraded to enhance the visitor's experience and provide for high quality, year round employment. Tourism projects have been established which promote opportunities for the enjoyment and understanding of the Park's special qualities whilst minimising, avoiding and preventing adverse environmental and social impacts and maintaining key assets for future generations.*

Spatial Objectives:

- 7 Support the tourism and recreation industry by ensuring that development contributes to the local economy and provides opportunities for enjoying the Park's special qualities.
- 8 Strengthen and diversify the local economy by supporting a range of opportunities for employment and training particularly in sustainable locations.

Footnotes:

¹⁵ North York Moors National Park Landscape Character Assessment (White Young Green, 2003)

Runswick Bay



Promoting Healthy and Sustainable Communities

- 4.9 *A range of provision of housing types and tenures exists to meet the needs of different sectors of the population including young and older people. More affordable housing is available enabling a wider range of people of varying ages to live and work in the National Park. The majority of new housing development has catered for the needs of local people rather than meeting external demand.*
- 4.10 *Communities in the Park have access to a range of facilities and services including schools, healthcare facilities, Post Office services, shops to meet everyday needs and public transport. These facilities are safeguarded and enhanced by working in partnership with other delivery agencies.*

Spatial Objectives:

- 9 Maintain and foster vibrant local communities where young people have an opportunity to live and work and consolidate the role of settlements.
- 10 Ensure that a range of new housing is provided including housing to meet local needs and affordable housing that will remain affordable and available to local people in perpetuity.
- 11 Support the provision and retention of key community facilities and services throughout the area.

Promoting Accessibility and Inclusion

- 4.11 *Communities are also able to benefit from access to the latest technology and communications services. Accessibility to services is maximised by locating new development where services exist or are nearby or can be accessed by public transport. The Authority works in partnership with the relevant constituent authorities to provide a 'joined up' approach to meeting the needs of communities in particular where the Park boundary 'splits' the settlement.*

Spatial Objectives:

- 12 Reduce the need to travel and facilitate alternative, more sustainable modes of travel to the private car and minimise the environmental impact of transport.
- 13 Facilitate access to services and facilities.

Spatial Strategy for the North York Moors

- 4.12 The key challenge for the Local Development Framework is to reconcile the need to promote and maintain sustainable communities and encourage opportunities for understanding and enjoyment of the Park, with conserving and enhancing its special qualities.
- 4.13 The remote nature of the Park and its dispersed pattern of small rural settlements with limited services and facilities and public transport provision are key challenges in seeking more sustainable patterns of development. Many communities suffer from limited access to services and facilities and rely on the private car to access these in larger settlements. This can undermine efforts to minimise the causes of climate change and can adversely affect the Park's special qualities through increased levels of traffic.
- 4.14 The strategy for the location of new development must move towards a more integrated approach to the distribution of new development and encouraging alternative forms of transport to the private car. The North Yorkshire Local Transport Plan 2006 – 2011 seeks to address some of these issues through the development of Service Centre Transportation Strategies.
- 4.15 Determining an appropriate distribution of development also involves an understanding of how the settlements across the Park function, including the role of settlements beyond the Park boundary which serve a large rural hinterland. Development should be focussed in places which will reduce the need to travel, especially for basic services and amenities.
- 4.16 However, many settlements have strong social and family ties generating a desire to continue living within the community and many are part of a 'group' which share facilities and social ties. If no new housing, particularly affordable housing, is permitted in such settlements young people will be forced to move away with a consequent imbalance in the age profile and social structure of the population and a loss of family support networks and support for facilities which may be present.
- 4.17 The spatial strategy should therefore provide for development where it will support the more concentrated regional approach whilst recognising the rural circumstances of the National Park by allowing for some flexibility in smaller settlements.



Helmsley

Settlement Hierarchy

- 4.18 A hierarchy of settlements is proposed to deliver the spatial strategy. The 'top level' of the hierarchy comes from the Regional Settlement Study¹⁶ carried out in 2004 to inform the preparation of the Regional Spatial Strategy. Below this, settlements have been categorised based on an audit of services and facilities carried out by the Authority in summer 2006 which sought to identify settlements which have certain basic facilities to meet everyday needs as well as good links by public transport to larger settlements. The settlements in the hierarchy are all shown on the Proposals Maps. The levels and components of the hierarchy are as follows:

Local Service Centre – Helmsley

- 4.19 The Regional Spatial Strategy requires Local Development Frameworks to identify Local Service Centres 'that provide services and facilities that serve the needs of, and are accessible to, people living in the surrounding rural areas'. The Regional Settlement Study identified Helmsley as a Local Service Centre.
- 4.20 It is the main market town within the National Park and is a popular tourist destination. It has a total population of 1,600¹⁷ and a good range of employment opportunities and local services. The settlement has direct public transport links to Pickering and Thirsk. It is split by the Park boundary with Ryedale District Council responsible for the planning function to the south of the main A170 in the town. It is also identified in Ryedale's emerging Core Strategy as a Local Service Centre. This approach has been supported through consultation on the Core Strategy and Development Policies to date.
- 4.21 Helmsley is identified as a Renaissance Market Town in the programme supported by Yorkshire Forward. This is a ten year programme to support sustainable rural towns in the region. The Authority will work with Yorkshire Forward, Ryedale District Council and the local community to support the initiative.

Service Villages

- 4.22 These are settlements which have as a minimum a shop selling food, primary school and 'good' public transport links to a service centre in the Regional Settlement Study (either within or outside the Park boundary) or a centre identified in the Redcar and Cleveland Core Strategy. They are all also split or very close to the Park boundary which means that they serve a wider area than just the local community in terms of the facilities and services available. They perform an important function in enabling access to 'everyday' needs without relying on the use of a private car and for the potential to access facilities in larger centres using public transport. Whilst Guisborough in its entirety is a market town, for the purpose of this plan it is being classified as a Service Village as only a very small part is located within the Park boundary.

Footnotes:

¹⁶ Regional Spatial Strategy Settlement Study Report (North Yorkshire County Council for Yorkshire and Humber Regional Assembly, 2004)

¹⁷ 2005 mid-year estimate (North Yorkshire County Council)

Local Service Villages

- 4.23 These settlements have a more 'self contained' character being wholly within the Park, a more limited range of facilities serving the immediate locality and do not have the 'wider' function of the Service Villages. Nevertheless they fulfil an important service function to the local community.

Other Villages

- 4.24 The settlements included within this definition have more limited or no facilities at all, with any that are available often being 'shared' amongst groups of settlements.

Open Countryside

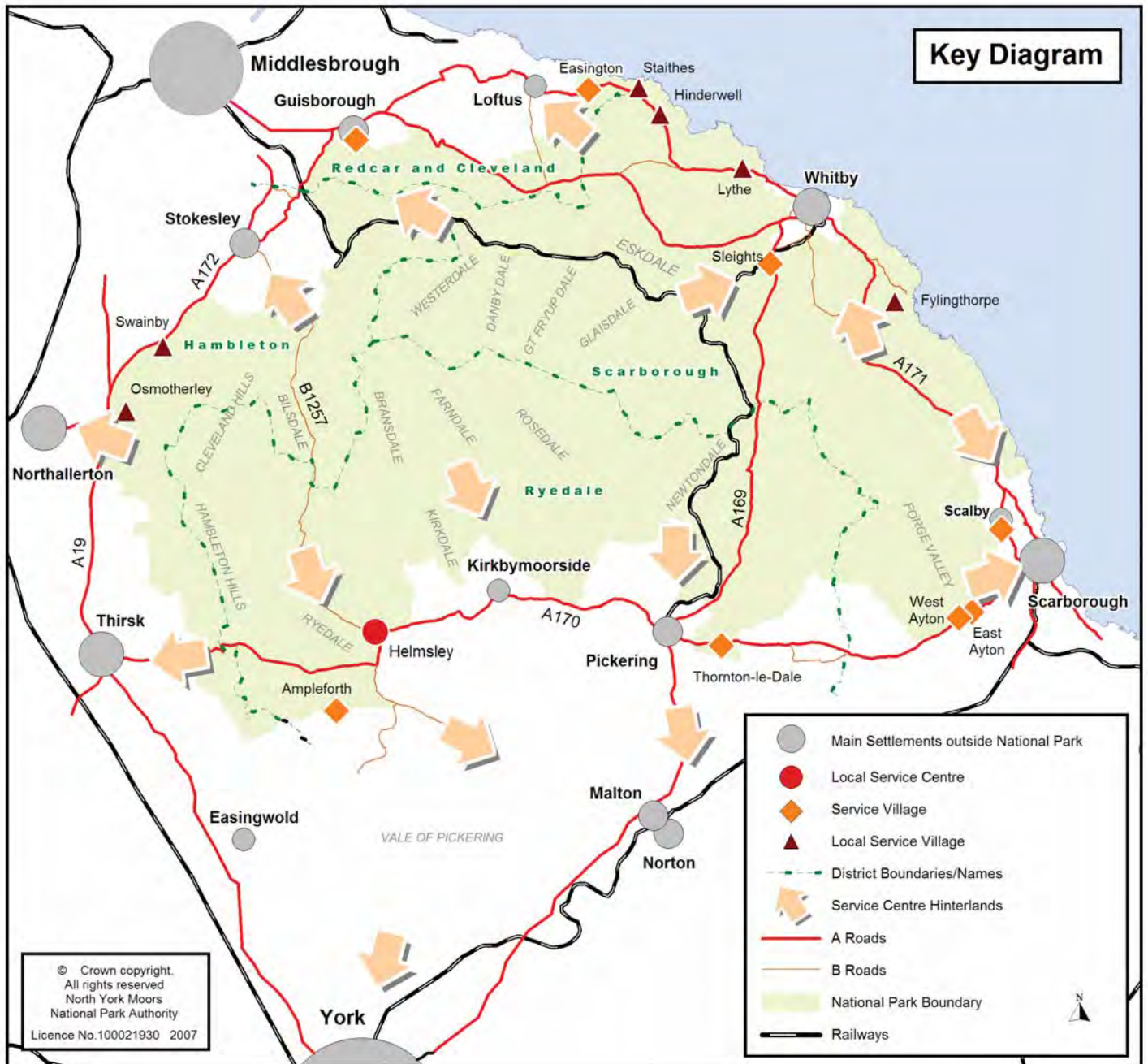
- 4.25 Open countryside is defined as areas with no development, sporadic development or isolated buildings.

North York Moors Core Strategy and Development Policies – Settlement Hierarchy

Local Service Centre	Service Villages	Local Service Villages	Other Villages		
Helmsley	Ampleforth* Easington Guisborough* (Part of Market town that is located within the Park) Scalby Sleights* Thornton Le Dale* West and East Ayton*	Fylingthorpe Osmotherley Lythe Staithes (incl. Bank Top) Swainby Hinderwell	Ainthorpe Aislaby Appleton Le Moors Battersby Battersby Junction Boltby Carlton In Cleveland Castleton Charltons* Chop Gate Cold Kirby Commondale Cowesby* Coxwold Danby Egton Egton Bridge Ellerby Faceby Fadmoor* Gillamoore* Glaisdale Goathland Goldsborough	Grosmont Hackness Hawnby Hawsker (High and Low) High Kilburn Houlsyke Hutton Buscel Hutton Le Hole Hutton Village Ingleby Greenhow Kepwick* Kildale Kilburn* Lastingham Lealholm Levisham Littlebeck Lockton Mickleby Nether Silton* Newholm Newton on Rawcliffe Newton under Roseberry*	Old Byland Oldstead Oswaldkirk Over Silton* Pockley* Port Mulgrave Ravenscar Rievaulx Robin Hoods Bay (incl. Bank Top) Rosedale Abbey Runswick Bay Sawdon Scawton Sinnington* Sneaton Spaunton Stainsacre Staintondale Thimbleby* Ugglebarnby Ugthorpe Wass Westerdale

* These settlements are split by the Park boundary and the policies of constituent local authorities will apply to those parts outside the Park boundary.

4.26 The Key Diagram shows the Local Service Centre of Helmsley, the Service Villages and Local Service Villages together with linkages to larger settlements outside the Park boundary.



5 Strategic Approach

The policies in this chapter provide the strategic framework for future development in the National Park. Subsequent chapters contain more detailed policies in relation to specific issues.

This will be achieved through the following policies in this chapter:

- Core Policy A – Delivering National Park Purposes Sustainable Development
- Core Policy B – Spatial Strategy

Sustainability Appraisal

This policy will have a positive contribution towards meeting sustainability objectives through seeking to protect the environment whilst also meeting social and economic objectives.

CORE POLICY A

Delivering National Park Purposes and Sustainable Development

The Local Development Framework seeks to further the National Park purposes and duty by encouraging a more sustainable future for the Park and its communities whilst conserving and enhancing the Park's special qualities. Priority will be given to:

- 1** Providing a scale of development and level of activity that will not have an unacceptable impact on the wider landscape or the quiet enjoyment, peace and tranquillity of the Park, nor detract from the quality of life of local residents or the experience of visitors.
- 2** Providing for development in locations and of a scale which will support the character and function of individual settlements.
- 3** Maintaining and enhancing the natural environment and conditions for biodiversity and geodiversity.
- 4** Conserving and enhancing the landscape, settlement, building features and historic assets of the landscape character areas.
- 5** Applying the principles of sustainable design and energy use to new development.
- 6** Enabling the provision of a choice of housing that will meet the needs of local communities in terms of type, tenure and affordability.
- 7** Strengthening and diversifying the rural economy and providing tourism based opportunities for the understanding and enjoyment of the Park's special qualities.
- 8** Enabling access to services, facilities, jobs and technology whilst minimising the environmental impacts of transport.

Rosedale old railway



Chris Ceaser

For further reference:

- North York Moors National Park Management Plan

Applicants should refer to:

- Planning Policy Statement 1 – Delivering Sustainable Communities
- Planning Policy Statement 7 – Sustainable Development in Rural Areas
- Circular 12/96 (for major developments)
- Regional Spatial Strategy – Policies YH2, YH6, RR1

- 5.1 The designation of the North York Moors as a National Park reflects the quality of its diverse landscape and spiritual and cultural assets such as the sense of remoteness and tranquillity, distinctive skills, dialects and customs. However, the Park is also home to around 25,000 people whose needs to live, work and access services and facilities must be addressed whilst safeguarding its special qualities.
- 5.2 Sustainable development is an important principle in achieving the National Park's twin purposes of conservation and enjoyment of its special qualities and fostering the social and economic well being of the Park's local communities which is carried out through these purposes. The purposes and duty together with sustainability principles also underpin the objectives in the Management Plan for which the Local Development Framework will seek to deliver the spatial elements. Core Policy A sets out the key principles of achieving sustainable communities in the Park whilst pursuing its purposes and social and economic duty.
- 5.3 The Park is not expected to be a location for major development schemes. Planning Policy Statement 7 and Circular 12/96 set out the considerations that will be applied in assessing proposals for major development in National Parks. There is no precise definition of 'major development' but an indication that it includes proposals raising issues of national significance. The guidance indicates that major development should only take place in exceptional circumstances and where it can be shown to be in the public interest. Examples of development that might be classed as major include mineral workings, waste disposal facilities, larger energy generating schemes, water storage reservoirs, high voltage electricity transmission schemes, large scale military development and larger road schemes.

Sustainability Appraisal

In particular, this policy will have positive impacts upon social and economic sustainability objectives by seeking to ensure that services, facilities, housing and employment opportunities are available locally.



Staithes

CORE POLICY B

Spatial Strategy

The overarching strategy to meet the needs of people in the National Park is based upon improving the sustainability of local communities by supporting, improving and consolidating existing services and facilities, providing additional housing and employment opportunities within settlements and enabling alternative modes of travel to the private car in accordance with the following settlement hierarchy:

1 Local Service Centre – Helmsley

- a Housing including open market and affordable housing.
- b Employment development to support existing or provide new employment opportunities in the town and support and diversify the rural economy.
- c Improve existing facilities and provide new facilities to serve local residents, strengthen its role as a Local Service Centre and support its role as a visitor destination.

2 Service Villages

In Scalby, West and East Ayton, Guisborough, Sleights, Thornton Le Dale, Easington and Ampleforth:

- a Housing including open market and affordable housing.
- b Employment development to support existing or provide new employment opportunities and support and diversify the rural economy.
- c Improve existing facilities and provide new facilities to consolidate the Service Village role.

3 Local Service Villages

In Fylingthorpe, Hinderwell, Lythe, Staithes, Osmotherley and Swainby:

- a Housing to meet an identified local need to live in the parish and affordable housing.
- b Employment development to support existing or provide new employment opportunities and support and diversify the rural economy.
- c Improve existing facilities and provide new facilities to consolidate the role in service provision.

4 Other Villages

- a Opportunities for new housing to meet an identified local need to live in the parish.
- b Affordable housing where it will improve the environmental, social and economic sustainability of the settlement.

For further reference:

- Regional Spatial Strategy Settlement Study Report

5 Open Countryside

- a Housing relating to an essential need to live in the countryside.
- b Conversion of traditional rural buildings to support economic uses including holiday accommodation or residential letting for local needs.
- c Other essential social or community need where there are no other suitable locations in settlements listed in the settlement hierarchy.
- d Development to meet the needs of farming, forestry, recreation, tourism or other rural enterprises with an essential need to locate in the countryside.
- e Replacement dwellings.
- f Conversion of other existing buildings for employment use.

Applicants should refer to:

- Planning Policy Statement 1 – Delivering Sustainable Communities
- Planning Policy Statement 7 – Sustainable Development in Rural Areas
- Regional Spatial Strategy – Policies YH2, YH6, RR1
- Helmsley Joint Area Action Plan Development Plan Document (to be prepared)

- 5.4 The spatial strategy in Core Policy B sets out how the limited opportunities for new development in the Park will be distributed to achieve the visions for the Park to 2026 in accordance with the objectives. The policy allows for the development of new services and facilities, housing and employment development within settlements according to its designation within the settlement hierarchy with the overall aim of making local communities more self sustaining. Determining an appropriate distribution of development involves an understanding of how the settlements across the Park function, including the role of settlements beyond the Park boundary which serve a large rural hinterland.
- 5.5 The settlement hierarchy which forms the basis of Core Policy B is located in Section 3. The policy makes a distinction between the larger settlements on the periphery of the Park (which are located within it or split by the Park boundary) identified as Service Villages and the smaller, more self contained settlements within the Park identified as Local Service Villages and Other Villages. The Authority has historically permitted open market housing in the larger settlements on the periphery of the Park which tend to serve a wider housing market area and have a greater range of house types. Consultation on the Core Strategy and Development Policies showed that people thought that a mixture of open market, local needs and affordable housing should continue to be allowed in the Park and the policy provides for this. It is considered that the levels of open market housing will be relatively low and will not undermine the Regional Spatial Strategy which has no general housing provision figure for the two National Parks.
- 5.6 The Proposals Maps show all of the settlements in the hierarchy, but no development limits are identified. The suitability of a site for development will be assessed on a case by case basis. In the case of Helmsley a joint Development Plan Document for the town will be produced with Ryedale District Council which will address the scope for further housing and employment development including allocations where necessary.

Implementation

- 5.7 As they form the overarching strategy, Core Policies A and B will be delivered by all of the other Core Policies and Development Policies.

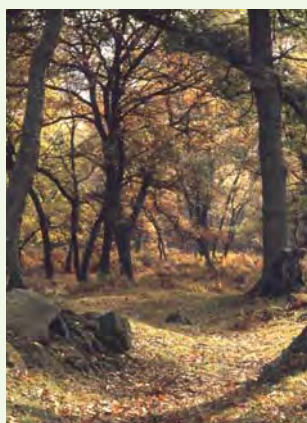
Monitoring

Indicator	Baseline data	Source	Target
CORE POLICY A Delivering National Park Purposes and Sustainable Development			
Land managed in line with conservation objectives	73.4%	State of the Park Report	76.6% (2011/12)
Wading birds breeding on moorland	44 (based on 3 sample areas)	State of the Park Report	Target not appropriate as surveys are undertaken on ad hoc basis
Number of river sites with water quality 'Very Good'	6 out of 8 (2005)	State of the Park Report	To increase
Change in the number of days per year when low level ozone is 'moderate or higher'	31 (2006)	State of the Park Report	To reduce
Reduction in problems on the Rights of Way network	68.5% easy to use (2006/7)	State of the Park Report	90% easy to use (2011/12)
Visitor days	9.0 million (2006)	State of the Park Report	No target set
Amount of traffic	1.946 million vehicles (2006)	State of the Park Report	To reduce
Moorland sheep flocks	100 flocks (2006)	State of the Park Report	No target set
Number of villages with a general store	30% (2006)	State of the Park Report	To maintain or increase

CORE POLICY B

Spatial Strategy

The spatial strategy will be implemented via the housing and economy policies and therefore the monitoring of those chapters will also demonstrate progress against Core Policy B.



Native woodland
in Autumn

6 Protecting, Enhancing and Managing the Natural Environment



Kildale Moor

Sustainability Appraisal

This policy provides a positive contribution towards meeting environmental sustainability objectives as it will specifically protect and enhance the natural environment including protected species and habitats.

This chapter takes forward the following spatial objectives:

- 1 Conserve and enhance the natural environment and the biological and geological diversity of the Park.
- 2 Reduce the causes and assist in adaptation to the effects of climate change on people, wildlife and places.
- 3 Promote prudent and sustainable use of natural resources.

This will be achieved through the following policies:

- Core Policy C – Natural Environment, Biodiversity and Geodiversity
- Development Policy 1 – Environmental Protection
- Core Policy D – Climate Change
- Development Policy 2 – Flood Risk
- Core Policy E – Minerals
- Core Policy F – Sustainable Waste Management

CORE POLICY C Natural Environment, Biodiversity and Geodiversity

The quality and diversity of the natural environment of the North York Moors National Park will be conserved and enhanced. Conditions for biodiversity will be maintained and improved and important geodiversity assets will be protected. Protected sites and species will be afforded the highest level of protection with priority also given to local aims and targets for the natural environment.

All developments, projects and activities will be expected to:

- 1 Provide an appropriate level of protection to legally protected sites and species.
- 2 Maintain, and where appropriate enhance, conditions for priority habitats and species identified in the North York Moors Local Biodiversity Action Plan.
- 3 Maintain and where appropriate enhance recognised geodiversity assets.
- 4 Maintain and where appropriate enhance other sites, features, species or networks of ecological or geological interest and provide for the appropriate management of these.
- 5 Maximise opportunities for enhancement of ecological or geological assets, particularly in line with the North York Moors Local Biodiversity Action Plan, Tees Valley and North East Yorkshire Geodiversity Action Plans and the regional Habitat Enhancement Areas.
- 6 Mitigate against any necessary impacts through appropriate habitat creation, restoration or enhancement on site or elsewhere.

For further reference:

- North York Moors National Park Management Plan

Applicants should refer to:

- Planning Policy Statement 9 – Biodiversity and Geological Conservation
- Circular ODPM 06/2005, DEFRA 01/2005 – Biodiversity and Geological Conservation – Statutory Obligations and their Impact within the Planning System
- Regional Spatial Strategy – Policies ENV2, ENV3, ENV6, ENV7, ENV8, YH8
- North York Moors Planning Advice Note 2 – Planning and Biodiversity
- Design Guide Supplementary Planning Document – Part 3 Trees and Landscape
- North York Moors Local Biodiversity Action Plan
- Tees Valley Geodiversity Action Plan
- North East Yorkshire Geodiversity Action Plan (to be prepared)
- Development Policy 1

- 6.1 Protecting and enhancing the natural environment is a statutory purpose of National Park designation and not only relates to legally protected sites and species but to the Park as a whole.
- 6.2 Protected sites and areas are identified on the Proposals Maps. Over a third of the Park is protected at international or national level. Legally protected sites in the North York Moors National Park include 58 Sites of Special Scientific Interest of which five are Special Areas of Conservation and one is a Special Protection Area. These are all shown on the Proposals Maps.
- 6.3 Other sites, features, species or networks of ecological or geological interest include:
- Priority habitats and species identified in the North York Moors Biodiversity Action Plan
 - Regionally Important Geological Sites or other sites identified in the Local Geodiversity Action Plans (shown on the Proposals Maps);
 - Sites identified on the Section 3 Conservation Map (includes ancient woodland) (shown on the Proposals Maps);
 - Nature Reserves (National Nature Reserve shown on the Proposals Maps);
 - Heritage Coast (shown on the Proposals Maps);
 - Sensitive Marine Area (shown on the Proposals Maps);
 - Land subject to an agri-environment agreement;
 - Other features of ecological value such as trees, hedgerows, walls, rivers, ponds, wetlands and wild flower grasslands.
- 6.4 Legally protected species which are prominent in the Park and which could be affected by new developments include, but are not limited to, bats, swallows, house martins, swifts, starlings, sparrows, barn owls, great crested newts and badgers.
- 6.5 Any proposal likely to affect a Special Area of Conservation, Special Protection Area or RAMSAR site (which is not directly connected with its management) will require an Appropriate Assessment under the Habitats Regulations to determine whether or not it will have an adverse effect on the integrity of the site(s). Candidate Special Areas of Conservation and potential Special Protection Areas will be afforded the same level of protection as those already designated. There are other situations where the applicant may need to provide a professional survey including on sites which contain or are adjacent to existing trees or where there are known to be or thought to be protected species.

Curlew Chicks



- 6.6 The Authority has produced a Biodiversity Action Plan for the National Park which identifies important species and habitats and sets priorities for their maintenance, protection and enhancement. New development should not compromise the aims of the Biodiversity Action Plan and should seek to contribute to meeting them wherever possible.
- 6.7 Policy ENV8 of the Regional Spatial Strategy identifies Habitat and River/Floodplain Enhancement Areas and sets out the ways in which decisions should contribute to ensuring that important habitats are maintained and enhanced. Consideration of these should be undertaken alongside ensuring that priorities identified in the North York Moors Biodiversity Action Plan are addressed.
- 6.8 Regionally Important Geological and Geomorphological Sites (RIGS) are important features resulting from a variety of processes including glacial, coastal or industrial. RIGS are identified as worthy of protection for either their educational, scientific, historic or landscape importance. Two RIGS groups operate in the Park – North East Yorkshire Geology Trust, which covers the majority of the Park, and the Tees Valley RIGS group which covers the Redcar and Cleveland part of the Park. There are a number of RIGS designated in the Redcar and Cleveland part of the Park and also one to the south of Great Ayton in Hambleton District. The North East Yorkshire Geology Trust is looking to identify further sites in the near future.
- 6.9 The Amendment to the Wildlife and Countryside Act 1985 required the Authority to prepare a map showing areas of 'Mountain, Moor, Heath, Woodland, Down, Cliff or Foreshore whose natural beauty is particularly important to conserve'. This is known as the Section 3 Conservation Map.
- 6.10 The Regional Spatial Strategy recognises the importance of protecting, creating and enhancing areas and networks of green infrastructure. Green infrastructure can provide many benefits including promoting sustainable and healthy travel patterns and recreation opportunities, protecting and linking important wildlife habitats and creating flood storage areas. Recognising that the Park itself could be seen as a strategic area of green infrastructure, the Authority will investigate the value of and objectives for identifying green infrastructure within the Park, particularly in terms of how this might bring together the existing work of the Authority and how it will enable linkages beyond the Park boundary.



River Esk

- 6.11 The creation of and enhancements to green infrastructure in the Park will be largely beyond the role of the planning system as levels of new development will be limited and it may be that the Authority's Management Plan is better placed to identify, and set the framework for, green infrastructure within the Park.

DEVELOPMENT POLICY 1

Environmental Protection

To conserve and enhance the special qualities of the North York Moors National Park, development will only be permitted where:

- 1 It will not have an unacceptable adverse impact on surface and ground water, soil, air quality and agricultural land.
- 2 It will not generate unacceptable levels of noise, vibration, activity or light pollution.
- 3 There will be no adverse effects arising from sources of pollution which would impact on the health, safety and amenity of the public and users of the development.
- 4 Land stability can be achieved without causing unacceptable environmental or landscape impact.
- 5 There is or will be sufficient infrastructure capacity to accommodate the demand generated by the development.

Applicants should refer to:

- Planning Policy Statement 7 – Sustainable Development in Rural Areas
- Planning Policy Statement 23 – Planning and Pollution Control
- Planning Policy Guidance 14 – Development on Unstable Land
- Planning Policy Guidance 24 – Planning and Noise

- 6.12 The special qualities of the Park are susceptible to damage by pollutants, such as lighting and noise, and its ecosystems can be vulnerable to air and water pollution. Whilst the North York Moors is regarded as being generally unpolluted the National Park Management Plan aims to ensure that the Park is protected from such impacts. Bodies such as the Environment Agency, the Environmental Health Department of the relevant District Council and Yorkshire Water / Northumbria Water will advise the Authority on whether any development is likely to be acceptable in terms of pollution.
- 6.13 The best and most versatile agricultural land is defined as that of grades 1, 2 and 3A and whilst much of the land in the Park does not fall within these categories there are pockets around Whitby and the western and southern fringes which are of a high quality.

Sustainability Appraisal

This policy will have a positive impact upon meeting sustainability objectives which seek to address the causes and effects of climate change, with beneficial knock-on effects for social and economic objectives. Some uncertainties exist with regard to the landscape and historic environment however these can be mitigated at the implementation level.

For further reference:

- Warming up the Region – Climate Change Impacts Scoping Study for Yorkshire and the Humber
- Delivering Sustainable Energy in North Yorkshire – Recommended Planning Guidance
- Delivering Sustainable Energy in North Yorkshire – Recommended Guidance for Developing Energy Action Plans and Strategies

- 6.14 The Park has areas of cliffs and steep slopes, particularly around its periphery, which may be affected by landslip, historical mine workings, coastal erosion or the compression of soft upland peat. In some coastal locations erosion is taking place very rapidly. Ground stability can be a material consideration in determining a planning application. Detailed information is not available on where unstable land exists in the Park but in some cases the Authority may request the applicant to demonstrate that the land is stable or that any instability can be overcome. In coastal locations and on inland cliffs applicants will be required to demonstrate that the rate of erosion will not exceed the design life of the building (assumed to be 75 years for substantial development, but could be less in the case of less substantial development).

CORE POLICY D

Climate Change

Activities in the National Park will address the causes of climate change and contribute to reducing greenhouse gas emissions, by:

- 1 Reducing the use of energy and the need to use energy.
- 2 Generating energy from renewable sources where these are of a location, scale and design appropriate to the locality and which contribute towards meeting domestic, community or business energy needs within the National Park.
- 3 Requiring residential developments of 5 or more houses and other uses of 200sqm or more to generate energy on-site from renewable sources to displace at least 10% of predicted CO₂ emissions.

The impacts of climate change on the National Park will be mitigated by:

- 4 Directing development away from flood risk areas.
- 5 Facilitating necessary coastal and flood protection works.
- 6 Addressing the management of upland areas to assist in flood storage and carbon retention.
- 7 Encouraging enhancements for biodiversity to buffer, extend and connect habitats.

Applicants should refer to:

- Planning Policy Statement: Planning and Climate Change – Supplement to Planning Policy Statement 1
- Planning Policy Statement 22 – Renewable Energy
- Regional Spatial Strategy – Policies YH2, ENV1, ENV5
- River Tyne to Flamborough Head Shoreline Management Plan
- Renewable Energy Supplementary Planning Document
- Design Guide Supplementary Planning Document
- Development Policy 2



Turbine at Dalby
Forest Visitor Centre

- 6.15 The Government is committed to reducing the causes of climate change. Greenhouse gas emissions are a key contributor to climate change and therefore targets for their reduction have been set nationally. The Authority must ensure that the causes of climate change are addressed at the local level and is working to reduce energy use and promote renewable energy around the Park. This must however be undertaken within the context of National Park purposes.
- 6.16 In the Park transport contributes significantly to climate change. Chapter 10 takes this policy forward in relation to the contribution that can be made from changing transport patterns.
- 6.17 The Regional Spatial Strategy sets a target for the North Yorkshire sub-region for a total of 209MW of installed grid connected renewable energy capacity by 2010 and 428MW of installed grid connected renewable energy capacity by 2020. It is acknowledged that the contribution of the National Park to meeting this target is likely to be relatively small as many of the installations coming forward in the National Park, due to their smaller scale, and potentially their remote location, will not be for the purpose of grid connection but to serve a local need. The majority of the renewable energy to meet the targets is expected to be provided outside of National Parks where larger scale installations may cause less harm to the landscape, however National Parks are expected to contribute via small scale developments which are compatible with National Park purposes. Taking forward the regional targets, a study¹⁸ commissioned by North Yorkshire local authorities in 2005 examined what level of contribution could be made from microgeneration in the National Parks. For the North York Moors National Park it is considered that 1.56MW could potentially be installed by 2010 and 7.96MW by 2021 from solar water heating, ground source heat pumps, wood heat, photovoltaics and micro wind, to contribute towards the wider regional targets, although there are other technologies that could also come forward.
- 6.18 A further study¹⁹ was undertaken in 2005 by Land Use Consultants which assessed the sensitivity of the landscape across North Yorkshire to renewable energy development and concluded that large scale renewable energy developments would generally not be appropriate in the Park. Therefore, consistent with national policy²⁰, planning permission for renewable energy developments should only be granted where the objectives of the designation will not be compromised. For the purposes of this policy 'appropriate scale' is defined as:
- Wind developments of one turbine and of a height which is well related to landscape, landform, structures and buildings in the immediate vicinity;
 - Other renewable energy developments where these will not have an unacceptable impact upon the special qualities of the National Park.
- 6.19 Where schemes are to be connected to the Grid consideration should be given to reducing the visual impact of the connection and that undergrounding may resolve potential impacts.
- 6.20 The Authority operates a Community Renewable Energy Project whereby communities are facilitated in reducing their energy use and developing renewable energy schemes to meet their energy needs. Currently the Authority is working with the Upper Esk, Appleton-le-Moors and Spaunton, and Botton communities. Targets have been set to reduce emissions from communities involved in the project from 19,405 tonnes in 2005/6 to 12,738 tonnes by 2009/10 and enabling the development of renewable energy schemes will contribute towards meeting these.

Footnotes:

¹⁸ Delivering Sustainable Energy in North Yorkshire – Recommended Guidance for Developing Action Plans and Strategies (Land Use Consultants, 2005)

¹⁹ Delivering Sustainable Energy in North Yorkshire – Recommended Planning Guidance (Land Use Consultants, 2005)

²⁰ Planning Policy Statement 22 – Renewable Energy (ODPM, 2004)

Robin Hood's Bay



- 6.21 Wind turbine developments in particular have the potential to impact upon ecological interests, particularly birds and bats. Much of the upland area of the Park is designated as a Special Protection Area under the Habitats Directive and proposals that could have an adverse effect on the integrity of a European site would not be in accordance with the Development Plan.
- 6.22 Proposals will be assessed on their contribution to a reduction in carbon emissions and also in terms of any community or economic benefits arising from the scheme, and a balance between this and the visual and environmental impact will form the basis of decisions.
- 6.23 Where meeting the energy required cannot be met through a particular technology without having an unacceptable visual or other impact it may be necessary to investigate using an alternative, or range of, technologies.
- 6.24 The Authority will seek to ensure that renewable energy installed under the 10% requirement will not have an unacceptable visual impact and the same considerations will be given as for any other renewable energy proposal. It is possible that there will be more than one way to meet the requirement for providing renewable energy and applicants should show how they have arrived at the submitted scheme, taking into account the visual impact of the installation. In some exceptional circumstances the Authority may consider that the requirement cannot be met without unacceptable visual or other impact and in such cases the requirement may be relaxed.
- 6.25 The need to adapt and respond to the effects of climate change, such as increased drought and flood risk and related effects upon biodiversity, is also becoming increasingly important. Many of the actions to mitigate against climate change are being addressed by plans and programmes outside of the Local Development Framework. In particular, the Catchment Flood Management Plans set the basis for flood defence works as well as changes to land management to reduce run-off levels which has particular implications for the upland areas of the Park. The Authority is also promoting measures which will slow water flow from these areas.
- 6.26 One of the impacts of climate change is the continuing erosion of the coastline of the Park which is addressed via the Shoreline Management Plan²¹. The Shoreline Management Plan recognises that erosion will continue to take place along much of the coastline, and the underlying policy approach is to protect and maintain communities and to allow natural processes to occur in other locations. The Shoreline Management Plan also aims to both protect and enhance sites of national and international environmental value. Coastal defences can have a significant impact upon visual amenity and nature conservation interests and these impacts will need to be carefully addressed in any proposal. This is especially important as the entire National Park coastline is defined as Heritage Coast where natural assets and recreational opportunities should be protected.

Footnotes:

²¹ River Tyne to Flamborough Head SMP2 (North East Coastal Authorities Group, 2007)



Flood Damage
at May Beck

DEVELOPMENT POLICY 2

Flood Risk

Development will only be permitted where:

- 1** It complies with the sequential approach as set out in Planning Policy Statement 25.
- 2** It will not lead to an increase in flood risk elsewhere.
- 3** A site specific Flood Risk Assessment is submitted where required.
- 4** In the case of flood defences, they form part of a Catchment Flood Management Plan or other approved programme of flood management.

Applicants should refer to:

- Planning Policy Statement 25 – Development and Flood Risk
- Regional Spatial Strategy – Policy ENV1
- North East Yorkshire Strategic Flood Risk Assessment
- Design Guide Supplementary Planning Document

- 6.27** The Authority, in partnership with Ryedale District Council, Scarborough Borough Council, the Regional Assembly for Yorkshire and the Humber and the Environment Agency, commissioned a Strategic Flood Risk Assessment in 2006. This provides information on the extent of flood risk in the study area, as well as signposting means of reducing the risk of flooding through the planning process and wider land management initiatives and adds further value to the Environment Agency's flood risk maps. The Strategic Flood Risk Assessment will help to inform any allocations for development in further Development Plan Documents.
- 6.28** Flood zones have been developed by the Environment Agency. Zone 1 is where there is little or no risk of flooding, in Zone 2 there is a low to medium risk and in Zone 3 there is a high risk. The Environment Agency publishes maps of flood risk on its website www.environment-agency.gov.uk which identify these zones and should be referred to as the most up to date source of information on flood risk. These maps are continually being updated and will be used in the consideration of this policy. Due to its upland nature most of the Park is within Zone 1 however along the river corridors and in coastal areas there are tracts of land which fall within Zones 2 and 3.
- 6.29** Planning Policy Statement 25 sets out a sequential approach which seeks to direct development away from Zones 2 and 3 unless the development is minor, the use would be acceptable in these higher zones or there are exceptional circumstances. The development will be expected to conform to any existing flood protection measures and include additional flood resilience measures where appropriate. A site specific Flood Risk Assessment will be required alongside any application in flood Zones 2 or 3, or an application in Zone 1 where the site is larger than 1 hectare. Even where development is located in Zone 1 consideration should still be given to ensuring that flood risk elsewhere is not increased through run-off.

Sustainability Appraisal

This policy provides benefits for maintaining the heritage and for the economy. Potential impacts upon the landscape and natural environment could be overcome through mitigation at the implementation level.

CORE POLICY E**Minerals**

Minerals extraction in the National Park will enable the provision of materials necessary for preserving traditional buildings and for maintaining and enhancing the character of settlements and the countryside of the National Park. Minerals extraction or the re-working of former quarries will be permitted where:

- 1** It is of a scale appropriate for its location in the National Park and is for meeting a local need for building stone.
- 2** There are no suitable sources of previously used materials to meet the identified need.
- 3** Any waste materials from extraction will be re-used or recycled wherever possible.
- 4** A scheme for restoration and after-use of the site based upon protecting and enhancing the special qualities of the National Park forms an integral part of the proposal.

Development which would compromise the future extraction of important building stone at existing or former quarries will not be permitted.

All other minerals developments will be considered against the major development tests. The continued extraction of potash at Boulby will be permitted provided that any detrimental effect on the environment, landscape or residential or visitor amenity is not unacceptable in the context of any overriding need for the development.

Applicants should refer to:

- Minerals Policy Statement 1 – Planning and Minerals
- Minerals Policy Statement 1 Annex 4 (for oil and gas developments)
- Circular 12/96 (for major developments)
- Regional Spatial Strategy – Policy ENV4

6.30 The Regional Spatial Strategy seeks a progressive reduction in aggregate production in National Parks and states that there is no strategic justification for the provision of any new crushed rock sites within these areas in the plan period. Therefore the priority will be for small scale extraction for local use and the use of previously used materials. 'Local need' referred to in criterion 1 of the policy is defined as for need within the Park or the immediately adjacent parishes.

6.31 The Government has awarded licenses for oil and gas exploration in parts of the Park. As with other minerals developments, the extraction of oil and gas should only take place in the Park in exceptional circumstances and will therefore be subject to rigorous examination. Proposals for oil and gas exploration, appraisal and production will be considered against the policy in Annex 4 of Minerals Policy Statement 1.



Spaunton Quarry

- 6.32 However, in circumstances where a building or feature of national significance undergoing restoration or rebuilding requires additional building stone for which the most practicably sourced best match can be shown to be within the Park, permission may be given to vary an existing planning permission relating to a quarry to enable the use of such material in particular locations beyond those originally specified with the planning permission.
- 6.33 National objectives for mineral use, as set out in Minerals Policy Statement 1²², seek to ensure that sustainability principles are applied to planning for minerals. This means that where possible the use of resources, particularly natural and finite resources, should be avoided and that re-use should take precedence over using new resources. This not only helps to preserve the landscape and natural environment of the Park, but also reduces the amount of overall energy used to construct a building. In this respect, in assessing the suitability of previously used materials consideration should be given to any transportation implications.
- 6.34 Mineral extraction sites should not become derelict once extraction has ceased and any planning consent will be subject to the Authority being satisfied that a suitable scheme for after-use is in place. Given the high quality of the environment in the Park, it is especially important to ensure that such reclamation is of the highest possible standard. After-use could include uses which would benefit the wider community such as for education, recreational or flood storage purposes, and should also seek to contribute to the delivery of other plans such as the North York Moors Biodiversity Action Plan, the Geodiversity Action Plans and the regional Habitat Enhancement Areas as identified in the Regional Spatial Strategy. The scheme will need to indicate how the proposals for after-use will be financed.
- 6.35 The Authority will also, where appropriate, consider the use of powers under the 1995 Environment Act which allows for Prohibition Orders to be served on mineral workings that have ceased in order to ensure that extraction does not resume without a new planning permission requiring current assessments and conditions.
- 6.36 As the buildings within the Park form an important element of its special character it is necessary to consider how these will be repaired and how new buildings will contribute to this and where the materials for these might come from. Therefore, the Authority will give consideration to safeguarding existing and formerly worked building stone quarries which are likely to be important in providing stone in the future. In the meantime English Heritage and Natural England will be consulted on any developments which may affect the operation of existing or formerly worked building stone quarries. It is not considered appropriate to safeguard other mineral resources as there is no policy provision for their extraction in the Park, only a limited scale of development is likely to come forward in the Park which could affect future extraction and other policies already provide a high level of protection for the countryside under which the minerals lie.
- 6.37 The policy approach for Boulby is established out of the recognised national need for potash. Proposals in respect of potash extraction at Boulby will therefore be dealt with differently and will be considered against the general policies within the Core Strategy and Development Policies.

Footnotes:

²² Minerals Policy Statement 1 – Planning and Minerals (DCLG, 2006)

Sustainability Appraisal

This policy will have positive social and environmental impacts, particularly in relation to encouraging waste reduction, reuse, recovery and recycling.

For further reference:

- Let's Talk Less Rubbish – A Municipal Waste Management Strategy for the City of York and North Yorkshire 2006 – 2026

Footnotes:

²³ Let's Talk Less Rubbish – A Municipal Waste Management Strategy for the City of York and North Yorkshire 2006 – 2026 (York and North Yorkshire Waste Management Partnership, 2006)

- 6.38 Minerals development has the potential to have significant effects upon the natural environment, particularly considering that much of the Park is protected by international environmental designations. Amongst other environmental considerations, proposals that could have an adverse effect on the integrity of a European site would not be in accordance with the Development Plan. Most applications for mineral extraction will need to be accompanied by a formal environmental statement to address the above issues and to show how the impacts arising from extraction will be kept to a level compatible with its location within a National Park. This should seek to address the visual and traffic impacts, any potential effects on nature conservation, impacts upon archaeology and any pollution of the air, water or soil.

CORE POLICY F

Sustainable Waste Management

The development of small scale waste facilities will be facilitated where this will:

- 1 Contribute towards meeting the targets of the waste management authorities in respect of increasing reuse, recycling, composting and energy recovery from waste.
- 2 Manage waste predominantly generated from communities within the National Park.
- 3 Enable waste to be managed as close to its source as possible.

Applicants should refer to:

- Planning Policy Statement 10 – Planning for Sustainable Waste Management
- Regional Spatial Strategy – Policies ENV12, ENV13, ENV14

- 6.39 National policies for waste management advise that it should be addressed as a resource and that disposal be regarded as the last option. The York and North Yorkshire Waste Management Partnership, through the waste management strategy, has set targets to move towards reducing, reusing, recycling and recovering energy from waste and diverting waste away from landfill. Of relevance to the National Park, the York and North Yorkshire Waste Management Strategy²³ seeks to create an enhanced network of 'bring' bank facilities close to where people live. The Authority does not have any formal waste responsibilities other than planning, however the approach of the waste management authorities is supported by the National Park Management Plan.

- 6.40 In light of the waste management strategies covering the Park, the low levels of waste generated within the area and the high level of protection afforded to the Park's special qualities, it is appropriate that any waste management facilities are of a scale appropriate to the Park, relating only to accommodating waste from the immediate area. In this respect the development of local amenity and recycling facilities on sites within or adjacent to settlements are likely to be appropriate. Larger scale commercial facilities can cause harm to the environment of the Park due to the size or nature of the operations being undertaken and will only be permitted where the scale of the operation is compatible with its location in the Park. Landfill is not considered appropriate within the Park.

- 6.41 The Regional Spatial Strategy sets out apportionments for planning for waste management. Within the North Yorkshire Sub-Region, the apportionment has been divided between North Yorkshire County Council and City of York Council as waste planning authorities with no apportionment provided for National Park Authorities. However, in view of objectives to manage waste close to where it is produced it is considered that there may be requirements for local facilities in the Park and Core Policy F makes provision for this.
- 6.42 Small scale waste facilities are defined as those which do not have an unacceptable impact upon the special qualities of the Park in terms of impact on the landscape. This will be assessed upon a case by case basis. Due to the nature of waste facilities potential impacts upon the natural environment will also need to be addressed. Amongst other environmental considerations, proposals that could have an adverse effect on the integrity of a European site would not be in accordance with the Development Plan. Significant new waste disposal sites and all landfill sites will be regarded as major development and be subject to the tests set out in Planning Policy Statement 7. Effects of waste management facilities can be reduced by locating these alongside similar existing uses.

Implementation

Plan / project	Lead Authority(ies)	What does it involve and what will the outcomes be?
CORE POLICY C Natural Environment, Biodiversity and Geodiversity		
North York Moors Biodiversity Action Plan	North York Moors National Park Authority	Identifies priority habitats and species and actions for each of these which could include, for example, through Environmental Stewardship Schemes, working with other organisations, securing funding for specific projects and providing advice to landowners and the public.
Tees Valley Geodiversity Action Plan	Tees Valley Wildlife Trust Tees Valley RIGS Group	This documents important geological assets and sets the framework for conserving, managing and promoting the geological heritage of the Tees Valley, through education and volunteer activities.
North East Yorkshire Geodiversity Action Plan	North East Yorkshire Geology Trust	This will document important geological assets and set the framework for conserving, managing and promoting the geological heritage of North East Yorkshire, through education and volunteer activities.

Agri-Environment schemes	Natural England North York Moors National Park Authority	Natural England's Environmental Stewardship Scheme and the North York Moors Farm Scheme seek to encourage farmers to manage their land in a way which delivers environmental benefits. In 2006 502 farm holdings had agri-environment agreements in place (around a third of farm holdings).
River Basin Management Plans	Environment Agency	These will be produced by 2009 and will set out a Programme of Measures for all water bodies to achieve 'good' status (or higher in Special Protection Areas and Special Areas of Conservation) under the Water Framework Directive ²⁴ .
North Yorkshire and Cleveland Coastal Strategy (2004-2009)	North Yorkshire and Cleveland Coastal Forum	The strategy sets out a framework for actions by the stakeholders and agencies with coastal responsibilities in respect of conserving and enhancing the natural environment as well as the built heritage, the economy and transport. It is anticipated that in the future an Integrated Coastal Zone Management Plan which will set the framework for all actions along the coast will be produced however there is no timetable for this at present.
Heritage Coast Management Plan	North Yorkshire and Cleveland Heritage Coast Authorities	This was adopted in 2008 and sets out actions to preserve and enhance the Heritage Coast, such as habitat management and village improvements.
CORE POLICY D Climate Change		
Community Renewable Energy Project	North York Moors National Park Authority	The Authority is working with three communities (Upper Esk, Appleton-le-Moors & Spaunton and Botton) to reduce their energy use and take forward community based renewable energy developments. The project may be extended to further communities in the future.
Sustainable Development Fund	North York Moors National Park Authority	The Authority administers the Sustainable Development Fund which has been used to fund renewable energy projects, for example towards photovoltaic panels, solar hot water heaters and energy saving measures at Hinderwell Village Hall and at Lockton Youth Hostel.

Footnotes:

²⁴ The Water Framework Directive (2000/06/EC)

Implementation (continued)**CORE POLICY D** (continued)
Climate Change

Carbon Neutral National Park Authorities	North York Moors National Park Authority	All National Park Authorities have, through the English National Park Authorities Association, committed to becoming carbon neutral by 2012 (in line with the rest of Government estate). The North York Moors National Park Authority is producing an action plan to meet this target.
Catchment Flood Management Plans	Environment Agency	Catchment Flood Management Plans set the basis for measures to reduce flooding and its effects. The Esk and Coastal Streams Catchment Flood Management Plan is to be published shortly, and work has begun on the Derwent Catchment Flood Management Plan.
Shoreline Management Plan	North Yorkshire and Cleveland Coastal Authorities Group	The Shoreline Management Plan sets out a policy approach to protect and maintain communities and to allow natural processes to occur in other locations, and contains actions for coastal authorities to take this forward.
Climate change and biodiversity	North York Moors National Park Authority	The Authority is examining the effects of climate change upon habitats and species and is developing a monitoring framework for selected species. The Authority is also promoting measures to slow water flow and protect the peatland resource.

CORE POLICY E
Minerals

Safeguard building stone	North York Moors National Park Authority English Heritage	The Authority will investigate identifying existing and former building stone sites which are likely to be important in stone provision in the future and safeguard these from other developments.
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Core Policy F Note:
A Tees Valley Joint Municipal Waste Strategy which will cover the part of the Park in Redcar and Cleveland Borough is being prepared. The Authority will ensure that the objectives and targets of the Waste Strategy, once developed, can be delivered through the Local Development Framework.

CORE POLICY F Sustainable Waste Management

Let's Talk Less Rubbish – A Municipal Waste Action Plan for the City of York and North Yorkshire	York and North Yorkshire Waste Partnership	Sets targets to: Recycle or compost 50% of waste by 2020; Divert 75% of rubbish away from landfill by 2013. The targets are proposed to be met through educational and promotional activities as well as ensuring that infrastructure, such as local recycling banks, are in place.
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Monitoring

Indicator	Baseline data	Source	Target
CORE POLICY C Natural Environment, Biodiversity and Geodiversity			
Percentage and area of land managed in line with conservation objectives in the National Park	99,475ha / 69.3% (2006/7)	Best Value Performance Plan	76.6% by 2015/16
Percentage of SSSIs (a) favourable or (b) unfavourable recovering condition	(a) 16.8% (b) 38.6% (2006/7)	Natural England	95% total in a) and b) by 2010
Number of rivers with at least 'good' water quality (GOA standards)	100% (2006/7)	State of the Park Report	To maintain
Change in areas and populations of biodiversity importance including: i. Change in priority habitats and species (by type); and ii. Change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance.	i. Data is currently variable in frequency of collection and in quality. Improved data will be available to monitor targets in the Biodiversity Action Plan. ii. Area covered by Special Area of Conservation designations – 30.95% (44,440ha) Area covered by Sites of Special Scientific Interest – 32.91% (44,095ha) Area of land covered by Regionally Important Geological / Geomorphological Sites – 0.18% (252.5ha) (2006/7)	Natural England	i. Targets will be established in the Biodiversity Action Plan. ii. To maintain or increase

Monitoring (continued)

CORE POLICY D Climate Change			
Average CO ₂ emissions per capita	24.2 tonnes (2003)	Audit Commission ²⁵	To decrease
Average annual domestic consumption of electricity	4827.5kWh (2004)	Audit Commission ²⁶	To decrease
Renewable energy capacity installed by type	608.2kW (permissions granted 2006/7)	North York Moors National Park Authority Planning Records	To increase capacity. There is no target for renewable energy generation in the North York Moors National Park.
Percentage of residential applications for 5 or more dwellings or over 200sqm or more which displace at least 10% of predicted CO ₂ emissions through on site renewable energy	0 (2006/7)	North York Moors National Park Authority Planning Records	100%
Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence or water quality grounds	0 (2006/7)	North York Moors National Park Authority Planning Records	To maintain at zero level

Footnotes:

²⁵ Based upon average for 4 constituent local authorities using Local estimates of CO₂ emissions (tonnes CO₂) – Total emissions per capita

²⁶ Based upon average for 4 constituent local authorities

CORE POLICY E**Minerals**

Production of primary land won aggregate	0.1 million tonnes (2005)	Yorkshire and Humber Regional Aggregates Working Party Report	Progressive reduction in aggregate production
Production of secondary / recycled aggregates	Data not currently available	-	Target not appropriate as there is currently no data

CORE POLICY F**Sustainable Waste Management**

Capacity of new waste management facilities by type	none (2006/7)	North York Moors National Park Authority Planning Records	Target not appropriate as this will depend upon how the waste strategies are implemented.
Amount of municipal waste arising and managed by management type and the percentage each management type represents of the waste managed	13,624 tonnes estimated total Recycled 15.52% Composted 18.74% Energy recovery 14.38% (2004/5)	Audit Commission ²⁷	Recycle or compost 40% of household waste by 2010, 45% by 2013 and 50% by 2020 Divert 75% of rubbish away from landfill by 2013 ²⁸ (Contribute to Tees Valley targets when these are set)

Footnotes:

²⁷ Estimates for the National Park based upon Audit Commission data available for the four constituent authorities.

²⁸ Targets set in Let's Talk Less Rubbish – A Municipal Waste Management Strategy for the City of York and North Yorkshire 2006 – 2026

7 Protecting and Enhancing Cultural and Historic Assets

This chapter takes forward the following spatial objectives:

- 4 Secure high quality new development that takes account of and enhances the unique landscape character, settlement pattern and building characteristics of the nine landscape character areas in the Park.
- 5 Preserve and enhance historic assets.
- 6 Promote sustainable design and efficient energy use in new buildings.

This will be achieved through the following policies:

- Core Policy G – Landscape and Historic Assets
- Development Policy 3 – Design
- Development Policy 4 – Conservation Areas
- Development Policy 5 – Listed Buildings
- Development Policy 6 – Historic Parks and Gardens
- Development Policy 7 – Archaeological Assets
- Development Policy 8 – Conversion of Traditional Rural Buildings
- Development Policy 9 – Advertisements

Sustainability Appraisal

This policy provides a direct positive contribution towards sustainability objectives which seek to preserve and enhance the landscape and the historic environment.

CORE POLICY G Landscape, Design and Historic Assets

The landscape, historic assets and cultural heritage of the North York Moors will be conserved and enhanced. High quality sustainable design will be sought which conserves or enhances the landscape setting, settlement layout and building characteristics of the landscape character areas identified in the North York Moors Landscape Character Assessment. Particular protection will be given to those elements which contribute to the character and setting of:

- 1 Conservation Areas
- 2 Listed Buildings
- 3 Historic Parks and Gardens
- 4 Scheduled Monuments and other sites of archaeological importance

The re-use of buildings of architectural and historic importance which make a positive contribution to the landscape and character of the National Park will be encouraged.

Applicants should refer to:

- Planning Policy Statement 1 – Delivering Sustainable Development
- Planning Policy Guidance 15 – Planning and the Historic Environment
- Planning Policy Guidance 16 – Archaeology and Planning
- Regional Spatial Strategy – Policy ENV9
- Design Guide Supplementary Planning Document
- Development Policies 3 – 9

For further reference:

- North York Moors Landscape Character Assessment



Westerdale Heather

- 7.1 The landscape, historic and cultural assets of the North York Moors are an integral part of its special qualities. Its land use and management, the built environment and archaeological remains as well as less tangible elements such as language, customs and crafts reflect the Park's occupation and use by successive generations of hunters, herdsman, farmers, monks and miners, all of whom have left their mark, contributing to the distinct local variations in landscape character.
- 7.2 A Landscape Character Assessment of the North York Moors was published in 2003. It identified nine landscape character types:
- Moorland
 - Narrow Moorland Dale
 - Forest
 - Coast and Hinterland
 - Limestone Hills
 - Narrow Glacial Channel and Griffs
 - Limestone Dale
 - Central Valley
 - Upland Fringe
- 7.3 Each of these character types has a distinctive landscape, settlement patterns and building characteristics and it is the relationship between these elements which creates the diverse character of the North York Moors. The Authority has published a Design Guide Supplementary Planning Document which explains the characteristics of these areas in more detail and sets out the distinctive characteristics of the nine main landscape areas in the Park and the main principles which should be considered when designing new buildings including renewable energy installations.
- 7.4 The distinctive character of the Park's built environment depends much on its wealth of traditional and historic buildings. There are 42 Conservation Areas in the Park (either wholly or partly within the Park boundary) and 2999 Listed Buildings. Four historic parks and gardens are included on the register maintained by English Heritage. In addition, the Park has a rich archaeological and historical landscape with records of over 12,000 known archaeological sites and features, over 800 of which are given protection as Scheduled Monuments. The historic built environment and archaeological assets of the North York Moors are a unique legacy and an integral part of its landscape and cultural heritage which the Authority must seek to 'conserve and enhance' in carrying out its functions.

DEVELOPMENT POLICY 3

Design

To maintain and enhance the distinctive character of the National Park, development will be permitted where:

- 1** The siting, orientation, layout and density preserves or enhances views into and out of the site, spaces about and between buildings and other features that contribute to the character and quality of the environment and will not result in the loss of an open space which contributes to the amenity, character and setting of a settlement.
- 2** The scale, height, massing, proportion, form, size, materials and design features of the proposal are compatible with surrounding buildings, and will not have an adverse effect upon the amenities of adjoining occupiers.
- 3** A high standard of design detailing is used whether traditional or contemporary, which reflects or complements that of the local vernacular.
- 4** Provision is made for adequate storage and waste management facilities.
- 5** Good quality sustainable design and construction techniques are incorporated in the development including measures to minimise energy use and where possible use energy from renewable sources.
- 6** A satisfactory landscaping scheme forms an integral part of the proposal.
- 7** The design takes account of the safety, security and access needs for all potential users of the development and provides car parking provision in line with the standards adopted by the Authority.

Applicants should refer to:

- Design Guide Supplementary Planning Document
- Secured by Design
- Safer Places: The Planning System and Crime Prevention
- Code for Sustainable Homes

- 7.5** New development should respect existing settlement character, patterns and layouts and the principles of traditional building design in order to ensure that the character and local distinctiveness of the built environment is maintained and the landscape of the Park conserved and enhanced. Most development in the smaller settlements has taken place on infill plots and whilst this will still be permitted under the housing policies, some 'gap' sites may not be suitable for development where they contribute to the amenity, form and character of the settlement.



New House,
Osmotherley

Staithes



- 7.6 It is important to recognise that new development today represents the cultural heritage of future generations. It should always be of the highest quality and should demonstrate the use of good quality and sustainable design and the Design Guide provides more guidance to help achieve this. The Authority does not wish to simply to replicate the past and stifle innovation or originality. Support will be given to proposals of a more contemporary, modern design where they promote and reinforce local distinctiveness and seek to add variety and interest to the Park's cultural heritage by enhancing and enriching it over time.
- 7.7 The safety and security of potential users of new development are an important consideration which should be taken into account at an early stage in the design process. Incorporating features that address this issue will help to contribute to a high quality and safe environment for all.
- 7.8 In order to encourage a choice in modes of travel within and around the Park alternative modes of transport to the private car should also be considered, particularly when assessing an appropriate location for a development proposal. The accessibility needs of all potential users including the elderly, wheelchair users and those with children should be carefully considered in any proposed design or layout.
- 7.9 It is important to recognise that new development today represents the cultural heritage of future generations. The principles of sustainable design should therefore be applied including measures to reduce energy use and use of resources, the use of sustainable drainage systems and the incorporation of facilities for the sustainable management of waste. Development should facilitate the efficient use of natural resources in construction and make use of recycled materials, land and buildings wherever possible.
- 7.10 The Authority is working with communities to produce Village Design Statements which will be adopted by the Authority as Supplementary Planning Documents and these are included in the Local Development Scheme (September 2007).
- 7.11 A Design and Access Statement must accompany most planning applications in the Park. This should demonstrate how the principles of good design including those set out in this policy have been incorporated into the development and how the development will be accessed by all users.



Helmsley

DEVELOPMENT POLICY 4

Conservation Areas

Proposals for development within or immediately adjacent to a Conservation Area will only be permitted where they preserve or enhance the character and appearance or setting of the area and where:

- 1** Buildings and features, including open spaces, watercourses, trees, hedges, walls and railings that make a significant contribution to the character and appearance of the Conservation Area are retained and respected.
- 2** The scale, proportions, design detailing and materials of the development respect the existing architectural and historic context with reference to:
 - a the form, scale, proportions, design detailing and materials of traditional buildings.
 - b historic plot boundaries and layouts.
 - c traditional street patterns.
 - d the relationship between buildings and spaces.
 - e views into and out of the area.
- 3** In cases where the demolition of a feature or building that makes a positive contribution to the character and appearance of the Conservation Area is proposed, there is an overriding justification for the proposal.

Applicants should refer to:

- Conservation Area Assessment and Management Plan Supplementary Planning Documents (to be prepared)

- 7.12** The boundaries of all 42 Conservation Areas in the Park are shown on the Proposals Maps.
- 7.13** The distinctive character of such areas is derived from a number of inter-related historical and architectural features including the relationship between buildings and spaces, views along streets and between buildings, traditional street patterns and layouts and the design detailing and materials of traditional buildings. It is the combination of all these features that gives each Conservation Area its own distinctive character and qualities.
- 7.14** Development in Conservation Areas will be carefully controlled to ensure that their character is preserved or enhanced. The Authority has introduced Article 4 Directions in 38 of the Conservation Areas which means that additional controls are imposed on alterations to features including doors, windows and chimneys.
- 7.15** The Authority also has a duty to publish proposals for the safeguarding and enhancing of Conservation Areas and has a rolling programme in the Local Development Scheme for the production of Conservation Area Assessment and Management Plans which will be adopted as Supplementary Planning Documents. These will identify the features that contribute to the individual character and interest of each Conservation Area and include measures to ensure that the character and the appearance of Conservation Areas will be maintained through the effective management of change as well as ensuring that opportunities to enhance the character and appearance are maximised.

DEVELOPMENT POLICY 5

Listed Buildings

Proposals for the alteration, extension or change of use of a Listed Building or the construction of any structure within its curtilage will only be permitted where they will not have an unacceptable impact on the special historic or architectural interest of the building.

Any development which would have an unacceptable impact on the setting of a Listed Building will not be permitted.

Proposals for the demolition of a Listed Building will not be permitted unless there is overriding justification to warrant this.

Applicants should refer to:

- Planning Policy Guidance 15 – Planning and the Historic Environment

7.16 The Listed Buildings in the Park are a significant part of its built and cultural heritage and represent a range of buildings of such importance that, once lost, cannot be replaced. As the Authority has a statutory duty to protect Listed Buildings the presumption, therefore, is always in favour of their preservation.

7.17 Whilst often the best use of a Listed Building will be that for which it was originally built, the Authority recognises that ensuring its continued upkeep and active use will at times require it to accommodate change. It is important however that any repairs, alterations and extension complement the special historic and architectural character of the building and that the removal of historic fabric is kept to a minimum.

DEVELOPMENT POLICY 6

Historic Parks and Gardens

Development will only be permitted where there is no unacceptable effect on the character, appearance, amenity, setting, views out of or enjoyment of:

- 1 Arncliffe Hall
- 2 Duncombe Park
- 3 Mulgrave Castle
- 4 Rievaulx Terrace and Temples

- 7.18 English Heritage maintains a register of Parks and Gardens of Special Historic Interest that are graded according to their level of interest. These are shown on the Proposals Maps. There are no statutory controls over the protection of these sites, but PPG15 advises that registered parks and gardens should be protected under the planning system.

DEVELOPMENT POLICY 7

Archaeological Assets

Proposals for development that would have an unacceptable impact on the integrity or setting of a Scheduled Monument, or other sites or remains considered to be of national archaeological importance will not be permitted.

In the case of sites or remains of regional or local importance, development proposals will only be permitted where the archaeological interest is capable of being preserved in situ. Where this is not justifiable or feasible, permission will only be granted where provision is made for appropriate preservation by record. In all cases, an appropriate assessment and evaluation will be required to be submitted as part of the planning application in areas of known or potential archaeological interest.

Applicants should refer to:

- Planning Policy Guidance 16 – Archaeology and Planning

- 7.19 The location of the Scheduled Monuments in the Park is shown on the Proposals Maps.
- 7.20 The archaeological and historical landscape of the North York Moors represents a finite and non-renewable resource that helps us to understand our heritage but can be easily damaged or destroyed by development and once lost cannot be replaced. It includes sites of former industrial workings such as alum mines. Proposals for development that would have an unacceptable impact on the integrity or setting of a Scheduled Monument or other sites or remains considered to be of national archaeological importance will not be permitted.
- 7.21 In the case of sites or remains of regional or local importance, development proposals will only be permitted where the archaeological interest is capable of being preserved in situ. Where this is not justifiable or feasible, permission will only be granted where provision is made for appropriate preservation by record. In all cases, an appropriate assessment and evaluation will be required to be submitted as part of the planning application in areas of known or potential archaeological interest. Where development affecting an archaeological site is permitted, the Authority will seek to preserve the remains either in situ or by an appropriate level of investigation and recording.



Barn at
Hutton le Hole

DEVELOPMENT POLICY 8

Conversion of Traditional Unlisted Rural Buildings

Outside the settlements identified in the settlement hierarchy, the conversion of traditional unlisted rural buildings for an employment use, short term self catering holiday accommodation, residential annexe to an adjacent existing dwelling or long-term/permanent residential letting units for local occupancy will be permitted where:

- 1** The building is of architectural and historic importance and makes a positive contribution to the landscape and character of the National Park.
- 2** The building is in a structurally sound condition, capable of conversion without substantial rebuilding, as demonstrated by a structural engineer's report.
- 3** The building is capable of conversion and of sufficient size to accommodate the proposed use without the need for significant alterations, extensions or other new buildings.
- 4** The proposed use is compatible in nature, scale and level of activity with the other buildings in the group and the character of the locality.
- 5** The proposal is of a high quality design which retains existing external features which contribute significantly to the character of the building including original openings and roofing materials; reflects the simple functional form and traditional character of the building and provides for essential services and other functional requirements without harm to the fabric of the building or its setting.
- 6** The proposed use does not lead to changes to the building's curtilage or the creation of new vehicular access or parking areas that would adversely affect its character and appearance or that of the wider landscape.
- 7** The building is located within an existing group of buildings that have a close physical and visual relationship to each other and, where holiday cottage use, annexes or local needs letting is involved, include an existing residential unit within the group.
- 8** In the case of long-term/permanent residential uses, the occupancy of the accommodation is restricted to a person satisfying the local needs criteria set out in Core Policy J and the tenure will be restricted to letting only and the unit will not be sold off separately from the main dwelling.
- 9** In the case of residential annexes, the building is within the immediate curtilage of the main dwelling and the occupancy of the accommodation is restricted to a family member and the unit will not be sold off separately from the main dwelling.

Applicants should refer to:

- Design Guide Supplementary Planning Document – Part 4 Re-use of Rural Buildings (to be prepared)

- 7.22 Traditional rural buildings make an important contribution to the quality and character of the landscape of the Park, and reflect different periods of activity and evolution of the area forming a significant part of the Park's cultural heritage. They can include chapels, schools, mill buildings and agricultural buildings. Such buildings are often in themselves architecturally and historically important and finding a new use is an important way in which such buildings can be retained. It should be noted however that traditional rural buildings that are still in some form of community or business use will be protected under Development Policies 11 and 15, and Core Policy I.
- 7.23 The purpose of the policy is to ensure the retention of the most desirable and significant buildings in the Park which without conversion to alternative uses would deteriorate and be lost to the Park's heritage. It is a building conservation policy rather than a housing policy and as such not every building will be considered suitable for conversion and re-use. For example, proposals to re-use buildings which are in need of substantial re-building would be tantamount to the construction of a new building which could involve a loss of character and in the case of locations outside settlements, could have wider landscape character and sustainability implications. Due to their location in the countryside, there may be potential for impacts upon the natural environment which will need to be addressed. Amongst other environmental considerations, development proposals that could have an adverse effect on the integrity of a European site would not be in accordance with the Development Plan.
- 7.24 In terms of proposed new uses, Planning Policy Statement 7 favours the re-use of buildings for economic purposes, which can often have less impact on the fabric of a traditional building and retain its character, whilst at the same time preventing the introduction of residential development in very remote locations. However Planning Policy Statement 7 also recognises that residential conversions may be more acceptable in some locations. Under this policy, conversion to a wider range of alternative uses such as short-term self-catering holiday accommodation, residential annexes and long-term residential letting units will also be supported where the building is within an existing group that has an existing dwelling. In such cases the Authority will impose conditions or secure legal agreements to control the occupancy of the unit and also ensure that it is not sold off separately from the existing residential unit.

Farndale



DEVELOPMENT POLICY 9

Advertisements

Advertisements will only be permitted where:

- 1** The size, scale, proportions, design, position and materials of the advertisement do not detract from the character and appearance of the host building or site and/or the wider streetscape and landscape of the National Park.
- 2** The number of advertisements is kept to a minimum to avoid clutter.
- 3** There will be no adverse effect on residential amenity or public and highway safety.
- 4** In the case of advance directional advertisements, it can be demonstrated that the sign is reasonably required to locate the related enterprise, the sign will not have an adverse impact on the character and appearance of the locality and will not, either individually or cumulatively, impact on highway safety and will be located outside of the limits of the highway. Advertisements will not be permitted for businesses eligible for 'white on brown' tourism signing.

Applicants should refer to:

- Planning Policy Guidance 19 – Outdoor Advertisement Control

7.25 The impact of signs and advertisements on the character and appearance of buildings, settlements and the wider landscape can be considerable, both individually and cumulatively, because by their very nature they aim to attract attention and are often prominently displayed. However for many businesses they are an important means of attracting customers.

- 7.26 The Authority will therefore give careful consideration to proposals for advertisements to ensure that they are sensitively and sympathetically displayed so as to protect the visual amenity of the Park, and public and highway safety. Illuminated advertisements can be particularly visually intrusive in a rural landscape and will be carefully controlled.
- 7.27 The design of an advertisement together with its size, positioning and materials can determine how well it fits into the context provided by its surroundings. As such, standard corporate or shop 'franchise' signs will not always be appropriate.
- 7.28 The mounting of advertisements on walls and other existing structures to help avoid the unnecessary erection of free standing signs will be encouraged, but large advertisements which do not respect the proportions of the building to which they are attached can be unsightly and therefore will not be supported. Likewise advertisements which are made of non-traditional shiny and reflective materials can harm the amenity of an area or a proliferation of advertisements can lead to unsightly clutter.

Implementation

Plan / project	Lead Authority(ies)	What does it involve and what will the outcomes be?
CORE POLICY G Landscape, Design and Historic Assets		
Grants for conservation works	North York Moors National Park Authority	The Authority operates a number of grants that seek to enhance and protect the built and cultural heritage of the National Park. These include the Streetscape Enhancement Grants which fund works such as the reinstatement of features such as railings, sash windows, paneled doors and chimneys, the replacement of concrete roof tiles and the removal of unattractive dormer windows, porches and extensions. Grants are also available for a limited number of exceptional Listed Buildings or Listed Buildings which are considered to be 'at risk'.
Conservation Area Assessment and Management Plan Supplementary Planning Documents	North York Moors National Park Authority	Provision for these to be prepared is incorporated within the Local Development Scheme. These will identify the special features of the areas and set out proposals for future management.



Westerdale

Village Design Statement Supplementary Planning Documents	North York Moors National Park Authority Community groups	The Authority is working with communities to assist in the preparation of Village Design Statements which will be adopted as Supplementary Planning Documents.
Heritage Coast Management Plan	North Yorkshire and Cleveland Heritage Coast Authorities	This was adopted in 2008 and sets out actions to preserve and enhance the Heritage Coast.

Monitoring

Indicator	Baseline data	Source	Target
CORE POLICY G Landscape, Design and Historic Assets			
Number and percentage of listed buildings within the National Park indicated as 'At Risk'.	224 7.4% (2006/7)	Best Value Performance Plan	6.78% by 2011/12
Number of Scheduled Monuments 'At Risk'	Data not currently available	-	Target not appropriate
Percentage of Conservation Areas with an up to date character appraisal	7.14% (2006/7)	Best Value Performance Plan	42.85% by 2011/12
Number of highways consultations responded to (to ensure minimal detrimental impact upon the special qualities)	158/161 (98%) (2005/6)	North York Moors National Park Authority Records	Target not appropriate

8 Supporting the Rural Economy



Daleside, Hawnby

Sustainability Appraisal

This policy provides a positive contribution towards meeting economic and social sustainability objectives. The effects upon environmental objectives are not as clear but any impacts can be mitigated at the implementation level.

This chapter takes forward the following spatial objectives:

- 7** Support the tourism and recreation industry by ensuring that development contributes to the local economy and provides opportunities for enjoying the Park's special qualities.
- 8** Strengthen and diversify the local economy by supporting a range of opportunities for employment and training particularly in sustainable locations.

This will be achieved through the following policies:

- Core Policy H – Rural Economy
- Development Policy 10 – New Employment and Training Development
- Development Policy 11 – Re-Use of Existing Employment and Training Facilities
- Development Policy 12 – Agriculture
- Development Policy 13 – Rural Diversification
- Development Policy 14 – Tourism and Recreation
- Development Policy 15 – Loss of Existing Tourism and Recreation Facilities
- Development Policy 16 – Chalet and Camping Sites
- Development Policy 17 – Commercial Related Horse Development
- Development Policy 18 – Retail Development

CORE POLICY H Rural Economy

The rural economy will be strengthened and supported by providing local communities with a range of opportunities for entrepreneurship, education and training. This will be achieved through:

- 1** New employment development in the Local Service Centre of Helmsley, Whitby Business Park, Service Villages and the Local Service Villages.
- 2** Training and education opportunities in the Local Service Centre of Helmsley, Service Villages and Local Service Villages.
- 3** Supporting the agricultural sector and opportunities for diversification.
- 4** Sustainable tourism based on recreation activities and tourism development related to the understanding and enjoyment of the Park.

For further reference:

- The Regional Economic Strategy 2006 – 2015

Applicants should refer to:

- Regional Spatial Strategy – Policies C1, RR1, E1, E6, E7
- Development Policies 10-18
- Whitby Business Park Development Plan Document (to be prepared)
- Helmsley Joint Area Action Plan (to be prepared)

- 8.1 The Northern Way Growth Strategy places emphasis on the significant contribution that rural areas in northern England have on the nearby city regions as they are often a labour market source and can make the city regions more attractive places to live and work. The responses of local people to the Preferred Options consultation reflected the need to provide a range of employment and training opportunities within the Park for its residents, as well as supporting existing industries such as farming and tourism.
- 8.2 The Regional Economic Strategy for Yorkshire and Humber 2006-2015 emphasises the role that the region's nationally important landscapes play in fostering the environmentally led economic development of the region. The emerging Investment Plan for York and North Yorkshire 2004-2009 will be based on a number of themes which will help deliver a sustainable economy for the sub region founded on the area's knowledge base and blend of contemporary, high quality cultural and environmental assets. The Yorkshire and the Humber Rural Framework identifies rural business development, employment, education and skills training and market towns as priorities for the economic and social regeneration of rural areas. The Core Policies contained in this section aim to deliver the aims and objectives through all these strategies within the constraints of a designated landscape.
- 8.3 Traditionally farming, forestry and tourism have dominated the economy of the Park. Other employment opportunities in the Park are limited to small businesses and the self employed with the exception of a small number of larger organisations such as Boulby Potash mine and RAF Fylingdales. Further development at Boulby mine is dealt with under Core Policy E. At RAF Fylingdales, development to modernise and improve the existing accommodation and buildings to support and service the existing military use will be permitted in recognition of its role as a military base and employment use.
- 8.4 Access to a range of high quality and long term employment opportunities is a key factor in encouraging young people to stay in the area and help maintain sustainable rural communities. In order to develop the relevant skills required for employment it is essential that local people have access to a range of training and opportunities so that they can develop the relevant skills for employment. The Authority has a duty to foster the economic and social well being of local communities and therefore will encourage and promote opportunities for new employment, training and enterprise in the Park as well as supporting the continued viability of the agriculture and tourism sectors. Facilities for the provision of basic skills training are also needed to address the poor level of basic skills, which has been identified in the North Yorkshire Strategic Partnership Community Strategy as problematic around the coastal town of Scarborough and the upland areas of the County.
- 8.5 Approximately half of the Whitby Business Park lies within the Park boundary. Although development of this scale is not usually acceptable within the Park, due to its position on the edge of Whitby and because of a historical commitment to the site an exception is considered justified. Proposals for the further development of the Business Park will be dealt with in a separate Development Plan Document. This will take into account the wider strategy for Whitby which will be set out in Scarborough's Core Strategy.



Workshop Units,
Hinderwell

For further reference:

- The Regional Economic Strategy 2006-2015

DEVELOPMENT POLICY 10

New Employment and Training Development

A Within or adjacent to the main built up area of the Local Service Centre of Helmsley, the Service Villages and Local Service Villages the following types of development for employment and training purposes will be appropriate:

- 1** The re-use of existing buildings where the building has sufficient land and storage space attached for the functional needs of the proposed use and it does not adversely affect the character of the area.
- 2** The expansion of an existing facility or business.
- 3** New buildings where there is no other suitable accommodation available in the locality.

B Within the main built up area of Other Villages development for employment and training purposes will be appropriate:

- 1** Where a site in a Local Service Centre, Service Villages or Local Service Villages would not meet the requirements of the proposed enterprise and there is no existing suitable accommodation in the immediate area.
- 2** Where the proposal relates to the expansion of an existing facility or business.
- 3** Where the proposal relates to re-use of an existing building which has sufficient land and storage space attached for the functional needs of the proposed use and does not adversely affect the character of the area.

C In the Open Countryside the re-use of an existing building for employment and training provision will be appropriate where:

- 1** The building is of sound construction and does not require significant alteration or extension to accommodate the proposed use.
- 2** There is sufficient land and storage space attached for the functional needs of the proposed use, including parking.
- 3** The building does not have an adverse impact on the character of the area.
- 4** There are existing adequate access arrangements for the proposed use and level of activity.

Applicants should refer to:

- Planning Policy Guidance Note 4 – Industrial, Commercial development and small firms
- Planning Policy Statement 7 – Sustainable Development in Rural Areas
- Planning Policy Statement 6 – Planning for Town Centres
- Regional Spatial Strategy – Policies E1, E7

- 8.6 In the Regional Spatial Strategy Local Service Centres provide the focal points for development to meet local needs. The Core Strategy and Development Policies aim to focus opportunities for new employment development in Helmsley (the Local Service Centre), the Service Villages and the Local Service Villages listed in the settlement hierarchy, as they have a range of existing community facilities and are considered to have the capacity to accommodate further limited growth. For this reason permission will only be granted for new build employment provision within the Other Villages listed in the settlement hierarchy where it can be adequately demonstrated that there are no existing suitable sites available which can meet the requirements of the business enterprise within Helmsley, the Service Villages and Local Service Villages. In such cases proposals must be accompanied by a robust assessment of why existing provision cannot meet the needs of the enterprise, the reasons why it needs to be in that location and the impact on the area in terms of local traffic generation.
- 8.7 Within the Park there are traditional and non traditional buildings which are no longer required for their original purpose. Many of these existing buildings may be suitable for re-use for new employment falling under use classes B1 and B2²⁹ and for training purposes which can operate without adversely affecting the special qualities and tranquillity of the Park. For example, many traditional rural buildings could be adapted for re-use in the IT industry, workshops, offices, research laboratories, or other similar uses which will not result in high levels of noise generation, pollution or vehicular movements. For proposals within the open countryside particular attention will need to be given to impacts upon the natural environment. Amongst other environmental considerations, development proposals that could have an adverse effect on the integrity of a European site would not be in accordance with the Development Plan.
- 8.8 There are many temporary buildings located in the Park, the replacement of which with a more substantial permanent structure would be tantamount to a new building in the open countryside harming the character and appearance of the landscape. For this reason the re-use of buildings outside settlements must show that the building is of sound construction and capable of re-use without significant repair or alterations.
- 8.9 The use of existing buildings for warehousing purposes will not be encouraged as this type of development does not generate employment opportunities proportionate to the floor space involved and generates additional traffic movements within the Park. For this reason the preferred use of existing buildings will be for those uses falling under classes B1 and B2 unless the proposed B8 use is ancillary to the existing business.
- 8.10 The Authority is keen to support the future expansion of business premises, which provide employment opportunities for local people in order to facilitate local economic activity. Proposals for the expansion of existing enterprises will be supported where the cumulative activity levels will not adversely affect residential amenity and highway safety and other considerations as set out in other policies.

Footnotes:

²⁹ As defined in The Town and Country Planning (Use Classes) Order 1987 and The Town and Country Planning (Use Classes) (Amendment) (England) Order 2005

DEVELOPMENT POLICY 11

Re-Use of Existing Employment and Training Facilities

Proposals for the re-use of existing employment sites and training facilities for other purposes will only be permitted where:

- 1** The premises are not capable of beneficial re-use for economic purposes; or
- 2** The new use would result in a significant improvement to the environment or to access and highway arrangements, which outweighs the loss of employment land.

Applicants should refer to:

- Regional Spatial Strategy – Policy E5

- 8.11** There are a limited number of employment sites within the Park and where premises may no longer be suitable for employment use alternative uses may be sought. In exceptional circumstances the retention of an employment/training facility may no longer be viable as it cannot be re-used for alternative employment purposes or the activity is having an undesirable impact on nearby users. In these circumstances applicants will need to adequately demonstrate the limitations of the current building to the Authority and to demonstrate through an appropriate marketing exercise that re-use for economic purposes is not viable.



Feeding sheep,
Goathland

DEVELOPMENT POLICY 12

Agriculture

Proposals for new agricultural buildings, tracks and structures or extensions to existing buildings will be permitted where:

- 1** There is a functional need for the building and its scale is commensurate with that need.
- 2** The building is designed for the purposes of agriculture.
- 3** The site is related physically and functionally to existing buildings associated with the business unless there are exceptional circumstances relating to agricultural necessity for a more isolated location.
- 4** A landscaping scheme which reduces the visual impact of the proposal on the wider landscape and is appropriate to the character of the locality is submitted as part of the proposal.

Applicants should refer to:

- Planning Policy Statement 7 – Sustainable Development in Rural Areas



Keasbeck Hill Farm,
Harwood Dale

- 8.12 The Authority will support development proposals that will enable farm businesses to become more competitive, comply with changing legislation and associated guidance, diversify into new agricultural opportunities and to adapt to changing markets. The best and most versatile agricultural land (defined as land in grades 1, 2 and 3A of the Agricultural Land Classification) will be safeguarded.
- 8.13 Under the Town and Country (General Permitted Development) Order 1995 applications for a range of buildings/structures can be made through a system of notification, whereby the Authority is only required to approve the details of a scheme relating to its siting, design and external appearance. In considering applications the Authority must be satisfied that the proposal is designed for the purposes of agriculture in terms of its scale and location and will not have an adverse impact on the character of the wider landscape. Investigation of need or other aspects of the agricultural holding may be undertaken if there is cause to doubt the need test, for example where a building is of a substantial size clarification may be sought over the intended use to ensure that the size is justified.
- 8.14 Applicants will need to demonstrate that very special circumstances exist for proposals for new buildings in isolated locations in the open countryside. These circumstances may arise from requirements to comply with changing legislation or for example the siting of slurry stores, which through planning regulations must be sited away from certain farm buildings. Where proposals are in more isolated locations a landscaping scheme, which reduces the impact of the proposal on the wider landscape will be required. Potential impacts upon the natural environment will also need to be addressed. Amongst other environmental considerations, proposals that could have an adverse effect on the integrity of a European site would not be in accordance with the Development Plan.
- 8.15 The Authority will consider imposing a condition on appropriate planning permissions requiring the removal of the building if it is no longer needed for agricultural purposes.

DEVELOPMENT POLICY 13

Rural Diversification

Proposals for the diversification of existing agricultural businesses will be supported where:

- 1 The scheme will make use of an existing building and complies with Development Policy 8. New buildings will only be permitted if the diversified use cannot be suitably accommodated through the conversion or alteration of an existing building.
- 2 The proposed scheme is compatible with the existing farming activity and is of a scale and nature which will not harm the character or appearance of the locality.
- 3 The existing access arrangements are appropriate for the proposed use.

Applicants should refer to:

- Planning Policy Statement 7 – Sustainable Development in Rural Areas

DEVELOPMENT POLICY 14

Tourism and Recreation

The quality of the tourism and recreation product in the National Park will be maintained and improved through adopting the principles of sustainable tourism. New tourism development and the expansion or diversification of existing tourism businesses will be supported where:

- 1** The proposal will provide opportunities for visitors to increase their awareness, understanding and enjoyment of the special qualities of the National Park in a manner that will not undermine the special qualities of the National Park or in a way that conserves and enhances the special qualities.
- 2** The development can be satisfactorily accessed from the road network³⁰ (categories 1, 2 or 3) or by other sustainable modes of transport including public transport, walking, cycling or horse riding.
- 3** The development will not generate an increased level of activity, including noise, which would be likely to detract from the experience of visitors and the quality of life of local residents.
- 4** It will make use of an existing building. Proposals for new buildings will be expected to demonstrate that the facility cannot be satisfactorily accommodated within an existing building in that location.

Applicants should refer to:

- Planning Policy Statement 7 – Sustainable Development in Rural Areas
- Regional Spatial Strategy – Policy E6
- Development Policies 16 & 17

8.16 The farming sector continues to face a period of instability caused by market pressures and changes in farm support mechanisms. For this reason farmers are diversifying their businesses to supplement their income. The Authority supports diversification schemes which will ensure the continued viability of farm businesses as long as they do not generate an increased level of activity which could harm the character, appearance and natural environment of the area. Amongst other environmental considerations, development proposals that could have an adverse effect on the integrity of a European site would not be in accordance with the Development Plan.

8.17 A statutory purpose of the National Park is to promote opportunities for the understanding and enjoyment of the special qualities of the Park by the public. The Regional Economic Strategy for Yorkshire and Humber 2006 – 2015 aims to create a broader and stronger economic base for rural communities and encourage sustainable tourism. The Yorkshire and Humber Sub-Regional Investment Plan provides the vehicle by which the Regional Economic Strategy will be implemented within York and North Yorkshire and highlights the importance of using heritage and the natural and cultural assets of the region as catalysts for economic activity.

For further reference:

- Good Practice Guide on Planning for Tourism
- Moors and Coast Tourism Strategy 2006-2009
- A Tourism Strategy for the Tees Valley

Footnotes:

³⁰ For the purposes of the Local Development Framework, Category 1, 2 & 3 roads are considered to be those defined on the road hierarchy map contained within the North York Moors National Park Management Plan. Category 1 and 2 roads are also visually illustrated on the accompanying Proposals Maps.

Tourist Information Centre,
Helmsley



8.18 The Authority has adopted the principles of sustainable tourism which is most commonly defined by the World Tourism Organisation as 'meeting the needs of the present tourists and host regions while protecting and enhancing opportunities for the future'. The aim of the Core Strategy and Development Policies is to support tourism based opportunities for visitors and local communities which respect the Park's special qualities. For this reason the Authority will not support development which would adversely impact the integration between social, economic and environmental benefits. Amongst other environmental considerations, development proposals that could have an adverse effect on the integrity of a European site would not be in accordance with the Development Plan.

8.19 The Authority also encourages sustainable tourism through encouraging visitors to use Moorsbus, a recreational bus service meeting the needs of visitors to the Park. The Authority is a member of the Moors and Coast Area Tourism Partnership, which is a private and public sector consortium that seeks to support the growth of the tourism economy through the Moors and Coast Tourism Strategy. The vision of the Tees Valley Tourism Strategy is "a sustainable tourism sector that contributes to the social and economic well-being of the Tees Valley, achieving success through delivery". The Strategy's Action Plan includes a number of projects aimed at improving provision in the Cleveland Hills area of the Park.

8.20 The management of woodland owned by the Forestry Commission is important for recreation and tourism in the Park and future plans will be set out in the District Strategic Plan to be prepared by Forest Enterprise.

8.21 In order to fulfil its purposes the Authority must help to provide opportunities for the enjoyment and understanding of the special qualities of the area. However tourism and recreation facilities can have an adverse impact on the environment, particularly because of traffic generation and it is therefore important to ensure that the special qualities and habitats of the Park are not compromised by new developments. Developers can positively contribute to reducing the impacts of traffic within the Park by encouraging modal shifts, for example through the preparation of green travel plans which will be required for proposals which will have significant transport implications.



Trailways Cycle Hire,
Hawsker



Ellerby Hotel

- 8.22 The industry can also fluctuate greatly as new types of activity, attractions and areas become more or less popular and this can have a significant impact on the economic stability of the Park.
- 8.23 The Park offers a range of tourist accommodation such as hotels, guesthouses, self catering cottages, hostels, chalets, caravan and camping sites which make it more accessible to a greater number and variety of people. However proposals for new accommodation will only be permitted where the scale and design of the proposed development will not have an adverse impact on the character of the local area. Proposals should be in locations which can be accessed by public transport, cycling or walking and development should not result in the generation of increased levels of traffic.
- 8.24 Recreational facilities can be both those that serve the local community as in the case of a leisure centre or the needs of visitors to the Park such as specialist activities like mountain bike hire facilities. For the purposes of decision making, proposals for recreational facilities for tourists should be assessed under this Development Policy while proposals for recreation facilities to serve the needs of the local community should be assessed against Core Policy I.

DEVELOPMENT POLICY 15

Loss of Existing Tourism and Recreation Facilities

Proposals that would result in the loss of an existing tourist or recreation facility will only be permitted where it can be demonstrated, to the satisfaction of the National Park Authority, that the business is no longer viable.

- 8.25 The tourism sector has an important role in the local economy. Tourists are attracted to the Park by the range of tourism facilities and range of accommodation provision and therefore it is important to retain this range, particularly serviced accommodation such as hotels. The Authority seeks to retain existing facilities unless it can be robustly demonstrated that the business is no longer economically viable, through the submission of relevant financial information. The information will then be subject to an independent appraisal to determine the viability of the enterprise. A separate advice note, which sets out the information required in these circumstances will be produced by the Authority. This policy relates to tourist facilities with the exception of holiday cottages.



Cabins, Keldy

DEVELOPMENT POLICY 16

Chalet and Camping Sites

Proposals for the provision of small scale new caravan, camping and chalet sites or the expansion of existing sites will only be permitted where:

- 1** The site is located within an area of woodland or forest which is well established and will provide a setting for the proposed development which will enable the proposal to be accommodated within the wider landscape without harming the Park's special qualities and where arrangements for the maintenance of this in perpetuity can be demonstrated.
- 2** The site is physically and functionally linked to an existing business and can be managed appropriately without the requirement for additional permanent residential accommodation.
- 3** The site is in close proximity to the road network³¹ (categories 1, 2 or 3) and the proposal will not result in an increase in traffic generation that would be harmful to the character of the area or highway safety.
- 4** The scale of the development and the design of the structures proposed and associated works together with the anticipated levels of activity will not adversely affect the special qualities of the National Park – including the peace and tranquillity of more remote locations.
- 5** Proposals should be designed to minimise the level of permanency so that buildings can be removed when they are no longer required without damage to the natural landscape.

Applicants should refer to:

- Good Practice Guide on Planning for Tourism
- Planning Policy Statement 7 – Sustainable Development in Rural Areas

8.26 Caravan, camping and chalet sites contribute to the provision of a range of accommodation in the Park to meet different tourist needs. The provision of small scale caravan, camping and chalet sites can also be a supplementary source of income for farm businesses.

8.27 However the nature of this type of activity can have a significant visual impact on the appearance and character of the landscape and therefore any proposals for new facilities of this nature will need to be well screened by well established woodland. Applications for the expansion of existing sites will also need to be well screened or involve improvements, which would benefit the Park. There may be some locations in the Park where the creation of new chalet and camping sites is not appropriate because of the isolation and tranquillity of the location. In such circumstances the introduction of a new activity and associated traffic, whether or not in a well screened position, would adversely impact the special qualities of the Park and the natural environment and therefore would not be considered favourably. Amongst other environmental considerations, development proposals that could have an adverse effect on the integrity of a European site would not be in accordance with the Development Plan.

Footnotes:

³¹ For the purposes of the Local Development Framework, Category 1, 2 & 3 roads are considered to be those defined on the road hierarchy map contained within the North York Moors National Park Management Plan. Category 1 and 2 roads are also visually illustrated on the accompanying Proposals Maps.

8.28 Much of the woodland in the Park is designated as Section 3 woodland and proposals for new sites or expansion of existing sites must not have an unacceptable impact upon the value of the site as designated.

8.29 Although the need to provide a range of tourist accommodation is acknowledged the introduction of large new chalet and camping sites would have an adverse impact on the character of the Park and therefore any proposals for new facilities should be of a small scale commensurate with the size of the adjacent settlement. It is considered that sites for the provision of more than 6 new units are rarely likely to be considered acceptable. Proposals should be located in close proximity to the main road network to ensure that the development does not increase the level of traffic on minor roads.

DEVELOPMENT POLICY 17

Commercial Horse Related Development

Proposals for horse related development for commercial equestrian centres and liveries will be permitted where:

- 1 There is no requirement for a new or additional dwelling to manage the site.
- 2 The amenities enjoyed by neighbouring occupiers will not be harmed by reason of disturbance and/or smell nuisance.
- 3 The proposal site is accessible by an adequate network of safe equestrian routes, which are capable of absorbing the additional usage.
- 4 There is adequate provision for parking and/or other associated ancillary facilities.
- 5 The proposal is of appropriate scale and well related to existing buildings.

Applicants should refer to:

- Planning Policy Statement 7 – Sustainable Development in Rural Areas

8.30 PPS 7 acknowledges the important role that equestrian activities can play in the economy of rural areas and says that local authorities should support enterprises that that maintain environmental quality and countryside character.



Shop in Ampleforth

- 8.31 Horse riding in the Park is generally considered as an appropriate form of recreation and will be supported by the Authority as long as it does not lead to conflicts with the landscape and natural beauty of the Park or with residents and other Park users. However the increasing popularity of equestrian activities has resulted in increased pressure for development for new buildings and associated structures such as all weather exercise and training areas. The concentration of this type of activity may lead to the over saturation of bridle paths, which adversely impacts other users such as walkers who may find their enjoyment reduced or may have a detrimental impact on the natural environment and the appearance of the landscape. As such any proposals for commercial horse related development should be of appropriate scale and well related to existing buildings. Amongst other environmental considerations, development proposals that could have an adverse effect on the integrity of a European site would not be in accordance with the Development Plan.

DEVELOPMENT POLICY 18

Retail Development

Proposals for new retail development or financial and professional services will be supported:

- 1 Within the defined commercial areas of Helmsley, Hutton le Hole and Thornton le Dale unless the proposal is primarily for and of benefit to the local community.
- 2 Within the main built up area of Service Villages, Local Service Villages and Other Villages.
- 3 Where new proposals are ancillary to an existing enterprise provided that the proposal does not result in a cumulative increase in activity which would have an unacceptable impact on the character of the area, the amenity of local residents, or the wider vitality and viability of villages.

Applicants should refer to:

- Planning Policy Statement 6 – Town Centres

- 8.32 Helmsley, Hutton le Hole and Thornton le Dale are settlements which are under particular pressure for new commercial/retail activity. To protect the character of these areas and the amenity of residents commercial areas have been defined and these are shown on the Proposals Maps.
- 8.33 Retail development is important to the enjoyment and needs of local residents and visitors to the Park. In guiding new retail development it is important to balance the provision of convenience services and retailing for visitors. Proposals aimed primarily at visitors can undermine the viability and character of rural settlements and therefore proposals for such development will be carefully considered. However the Authority acknowledges that the introduction of an element of retailing activity can help support existing enterprises such as agriculture and therefore where proposals are for the sale of the direct outputs from an existing enterprise this may be considered appropriate.

Implementation

Plan / project	Lead Authority(ies)	What does it involve and what will the outcomes be?
CORE POLICY H Rural Economy		
Whitby Business Park Allocation Development Plan Document	North York Moors National Park Authority	The Development Plan Document will seek to allocate land for employment at Whitby Business Park, which is partly in the National Park, to provide for the wider employment needs of Whitby.
Helmsley Area Action Plan Development Plan Document	North York Moors National Park Authority Ryedale District Council	The Area Action Plan will identify employment land in Helmsley, based upon meeting Ryedale District Council's employment land targets.
The Regional Economic Strategy 2006 to 2015	Yorkshire Forward	Contains objectives to deliver high quality growth that will maximise long term benefits to people, businesses and to the environment
Investment Plan for York and North Yorkshire	York and North Yorkshire Partnership Unit	The North York Moors National Park is covered by Theme E: 'utilise heritage and natural cultural assets of the upland areas and their market towns as economic drivers.'
Business Link	Business Link	Aims to create opportunities for business across the region, by providing advice and expertise
Agri-Environment schemes	Natural England North York Moors National Park Authority	Natural England's Environmental Stewardship Scheme and the North York Moors Farm Scheme seek to encourage farmers to manage their land in a way which delivers environmental benefits. In 2006 502 farm holdings had agri-environment agreements in place (around a third of farm holdings).
Moors and Coast Tourism Strategy 2006 - 2009	Moors and Coast Tourism Partnership	Aims to provide coherence to marketing and visitor services, help operators maximise profitability and champion improvements to the quality and scope of the tourism product. A number of targets are set out in the strategy.
A Tourism Strategy for the Tees Valley	Tees Valley Partnership	Aim is to provide a guide for public agencies and private operators active within the sector to help increase the economic impact of tourism.

Regional Forestry Framework 'The Value of Trees in Our Changing Region' July 2005	Government Office for Yorkshire and Humber	Provides a strategic framework for the future management of trees and woodlands in the region and the context for the preparation of the District Strategic Plans which set out the strategy for tourism and recreation in woodland managed by Forest Enterprise in more detail
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Monitoring

Indicator	Baseline data	Source	Target
CORE POLICY H Rural Economy			
Number of farm holdings with an agri-environment scheme	502 (2007)	North York Moors National Park Authority	Target not appropriate
Amount of floorspace developed by type	B1 125.22 sqm B2 319.58 sqm B8 374 sqm (2007)	North York Moors National Park Authority Planning Records	Not appropriate
Employment land available by type	6.78 ha (2007)	North York Moors National Park Authority Planning Records	All available land utilised
Levels of Unemployment	1.2% (2007)	North Yorkshire County Council	No increase
Number of visitor days spent in the Park	9 million (2006)	North York Moors National Park Authority STEAM data	Target not appropriate

9 Promoting Healthy and Sustainable Communities

This chapter takes forward the following spatial objectives:

- 9 Maintain and foster vibrant local communities where young people have an opportunity to live and work and consolidate the role of settlements.
- 10 Ensure that a range of new housing is provided including housing to meet local needs and affordable housing that will remain affordable and available to local people in perpetuity.
- 11 Support the provision and retention of key community facilities and services throughout the area.

This will be achieved through the following policies:

- Core Policy I – Community Facilities
- Core Policy J – Housing
- Core Policy K – Affordable Housing on Exception Sites
- Core Policy L – Gypsies and Travellers
- Development Policy 19 – Householder Development
- Development Policy 20 – Extension to Residential Curtilages
- Development Policy 21 – Replacement Dwellings
- Development Policy 22 – Removal of Agricultural Occupancy Conditions

Sustainability Appraisal

This policy provides a positive contribution towards social sustainability objectives, particularly in terms of ensuring access to services and facilities and ensuring that local needs can be met locally.

CORE POLICY I Community Facilities

The provision of new health, sport, education and other community facilities will be supported:

- 1 Where they are located within the main built up areas of the Local Service Centre of Helmsley, Service Villages and Local Service Villages.
- 2 In other locations where there are no suitable sites in the Local Service Centre of Helmsley, Service Villages and Local Service Villages.
- 3 Where they will provide an essential facility to support the local community.

The loss of community facilities will be resisted unless it can be demonstrated that it is no longer suitable or viable for a community use.

Applicants should refer to:

- Planning Policy Statement 7 – Sustainable Development in Rural Areas
- Regional Spatial Strategy – Policies RR1 and C1

- 9.1 In the Park community facilities like village halls, chapels, Post Offices and shops often serve networks of small communities and are essential for people who may face long journeys to reach alternative services. Access to community facilities and services, such as pubs and shops are considered an essential element of sustainable and inclusive communities. The Authority will seek to protect existing community facilities and will only approve proposals which would lead to their loss where it can be robustly demonstrated that the facility is no longer suitable or viable for its community use.
- 9.2 Although shops play an important role in supporting sustainable communities they also play an important role in the local economy and therefore proposals for retail developments will be assessed under Development Policy 18 in Chapter 8.
- 9.3 Proposals for new community facilities should preferably be located within the Local Service Centre of Helmsley or within Service Villages in order to maximise accessibility to facilities. Notwithstanding this, it is recognised that there are areas within the Park which are poorly serviced and in which no Service Villages or Local Service Villages have been designated. In these situations a location in one of the 'Other Villages' in the settlement hierarchy will be considered where it will meet the needs of the local community.
- 9.4 Where it can be demonstrated that a site within the built up area of a settlement is not feasible, a location on the edge of the built up area or in the open countryside will be considered.
- 9.5 The natural environment of the Park is a resource for physical activities which can help improve the health and well being of the local and wider population and visitors and proposals which encourage such activity will be supported. The provision of new health and sporting facilities are important to the health and well being of residents of the Park and will be encouraged by the Authority in order to support the aims of the Community Strategies and support healthy communities.

Village Hall,
Coxwold



Sustainability Appraisal

This policy contributes positively towards sustainability objectives which seek to ensure that local needs are met locally. Potential impacts upon the historic environment can be mitigated at the implementation level.



Affordable Housing,
Chop Gate

CORE POLICY J

Housing

A mix of housing types and tenures will be sought to maintain the vitality of local communities, consolidate support for services and facilities and support the delivery of more affordable housing. This will be delivered through:

- 1** Locating all open market housing, including new build and converted units, in the main built up area of the Local Service Centre of Helmsley and the Service Villages. On larger sites more than 0.1 hectares or where 2 or more residential units are proposed, at least 50% of the resulting units must be affordable including conversion schemes. The 50% target may be varied in the light of the viability of the development, and is an interim figure for a period of 3 years, pending the completion of a general affordable housing viability assessment. Sites of less than 0.1 hectare must meet the definition of a small infill gap.
- 2** Supporting the development of local needs housing located on infill sites or as a conversion of an existing building within the main built up area of the Local Service Villages and Other Villages.
- 3** Restricting new housing development in the Open Countryside to that which is proven as essential for farming, forestry or other essential land management activities, replacement dwellings and conversion of traditional rural buildings for residential letting for local needs.
- 4** Supporting proposals for new development at Botton Village in the eight existing neighbourhoods, (Botton Farm, Lodge, Falcon, Village Centre, High Farm, Stormy Hall, Nook and Honey Bee Nest) where it can be demonstrated that the development is necessary to meet the needs of the existing community and cannot be accommodated through the re-use, extension or alteration of an existing appropriate building.

The occupancy of local needs housing will be restricted to:

- A** People who are currently living in and have permanently resided in the National Park for 5 years or more and are living in accommodation that no longer meets their requirements or
- B** People who do not currently live in the National Park but have a strong and long standing link to the local community including a previous period of residence of 5 years or more or
- C** People who have an essential need to move to live close to relatives who are currently living in and have resided in the National Park for at least the previous 5 years or more and require support for reasons of age or infirmity or
- D** People who require support for reasons of age or infirmity and need to move to live close to relatives who are currently living and have resided in the National Park for at least the previous 5 years or more or
- E** People who need to live in the National Park as a result of current sole employment within that parish or adjacent parishes within the National Park.

For further reference:

- Delivering Affordable Housing
- Affordable Rural Housing Commission, Final Report 2006
- Yorkshire and Humber Regional Housing Strategy

All applicants will need to demonstrate to the satisfaction of the National Park Authority that the needs of the identified proposed occupants are genuine, that the proposal represents the most practical and sustainable solution to meet the need identified and why the existing housing stock cannot meet their needs.

Applicants should refer to:

- Planning Policy Statement 3 – Housing
- Planning Policy Statement 7 – Sustainable Development in Rural Areas
- Regional Spatial Strategy – Policies H1, H4, H6, RR1, C1
- Helmsley Joint Area Action Plan Development Plan Document (to be prepared)
- Housing Supplementary Planning Document

- 9.6 The Regional Spatial Strategy does not include target figures for the provision of new housing in the region's National Parks. With the exception of the Local Service Centre of Helmsley (where sites may be allocated in a future Development Plan Document), all new housing development is likely to be the result of windfalls. Due to the environmental constraints of the Park there are limited opportunities for new housing development and therefore future completions are likely to be small in number. Over the last 16 years (1st April 1991 to 31st March 2007) a total of 423 new build residential properties have been completed within the Park, it is anticipated that future completions will be of a similar average annual figure of 26 units and will be focused in the Local Service Centre and Service Villages. This anticipated level of completed dwellings excludes provision on exception sites, the scale of which will relate to the need identified in a current Parish Housing Needs Survey. As a result of the requirement to meet local need and the small levels of anticipated development it is not considered appropriate to compile a list of developable sites for the 15 year period set out in Planning Policy Statement 3.
- 9.7 Local Occupancy conditions have been applied to new build properties in the Park since 1992. The concept was extended in the 2003 Local Plan to include most new build dwellings. This approach helps the Authority ensure that the limited opportunities for new housing meet local need rather than external demand. The policy does not produce 'affordable' properties as the value of houses with the condition is lowered by only 15 – 20% of market value. The high average house prices in the Park means that this is still unaffordable to many people but the policy does provide opportunities to meet the housing needs of local people who are already in the housing market.
- 9.8 The policy provides a number of potential ways of demonstrating a need for a dwelling in a particular locality. However there is an overall requirement to demonstrate that there are no suitable properties available within the existing housing stock to meet the need and that the proposal is the most appropriate means of meeting that need. The Authority will be producing further guidance on the information that will need to be submitted to demonstrate that the local needs criteria have been met in the Housing Supplementary Planning Document and this information will be required at the planning application stage.



Affordable Housing,
Battersby Junction

- 9.9 The definition of affordable housing in Planning Policy Statement 3 has been used as the basis for the Authority's definition which is;

'Non-market housing provided to those whose needs are not met by the market. It can include social rented and intermediate housing (such as shared ownership). It should be available at low enough cost to afford based on local incomes and house prices and must include provision for the home to remain at an affordable price for future eligible households'.

- 9.10 Affordable housing is usually provided and managed by Registered Social Landlords, however other models will be considered where it can be robustly demonstrated through either an up to date District Housing Needs Survey or Parish Housing Needs Survey that the houses will be affordable to local people in need and will remain so in perpetuity. Further details on the information which will need to be demonstrated by applicants and the different types of affordable housing models will be set out in the Housing Supplementary Planning Document.
- 9.11 Evidence obtained from the District Housing Needs Surveys show that there is a high level of affordable housing need as follows:

District	Date of Housing Needs Survey	Affordable Housing Need per annum in National Park	Total affordable housing requirement (April 2007 to March 2012)
Scarborough	2006	100	500
Ryedale	2006	44	220
Hambleton	2004	8.6	43
Redcar and Cleveland	2006	Not collated at this level	30 required in the sub area of Guisborough, which includes a small part of the National Park

- 9.12 Planning Policy Statement 3 Housing sets an indicative national minimum threshold of 15 dwellings for where a percentage of affordable housing must be provided. However, Local Planning Authorities may set a different threshold where viable and practicable. In determining the minimum site-size threshold, an assessment of the impact on economic viability must be undertaken together with the impact upon overall levels of housing delivery and creating communities.



Affordable Housing,
Egton

- 9.13 The Authority has been unable to undertake a full general viability assessment of the affordable housing target in criterion 1 of Core Policy J, but will carry out such an assessment within 3 years of the adoption of this DPD and then review the 50% figure if necessary in the light of the results of the assessment. In the interim period, the 50% quota will be applied. This figure is based on Policy H4 of The Yorkshire and Humber Plan and on the high price of housing in the National Park, which will support the viability of housing developments providing 50% affordable housing. It also takes into account the shortfalls of affordable housing units identified in the District Housing Needs Surveys and the scale of housing that has been provided in the Park in the past. The type of housing provided must reflect the need identified in the relevant Housing Needs Survey.
- 9.14 Proposals for dwellings in the open countryside for people employed in agriculture, forestry and other essential land management activities will be assessed against the criteria set out in Annex A of Planning Policy Statement 7: Sustainable Development in Rural Areas. The occupancy of dwellings approved under this policy will be subject to appropriate occupancy conditions. Applications for the removal of such conditions will be assessed through Development Policy 22.
- 9.15 Core Policy J allows for housing development within the main built up area of the settlements. The Proposals Maps show the entire settlement and an interpretation of what constitutes the main built up area will be considered on a case by case basis.
- 9.16 The majority of new housing development will take place on infill sites and these are defined as a small gap within a continuously built up frontage within the main built up area of the settlement, which can accommodate no more than one dwelling. However it is important to recognise the amenity value of certain open spaces within the built up area of settlements and therefore not every gap will be considered as an appropriate infill site. Gaps created by the development of affordable housing exception sites are not considered as infill gaps and may not necessarily be part of the main built up area of the settlement. On larger sites in Helmsley and the Service Villages consideration will be given to the use of the whole site and therefore on sites which can accommodate more than one unit proposals to split the site into smaller units for the construction of single dwellings will not be considered as infill gaps.
- 9.17 Botton Village towards the head of Danby Dale is a village owned by the Camphill Village Trust, which is a registered charity that works to provide people with special needs with the opportunity to live and work within a largely self sufficient community. Community facilities and houses in which members of the community live in larger 'family' groups are located in neighbourhood areas, each centred around established dwellings/farmsteads. Residents of the community find their daily work within the community and its well developed social and cultural activities provide support and leisure activities for all. Physically and socially Botton Village is different to all other settlements and communities in the Park and therefore requires specific mention in the policy, to allow development for local needs without damaging the landscape.
- 9.18 A large part of Helmsley is located outside of the National Park Boundary within Ryedale District Council. For this reason the Authority will work in conjunction with Ryedale District Council to develop a joint Development Plan Document for the whole settlement which will address the need for further housing development to meet the housing provision figure for Helmsley in the Ryedale Core Strategy.

Sustainability Appraisal

This policy contributes positively towards sustainability objectives which seek to ensure that local needs are met locally. Potential impacts upon the landscape and historic environment can be mitigated at the implementation level.

For further reference:

- Delivering Affordable Housing
- Affordable Rural Housing Commission, Final Report 2006

CORE POLICY K

Affordable Housing on Exceptions Sites

In order to maintain the sustainability of local communities, proposals for the development of 100% affordable housing as an exception to normal policy will be supported where need has been identified, on sites:

- 1** Adjacent to the main built up area of Helmsley and the Service Villages.
- 2** On sites which could accommodate more than 1 unit within and adjacent to the main built up area of the Local Service Villages.
- 3** Within or adjacent to the main built up area of Other Villages on sites which could accommodate more than 1 unit, where it can be demonstrated through a Sustainability Appraisal that the development will contribute to the environmental, social and economic sustainability of the settlement.

The affordable housing provision must be to meet the needs identified through a current housing needs survey. Robust arrangements must be demonstrated to ensure that all units provided as an exception to normal policy remain affordable to the local community in perpetuity.

Applicants should refer to:

- Planning Policy Statement 3 – Housing
- Yorkshire and Humber Spatial Strategy – Policies H1, H4, H6, RR1, C1
- Housing Supplementary Planning Document

- 9.19** Planning Policy Statement 3 on Housing encourages Local Planning Authorities to use a Rural Exception Site policy. This allows small sites on which new housing development would normally be contrary to policy to be developed for 100% affordable housing. Such proposals should meet the needs of local people identified in a Housing Needs Survey and the housing must remain affordable and available to local people in perpetuity. The occupancy of the units will be subject to a legal agreement limiting the residency to people from the parish or if there are no suitable applicants, the adjacent parishes.
- 9.20** Further details of the issues that must be fully considered and the information required to support a planning application for affordable housing on exception sites are set out in the Housing Supplementary Planning Document.

Sustainability Appraisal

This policy provides a positive contribution towards health objectives by enabling suitable permanent sites for gypsies and travellers to reside whilst not compromising the environment of the National Park.

For further reference:

- Identifying Gypsy and Traveller Accommodation Needs in Yorkshire and Humber

Footnotes:

³² Identifying Gypsy and Traveller Accommodation Needs in the Yorkshire and The Humber (Sheffield Hallam University and CRESR, 2006)

CORE POLICY L

Gypsies and Travellers

Proposals for the provision of permanent accommodation to meet the needs of gypsy and travelling communities will be supported where they meet an established need identified by the Gypsy and Traveller Accommodation Assessments carried out by the Districts and shortfall specified in the Regional Spatial Strategy. Planning permission for sites will only be granted where it can be demonstrated that the objectives of the National Park designation will not be compromised and there are no suitable sites outside the boundary.

Applicants should refer to:

- Regional Spatial Strategy – Policy H6

- 9.21 In 2006 the Yorkshire and Humber Regional Assembly commissioned a joint report by Sheffield Hallam University and CRESR³² which identified the need for 57 new pitches in the North Yorkshire sub-region up to 2020. All District Authorities must carry out a local assessment of Gypsy and Travellers needs and it may be appropriate to utilise rural exception sites to deliver additional provision as set out in ODPM Circular 01/2006 Planning for Gypsy and Traveller Caravan Sites. The North Yorkshire sub-region jointly commissioned a North Yorkshire Sub-Regional Gypsy and Traveller Assessment which identifies a shortfall of 133 pitches within the sub region. An Action Plan has been prepared to take forward the conclusions of the Assessment and discussions are taking place between the partner authorities on how the action points will be delivered.

DEVELOPMENT POLICY 19

Householder Development

Proposals for development within the domestic curtilage of dwellings will need to take full account of the special qualities of the Park's nine landscape character areas and architectural character of settlements and will only be supported where:

- 1 The scale, height, form, position and design of new development does not detract from the character and form of the original dwelling or its setting in the landscape.
- 2 The development does not adversely affect the residential amenity of neighbouring occupiers or result in inadequate levels of amenity for the existing dwelling.
- 3 The development does not harm the amenities of adjoining occupiers by reason of noise and disturbance, smell or other adverse impact.
- 4 In the case of annexe accommodation, the development is ancillary to the main dwelling in terms of its scale and specification, in the case of new build it is physically attached to the main dwelling and in all cases the annexe will remain under the control of the occupier of the main dwelling.

Applicants should refer to:

- Design Guide Supplementary Planning Document

- 9.22 Extensions are often a convenient way of providing additional accommodation and new structures such as garages and sheds are often required for additional domestic storage. However, they should not adversely affect the character of the host building or wider landscape or the amenities of neighbouring residents. Proposals which incrementally extend small dwellings beyond their original size can have a detrimental impact on the character of the area and on the mix of dwelling types available in the Park. In designing an extension, applicants should consider the design, scale and materials of neighbouring buildings. Applicants are also encouraged to incorporate sustainable construction techniques where feasible. Where the building is Listed or located within a Conservation Area regard should also be had to Development Policies 4 and 5.
- 9.23 The extension of existing properties or conversion of adjacent outbuildings to form an annexe can often meet the changing accommodation needs of households. The design of the scheme should ensure that the accommodation is ancillary to the main building and commensurate with the accommodation needs of the household and retains sufficient amenity space. Any permissions will be subject to a condition preventing the annexe from being sold off separately from the main house.
- 9.24 There is increasing demand for buildings and facilities associated with the keeping of horses within domestic curtilages. Isolated stable buildings and associated fences and jumps in prominent locations can have an adverse impact on the special character and appearance of the Park. For this reason permission for new buildings associated with the keeping of horses for recreational purposes will only be supported where they are closely associated with the domestic curtilage.

DEVELOPMENT POLICY 20

Extensions to Residential Curtilages

Proposals for the extension of existing domestic curtilages will only be permitted where the land does not form an important amenity or open space and where the change of use to domestic curtilage will not have an adverse impact on the character of the landscape.

- 9.25 In areas of open countryside the change of use of agricultural land for domestic use can result in the erosion of the quality of the landscape particularly when domestic paraphernalia, landscaping and fencing is added. The extension of domestic curtilages will therefore only be permitted where the site can be integrated without detriment to the wider landscape and the natural environment. Amongst other environmental considerations, development proposals that could have an adverse effect on the integrity of a European site would not be in accordance with the Development Plan.



Comondale

DEVELOPMENT POLICY 21

Replacement Dwellings

The replacement of an existing dwelling outside the main built up area of the settlements listed in the settlement hierarchy will only be permitted where:

- 1** Residential use has not been abandoned.
- 2** The building is in an unsatisfactory state of repair or lacks basic amenities which cannot be provided within the existing building and its replacement would enable an unsatisfactory dwelling which is incongruous in the landscape to be replaced by one which makes a positive contribution to the landscape and character of the National Park.
- 3** The replacement dwelling is in the same position and of similar floor area, volume and scale and with a similar curtilage as the existing dwelling.

All replacement dwellings permitted under this policy will be restricted to local occupancy as defined in Core Policy J.

Applicants should refer to:

- Design Guide Supplementary Planning Document

- 9.26 The erection of a new dwelling outside the settlements listed in the settlement hierarchy would normally be contrary to policy and the replacement of an existing house with one of a significantly different size and scale could have an adverse impact on the character and appearance of the local area. For this reason permission will only be granted for the replacement of existing dwellings where it can be demonstrated that the building is in an unsatisfactory state of repair and that the residential use has not been abandoned. The replacement dwelling should be of a similar footprint, scale and size as the existing dwelling and in the same location unless an alternative position is more suitable in landscape terms. Because the replacement building constitutes a new dwelling in the Park it will be restricted to local occupancy as set out in Core Policy J.

DEVELOPMENT POLICY 22

Removal of Agricultural Occupancy Conditions

The removal of agricultural occupancy conditions will only be permitted where it can be demonstrated that there is no longer a need for the accommodation on the holding or in the locality. Where permission is granted, the condition will be substituted with one which restricts occupancy to local needs as defined in Core Policy J. Where a local person cannot be found to occupy the dwelling permission may be granted for temporary holiday use or rented accommodation for local needs.

9.27 Proposals for new dwellings to meet the needs of a person employed in agriculture, forestry or other essential land management activities may be permitted in Open Countryside where the criteria set out in Annex A of Planning Policy Statement 7 are fully met. However, due to changing farm practices and the vulnerability of the agricultural sector there may be occasions where dwellings constructed for agricultural workers permitted in accordance with Planning Policy Statement 7 are no longer required. In such circumstances Planning Policy Statement 7 says that units should not be kept vacant, nor should the present occupants be unnecessarily obliged to remain in occupation simply by virtue of the agricultural occupancy condition. If it is demonstrated that there is no longer an agricultural need for the accommodation the Authority may consider allowing the owners to find an alternative use for the accommodation such as holiday use or rented accommodation for people who meet the local occupancy condition criteria. However, if the owner wishes to dispose of the dwelling the agricultural occupancy condition will be replaced with a local occupancy condition as set out in Core Policy J to ensure the dwelling serves a local housing need.



Agricultural Workers' Dwelling, Hardwick Farm, Harwood Dale

Implementation

Plan / project	Lead Authority(ies)	What does it involve and what will the outcomes be?
CORE POLICY I Community Facilities		
Sustainable Development Fund	North York Moors National Park	The Authority assists in maintaining community facilities through the Sustainable Development Fund for example through providing grants to support communities in running local shops, providing funding for sports facilities and providing grants for insulating village halls.
Liaison with other agencies	Various	The Authority seeks to ensure that community facilities are safeguarded through responding to consultations by other agencies who provide facilities such as the Primary Care Trust and to consultations from Government Departments such as in relation to Post Office closures.

Implementation (continued)**CORE POLICY J
Housing**

Regional Housing Board	Yorkshire and Humber Regional Assembly Government Office Housing Corporation Housing Providers and District Authorities	Advising Ministers on Single Regional Housing Pot Resources to Deliver Regional Housing Strategy priorities.
Helmsley Area Action Plan Development Plan Document	North York Moors National Park Authority Ryedale District Council	The Development Plan Document will allocate land in Helmsley to assist in meeting Ryedale District's housing target.

**CORE POLICY K
Affordable Housing on Exception Sites**

Rural Housing Enabler Project	YRCC, District Authorities, NYMNPA and Housing Associations	Deliver affordable units in settlements where local need is identified
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**CORE POLICY L
Gypsies and Travellers**

North Yorkshire Sub Regional Gypsy and Traveller Action Plan	Project Officer and host employer yet to be identified	Identify sites to meet the shortfall of pitches in the sub region and other initiatives in response to the Gypsy and Traveller Accommodation Assessment for North Yorkshire 2007/08
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Monitoring

Indicator	Baseline data	Source	Target
CORE POLICY I Community Facilities			
Percentage of settlements in the settlement hierarchy with a) shop b) school	a) 37% b) 33% (2006)	North York Moors National Park Authority Community Facilities Survey	To maintain or increase
CORE POLICY J Housing			
Percentage of new housing units completed in: a) Helmsley b) Service Villages c) Local Service Villages d) Other settlements	a) Helmsley – 0% (0 units) b) Service Villages – 21% (14 units) c) Local Service Villages – 7% (5 units) d) Other Villages – 72% (48 units) (2006/7)	North York Moors National Park Authority Planning Records and Residential Land Availability Survey	Increase in proportion of development in Helmsley, Service Villages and the Local Service Villages compared to elsewhere.
CORE POLICY K Affordable Housing on Exception Sites			
Affordable Housing Completions	0 (2006/7)	North York Moors National Park Authority Planning Records	10 units completed per year ³³
CORE POLICY L Gypsies and Travellers			
Dependent on targets and monitoring of the North Yorkshire Sub Regional Gypsy and Traveller Action Plan			

Footnotes:

³³ Taken from North York Moors National Park Authority Business Plan 2009-2012



Moorsbus

Sustainability Appraisal

This policy provides a positive contribution towards environmental sustainability objectives, particularly addressing the causes of climate change, whilst also providing social and economic benefits.

10 Promoting Accessibility and Inclusion

This chapter intends to take forward the following spatial objectives:

- 12 Reduce the need to travel and facilitate alternative, more sustainable modes of travel to the private car and minimise the environmental impact of transport.
- 13 Facilitate access to services and facilities.

This will be achieved through the following policies:

- Core Policy M – Promoting Accessibility and Inclusion
- Development Policy 23 – New Development and Transport
- Development Policy 24 – Transport Infrastructure
- Development Policy 25 – Telecommunications

CORE POLICY M Accessibility and Inclusion

Through strong and effective partnerships the Park Authority will work to improve accessibility to services and facilities within and beyond the National Park for all users and to encourage more sustainable patterns of travel. This will be achieved by:

- 1 Locating new development in settlements where services and facilities are available or where they can be accessed in another settlement by a range of transport modes.
- 2 Supporting the development and implementation of Service Centre Transportation Strategies contained in the North Yorkshire County Council Local Transport Plan for Helmsley and Kirkbymoorside, Pickering and Thornton-le-Dale, Stokesley and Great Ayton, Whitby and Esk Valley, Scarborough, Thirsk and Northallerton.
- 3 Demand management measures that reduce seasonal traffic congestion, minimise the environmental impacts of transport and increase road safety for the benefit of all users.
- 4 Supporting the development of community transport initiatives such as the Esk Valley Community Railway.
- 5 Improving accessibility through the use and development of innovative and alternative modes of transport to the private car – including public transport, walking, cycling and horse riding.
- 6 Providing access to new developments in technology and communications services.
- 7 Reducing the need to travel.

For further reference:

- North Yorkshire Local Transport Plan
- Redcar & Cleveland Local Transport Plan
- North York Moors National Park Management Plan
- Traffic and Transport Strategy for the Future of the North York Moors National Park

Applicants should refer to:

- Planning Policy Guidance 13 – Transport
- Regional Spatial Strategy – Policies T1, T2, T3, T5, T8 and T9
- Development Policies 23, 24 & 25

- 10.1 Transport is a part of all our lives and has a fundamental role in connecting people to places, particularly in remote rural areas like the National Park. This means that transport and lifestyle choices are vital issues for rural residents who rely on the Local Service Centres, Service Villages and Local Service Villages within and beyond the Park boundary to provide for many of their daily needs such as shopping, jobs, healthcare, education and leisure facilities.
- 10.2 The topography of the land has, to a large extent, dictated the pattern of settlement. With the exception of isolated farmsteads, the more remote rural areas atop the Moors are sparsely populated, whilst larger settlements such as Helmsley, Ampleforth, Thornton-le-Dale, West and East Ayton are scattered around the fringes of the Park. As a consequence, services and facilities are also spread out and therefore generate a need for travel, including a cross-boundary 'pull' to larger urban centres such as York, Middlesbrough, Scarborough and Thirsk.
- 10.3 Many of the smaller, more remote settlements within the Park have a very limited range of services and community facilities such as Post Offices, GP practices, libraries and schools can all be some distance away. Where public transport services operate they do not always meet specific needs and this can socially exclude some people from a 'normal' life. It is therefore important that the accessibility issues are considered for all users and in particular those most affected such as older people, young families with children, people with disabilities and young people.
- 10.4 A key planning objective for transport is to reduce the need to travel by private car by making these daily needs more accessible by the use of alternative and more sustainable means such as walking, cycling and public transport and through the preparation of green travel plans. Green travel plans are a mechanism through which alternatives to the car can be considered and more sustainable options for travel can be encouraged and will be required for proposals which will have significant transport implications.
- 10.5 However, providing alternatives to compete with the desirability of the private car in an area characterised by a dispersed pattern of settlements, an ageing population and a seasonal influx of visitors is a significant challenge. As a form of transport, rail has a valid contribution to make in terms of improving accessibility and widening travel choices within the National Park by connecting the more remote communities and providing an alternative means of travel, particularly in the context of sustainable tourism. As one of only seven original pilots in the country, the Authority recognises the particular value of the Esk Valley Community Rail Partnership (CRP) and has actively supported it for a number of years. Having CRP status enables the Authority, through the partnership, to work effectively with communities to promote the line and improve its use and accessibility.
- 10.6 Today's lifestyle depends greatly on access to a reliable transport system, yet, at the same time there are concerns about the visual impacts, the impact from noise, accidents, biodiversity loss and air quality that transport can have on the quality of life.



Cyclists, Bousdale Woods

- 10.7 The Regional Spatial Strategy together with the North Yorkshire County Council and Redcar and Cleveland Local Transport Plans (2006–2011) set out the broader strategic approach to the issues of transport and accessibility within the Park. The documents support national planning guidance by seeking a reduction in travel demand and a shift to modes of transport with lower environmental impact. More specifically, the North Yorkshire Local Transport Plan also adopts a ‘Service Centre Transportation Strategy’ approach to identify transport issues and solutions for groups of settlements, which are focal points for employment and the delivery of services. The Service Centres of significance to the Park include: Stokesley and Great Ayton; Pickering and Thornton-le-Dale; Helmsley and Kirkbymoorside; Whitby and Esk Valley; Scarborough; Thirsk; and Northallerton.
- 10.8 The Authority recognises that a close working partnership with the Highway Authority will be required to ensure that the Local Development Framework is consistent with the detailed strategies contained in the Local Transport Plan. These include: the Service Centre Transportation Strategies; addressing safety issues on the B1257 (north of Helmsley); developing management measures to address the effects of tourism traffic on ‘honeypots’ such as Hutton-le-Hole, identifying safer routes for pedestrians and cyclists between and within villages and implementing the recommended actions in the Public Rights of Way Improvement Plans.

DEVELOPMENT POLICY 23

New Development and Transport

In order to effectively minimise the overall need for journeys and reduce the environmental impacts of traffic on the National Park, development will be permitted where:

- 1 Its location is, or is capable of being, accessed by public transport, walking or cycling.
- 2 Existing Public Rights of Way, linear routes and other access routes for pedestrians, cyclists and horse riders are protected.
- 3 The external design and layout and associated surfacing works take into account the needs of all users including cyclists, walkers and horse riders.
- 4 It is of a scale which the adjacent vehicular road network has the capacity to serve without detriment to highway safety or the environmental characteristics of the locality.
- 5 Highway detailing, road improvements and street furniture are complementary to the character of the area and are the minimum required to achieve safe access.
- 6 Existing attractive or historic highway features important to the character of the National Park are preserved.
- 7 Parking is provided in accordance with the relevant maximum standards adopted by the Authority.

Footpath Towards
Roseberry Topping



Applicants should refer to:

- Transport Issues and Development – A Guide (for parking standards in North Yorkshire)

- 10.9 Decisions which relate to the location of development in rural areas should, wherever possible, give people the greatest opportunity to access services and facilities by a range of alternative modes of transport, including walking, cycling and public transport. In acknowledging the importance that the private car has to some residents in the Park, opportunities to use cars more innovatively, for example through car sharing schemes or demand based transport services, will also be encouraged.
- 10.10 The protection of Public Rights of Way and linear routes, such as disused railway lines, provides opportunities to encourage walking, cycling and horse riding as safe and attractive alternative modes of transport within the Park – whether for recreational or other purposes. As valuable transport infrastructure, they should be afforded protection from development likely to prejudice their current or future use. The location of protected linear routes is shown on the Proposals Maps.
- 10.11 It is important to recognise that the access needs of all users of development should be catered for. Whilst people need to travel easily and safely their needs also need to be accommodated in terms of the site layout and the internal and external design of new development. More specifically, people with mobility impairments (the partially sighted, wheelchair bound, the elderly and people with young children) face obstacles such as raised kerbs, steps and untreated surfaces – all of which present barriers to easy access and movement.
- 10.12 Ensuring that the adjacent road network has the capacity to accommodate proposed new development is important. Generating traffic over and above the capacity of the road network has the potential to compromise highway safety and culminate in a damaging impact on the environment, for example, through the degradation of roadside verges as a result of parking.
- 10.13 The road network within the Park has developed over a period of many years. During this time, simple roadside features such as (directional) finger posts, wayside markers and troughs have today become attractive elements of historic value within the landscape. The retention of such features will be encouraged to help retain the integrity of the Park's special landscape character.



Sutton Bank
Park and Ride

Footnotes:

³⁴ For the purposes of the Local Development Framework, Category 1, 2 and 3 roads are considered to be those defined on the road hierarchy map contained within the North York Moors National Park Management Plan. Category 1 and 2 roads are visually illustrated on the accompanying Proposals Maps.

³⁵ A Traffic and Transport Strategy for the North York Moors (North York Moors National Park Authority, 1997)

DEVELOPMENT POLICY 24

Transport Infrastructure

Infrastructure that is required to facilitate transport related schemes or initiatives will be permitted where:

- 1** They are for new Public Rights of Way, linear routes and other access routes for pedestrians, cyclists or equestrians.
- 2** In the case of Park and Ride schemes:
 - a The location of the proposed site is on or in close proximity to a Category 1³⁴ road and the National Park boundary;
 - b Where possible, the site is accessible by alternative modes of transport;
 - c The siting, scale and design does not have an adverse impact on the landscape character and amenity of adjacent occupiers.
- 3** In the case of public car parks they:
 - a Form an integral part of a coordinated approach to traffic management;
 - b Help to solve existing identified parking problems, and
 - c Will benefit the needs of both communities and visitors to the National Park.

Applicants should refer to:

- Regional Spatial Strategy – Policies T1, T2, T3, T5, T8 and T9

- 10.14** New road schemes and upgrading can have a significant impact upon the landscape and the natural environment of the Park. Government guidance states that major transport developments should not take place in National Parks, save in exceptional circumstances, such as the demonstration of a compelling need that could not be met by any reasonable alternative. The Authority will therefore continue to resist major road proposals within its area, be they the routing of major new roads or the upgrading in status of existing routes. The Local Transport Plans do not identify any major new road schemes in the Park. The existing Category 1 and 2 roads in the Park are shown on the Proposals Maps.
- 10.15** A significant 93% of all recreational trips to the Park are undertaken by private car. As a traffic management tool, Park and Ride schemes have the potential to play an important role in the interception of some of these car-borne visitors at peripheral locations on, or in close proximity to, its boundary. Opportunities to increase access into the Park in more sustainable ways and to reduce the impact of traffic on its environment, special qualities and communities are also supported in the Authority's Traffic and Transport Strategy³⁵.
- 10.16** Proposals for Park and Ride schemes within close proximity to the Park boundary will be considered provided that a thorough and comprehensive assessment of alternative sites has been carried out, having regard to sustainable development objectives, the scale and design of the scheme together with potential impacts on adjacent communities and the surrounding area. Particular care will be needed on matters such as floodlighting which are essential to the safe operation of park and ride schemes but which may be visually intrusive unless carefully designed.

- 10.17 The Authority recognises that there are potential opportunities to integrate public transport services serving the Park with proposed and developing park and ride schemes in and around the periphery of Scarborough and Whitby, all of which are identified in and have the support of the Local Transport Plan.
- 10.18 The provision of car parking is another management tool available to reduce the (environmental) impacts of traffic. Whilst large car parks can significantly impact on the surrounding landscape, small isolated facilities can often appear incongruous and be difficult to manage. Careful design is therefore a crucial consideration in the successful integration of car parks in the landscape.
- 10.19 This Policy seeks to ensure that additional public car parking in the Park is only provided where there is a genuine, demonstrated need. If this need can be demonstrated, parking facilities will only be permitted where there is no detrimental effect on adjoining properties, where the existing road capacity is sufficient to accommodate the increased traffic and where acceptable access arrangements can be made. To this extent, there is an expectation that parking provisions will be designed to a high standard, which takes account of the quality or character of the surrounding landscape.
- 10.20 Particular attention should be given to the siting of car parks in locations which have the ability to allow a modal shift in transport – to walking, cycling, horse riding or connection to a public transport service. To this extent, the design of facilities should also take full account of such users.

DEVELOPMENT POLICY 25

Telecommunications

The provision of infrastructure for telecommunications and information technology will be supported where it is of a scale and design appropriate to the National Park and helps meet the needs of local communities. Proposals for the erection of telecommunications masts and equipment and any associated development will be permitted where:

- 1 There are no suitable alternative means of provision.
- 2 There is no unacceptable adverse visual impact upon the character of the locality and the wider landscape.
- 3 The siting of the installation makes use of the least environmentally intrusive option available.
- 4 The proposal is part of a co-ordinated, long term strategy for the provision of telecommunications technology.
- 5 Provision is made for the removal of the equipment when it is redundant.

Applicants should refer to:

- Planning Policy Guidance 8 - Telecommunications

Bilsdale Mast



- 10.21 Good telecommunications are an increasingly important part of modern life. Government guidance clearly advocates that local authorities, including National Parks, should respond positively to telecommunications development proposals, whilst taking account of the need to protect the best and most sensitive environments. On this basis, the Authority seeks to help local communities to access communications technology but to also ensure that this is not at the expense of the environment of the Park. The development of the internet and broadband technologies provide opportunities to offset the physical transport challenges of the Park through the potential for working from home and internet shopping.
- 10.22 However, the installations required can cause visual harm to the landscape and built environment if insensitively located. Operators will therefore be expected to show what consideration has been given to reducing such impacts through mechanisms such as mast sharing, the erection of antennae on existing structures (including electricity pylons) and the use of existing features, such as buildings or trees, for screening. The aim for all operators should be for the apparatus to blend into the landscape. All opportunities to pursue innovative solutions and apply the latest technology should also be examined. The additional cost of these measures may not seem commercially justifiable in terms of usage levels, but is justified in terms of the purposes of the National Park.
- 10.23 The minimisation of any other impact on the environment, such as the effect of access roads, security fencing and power supply will also need to be considered. Where the impact of development would be considerable, sites or mast arrangements which are of lower efficiency or higher cost may be appropriate. Because of topography and the need to protect the landscape of the Park 100% coverage is unlikely to be possible as there will be occasions when the impact of a proposal is such that refusal will be justified. Because of the rapid pace of change in technology, permissions will normally be temporary so that masts can be removed when they are no longer necessary to meet the requirements of the operator.
- 10.24 Under the provisions of the Environment Act telecommunication providers are specifically required to have regard to National Park purposes.

Implementation

Plan / project	Lead Authority(ies)	What does it involve and what will the outcomes be?
CORE POLICY M Accessibility and Inclusion		
North York Moors National Park Management Plan	North York Moors National Park Authority	The Management Plan sets out a range of actions to manage traffic within the Park through a range of management techniques including integrated traffic management, demand management, route management and public transport initiatives.
Regional Transport Strategy	Yorkshire and Humber Assembly	The Regional Transport Strategy supports the wider Regional Spatial Plan but also provides a broader strategic steer on transport investment and management within sub-regional rural areas.
Local Transport Plan 2 (2006-2011)	North Yorkshire County Council	The Local Transport Plan 2 sets out a range of individual transport measures to address issues relating to public transport provision, traffic congestion, accessibility and road safety.
Service Centre Transportation Strategies	North Yorkshire County Council	Focussing upon service centres, these will identify transport issues and measures to tackle these.
Local Transport Plan 2 (2006-2011)	Redcar and Cleveland Borough Council	The Local Transport Plan 2 promotes improved access to jobs and services particularly for those most in need, improved road safety, reduced traffic congestion, improved air quality, and improved quality of life.
A Traffic and Transport Strategy for the Future of the North York Moors National Park	North York Moors National Park Authority, North Yorkshire County Council, local District Councils.	The Strategy sets out a coordinated approach to safeguard and enhance local and recreational access to the National Park at the lowest possible environmental cost. The document is based upon a number of principles, which support the Management Plan and compliment the aims and objectives of other 'local' transport plans and initiatives.
Public Rights of Way Improvement Plans	North Yorkshire County Council Redcar and Cleveland Borough Council	Provide an assessment of the extent that local rights of way meet current and likely future public need. It also contributes to other LTP objectives such as contributing to the local economy, quality of life and sustainable transport and tourism.

Monitoring

Indicator	Baseline data	Source	Target
CORE POLICY M Accessibility and Inclusion			
Percentage of Rights of Way network which is easy to use by the public	68.5% (2006/7)	State of the Park Report	90% by 2010/11
Number of highways consultations responded to	158/161 (98%) (2005/6)	North York Moors National Park Authority Data	Target not appropriate
Number of days when ozone pollution at High Muffles ³⁶ exceeded UK Air Quality Standards	31 (2006)	UK Air Quality Archive	To decrease the number of days exceeding UK Air Quality Standards.
Average distance travelled to fixed place of work by residents in the Park	15.76km (2001)	Census	To maintain or decrease figure
Amount of new residential development within 30 minutes public transport time of key local facilities	Data currently not available	-	Target not appropriate as the Park does not have a housing provision figure in the Regional Spatial Strategy
Number of green travel plans submitted in support of a planning application	Data currently not available	-	An increase in the number of green travel plans submitted with planning applications
Number of vehicles at Saltergate traffic counter	1.9 million (2006)	North Yorkshire County Council	Target not appropriate
Number and percentage of applications for telecommunications equipment approved	10 (100%) (2006/7)	North York Moors National Park Authority Planning Records	To improve coverage, recognising that 100% coverage of the National Park is unlikely.

Footnotes:

³⁶ Air quality monitoring site

Appendix 1

List of North York Moors Local Plan Policies that will be Superseded by the Core Strategy and Development Policies DPD

Note – All policies in the North York Moors Local Plan are being replaced by the policies in the Core Strategy and Development Policies document

Policy in Core Strategy and Development Policies Document	Local Plan Policy that will be superseded
CP A Delivering National Park Purposes and Sustainable Development	GP 3 General Development Policy
CP B Spatial Strategy	GP 1 Strategic Policy
CP C Natural Environment, Biodiversity and Geodiversity	NE 1 Special Protection Area and Special Areas of Conservation NE 2 Sites of Special Scientific Interest NE 3 Section 3 Conservation Map NE 4 Protected Species NE 5 Protection of Other Sites, Species and Habitats NE 6 Trees, Woodland, Hedgerows and Walls NE 7 Regionally Important Geological/Geomorphological Sites NE 8 Rivers, Streams, Ponds and Wetland Habitats
CP D Climate Change	U2 Electricity Generation
CP E Minerals	M1 Boulby Potash M2 Large Scale Mineral Extraction M3 Oil and Gas M4 Local Building Stone M6 Effects of Extraction M7 Reclamation and After Use M8 Secondary and Recycled Materials
CP F Sustainable Waste Management	U8 Small Scale Waste Disposal and Recycling Facilities
CP G Landscape, Design and Historic Assets	
CP H Rural Economy	Policy E8 Whitby Business Park
CP I Community Facilities	Policy C2 Provision of Community Facilities Policy C3 Protection of Community Facilities

Policy in Core Strategy and Development Policies Document	Local Plan Policy that will be superseded
CP J Housing	<p>Policy BE13 Conversion of Traditional Rural Buildings to Permanent Residential Use in Settlements</p> <p>Policy H1 Local Needs Settlements</p> <p>Policy H3 Larger Settlements</p> <p>Policy H4 Housing in the Countryside</p> <p>Policy H7 Botton Village</p>
CP K Affordable Housing on Exception Sites	Policy H5 Affordable Housing
CP L Gypsies and Travellers	
CP M Accessibility and Inclusion	
DP 1 Environmental Protection	<p>U12 Environmental Protection</p> <p>Policy U13 Existing Sources of Pollution and New Development</p> <p>F4 Development of Best and Most Versatile Agricultural Land</p>
DP 2 Flood Risk	Policy U5 Flooding
DP 3 Design	<p>Policy BE6 Design of New Development</p> <p>Policy BE10 Landscaping</p> <p>Policy BE11 Community Safety and Security</p> <p>Policy BE12 Important Undeveloped Space</p>
DP 4 Conservation Areas	Policy BE1 Conservation Areas
DP 5 Listed Buildings	<p>Policy BE2 Demolition of Listed Buildings</p> <p>Policy BE3 Changes to Listed Buildings</p> <p>Policy BE4 Development Affecting the Setting of a Listed Building</p>
DP 6 Historic Parks and Gardens	Policy BE5 Historic Parks and Gardens
DP 7 Archaeological Assets	<p>Policy AR1 Sites of National Archaeological Importance</p> <p>Policy AR2 Other Sites of Archaeological Importance</p>
DP 8 Conversion of Traditional Rural Buildings	<p>Policy BE14 Conversion of Traditional Rural Buildings to Permanent Residential Use Outside Settlements</p> <p>Policy BE15 Conversion of Traditional Rural Buildings to Tourist Accommodation</p>

Policy in Core Strategy and Development Policies Document	Local Plan Policy that will be superseded
DP 9 Advertisements	Policy BE8 Advertisements and Fascial Signs Policy T12 Advance Directional Advertisements
DP 10 New Employment and Training Development	E1 New Building Policy E2 Re-Use of Rural Buildings for Economic Use
DP 11 Re Use of Existing Employment and Training Facilities	Policy E3 Existing Economic Uses
DP 12 Agriculture	Policy F6 New Agricultural Buildings, Structures and Associated Works
DP 13 Rural Diversification	Policy F5 Farm Diversification
DP14 Tourism and Recreation	Policy TM1 Serviced Accommodation Policy TM10 Visitor Attractions Policy R1 Recreation
DP 15 Loss of Existing Tourism and Recreation Facilities	
DP16 Chalet and Camping Sites	TM4 Self Catering Accommodation Outside Settlements TM7 Backpackers Campsites
DP 17 Commercial Horse Related Development	Policy R3 Equestrian Centres and Livery Developments
DP 18 Retail Development	Policy C1 Retailing
DP 19 Householder Development	Policy H8 Extensions to Dwellings Policy H9 Curtilage Buildings Policy H10 Annexe Accommodation
DP 20 Extensions to Residential Curtilages	Policy H12 Extensions to Curtilages
DP 21 Replacement Dwellings	Policy H6 Replacement Dwellings
DP 22 Removal of Agricultural Occupancy Conditions	Policy F3 Removal of Occupancy Conditions
DP 23 New Development and Transport	Policy T2 Development Affecting the Public Rights of Way Network Policy T4 Protection of Linear Routes Policy T11 Highway Detailing and Road Improvements
DP 24 Transport Infrastructure	Policy T3 Creation or Improvement of Public Access Routes Policy T8 Public Car Parks Policy T10 Park and Ride
DP 25 Telecommunications	Policy U1 Telecommunications

Local Plan policies not being replaced

GP2	Major Development
BE7	Shop Fronts
TM2	Visitor Hostels
TM3	New Build Self Catering Accommodation Within Settlements
TM5	Environmental Improvements to Existing Camping and Caravan Sites
TM8	Bunkhouses and Camping Barns
TM9	Refreshment Facilities
R2	Domestic Horse Related Development
H2	Larger Infill Development
H11	Sub Division of Curtilages/Infilling
E4	Open Storage
E5	Warehousing
F1	Agricultural and Other Essential Rural Workers Dwellings
F2	Temporary Agricultural Workers Dwellings
C5	Protection of Fuel Filling Stations
U3	Transmission Lines
U4	Water and Sewerage
U6	Gas
U9	Coastal Protection
U10	Development Near to Coastal and Other Cliff Edges
U11	Unstable Land
M5	Minerals Transportation
M9	Review of Minerals Consent

Note – although these policies are not being ‘replaced’ in the Core Strategy and Development Policies DPD, where appropriate reference has been made to the relevant national or regional planning policies.

Appendix 2

List of Abbreviations and Glossary

Wherever possible this document has sought to avoid the use of specialist terminology and jargon. It is, however, inevitable that certain phrases and terms are used whose meaning may not be immediately clear. This glossary seeks to define and clarify the meaning of a number of references in the Plan. Please contact the Planning Policy Team should any further guidance be required.

– **Accessibility**

The ability of all members of the community to reach the services and facilities they need.

– **Affordable Housing**

Affordable housing can be defined as:

‘Affordable housing is non-market housing provided to those whose needs are not met by the market. It can include social rented and intermediate housing (such as shared ownership). It should be available at low enough cost to afford based on local incomes and house prices and must include provision for the home to remain at an affordable price for future eligible households’

AMR

– **Annual Monitoring Report (AMR)**

A requirement of the Local Development Framework. The Annual Monitoring Report will assess the implementation of the Local Development Scheme and the extent to which policies in the Local Development Documents are being implemented.

– **Community Plan**

The long term vision and action plan for an area that articulates the aspirations, needs and priorities of the local community.

– **Conservation Area**

Conservation Areas are ‘areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance’. Such areas are designated by Local Planning authorities under the Planning (Listed Buildings and Conservation Areas) Act 1990. The Local Planning authority has limited additional powers over the demolition of buildings and the removal of trees within such areas.

– **Core Strategy**

The core strategy sets out the spatial vision and strategic objectives for the local authority area; a spatial strategy; core policies and a monitoring and implementation framework with objectives for achieving delivery.

– **Development**

Defined in the Town and Country Planning Act 1990 as ‘...the carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of the any buildings or other land.’

–	<p>Development Plan Consists of the relevant Regional Spatial Strategy and the Development Plan Documents contained within the Local Development Framework.</p>
DPD	<p>Development Plan Documents Development Plan Documents are spatial planning documents that together with the Regional Spatial Strategy form the Development Plan for a local authority area.</p>
–	<p>Development Policies The detailed policies used to guide particular forms of development. Development Policies are contained within the Development Plan Document.</p>
–	<p>English Heritage Government Agency which seeks to protect and promote England's historic environment and ensure that its past is researched and understood.</p>
–	<p>Environment Agency A Government Agency responsible for conserving and managing water resources; river pollution control; flood defence; water conservation and recreation as well as pollution control.</p>
EIA	<p>Environmental Impact Assessment A process by which information about the environmental effects of a proposal is collected, and taken into account by the planning authority in informing their judgement about whether or not to grant planning consent. The Town and Country Planning (Environmental Impact Assessment) Regulations 1999 out the types of project for which an environmental assessment is required.</p>
–	<p>Listed Building The Secretary of State, advised by English Heritage, compiles a listed of buildings of 'special architectural or historic interest'. Any material alteration to or demolition/substantial demolition of a listed building, whether external or internal, requires an application for listed building consent to be submitted to the Local Planning authority. Provisions relating to listed buildings are contained in the Planning (Listed Buildings and Conservation Areas) Act 1990.</p>
LDD	<p>Local Development Document The collective term given to all Development Plan Documents, Supplementary Planning Documents and the Statement of Community Involvement in the Local Development Scheme.</p>
LDF	<p>Local Development Framework The name given to the portfolio of Local Development Documents. It consists of the Development Plan Documents, Supplementary Planning Documents, Statement of Community Involvement, the Local Development Scheme and Annual Monitoring Reports.</p>
LDS	<p>Local Development Scheme The work programme for the preparation of the Development Plan Documents. All authorities must submit a Scheme to the Secretary of State for approval.</p>
–	<p>Local Plan The adopted North York Moors Local Plan that will be replaced by the Local Development Framework.</p>

LTP	<p>Local Transport Plan</p> <p>The transport strategy prepared by the local transport authority ie North Yorkshire County Council.</p>
–	<p>Natural England</p> <p>Natural England has been formed by bringing together English Nature and elements of the Countryside Agency and the Rural Development Service. Natural England works for people, places and nature to conserve and enhance biodiversity, landscapes and wildlife in rural, urban, coastal and marine areas. Natural England conserves and enhances the natural environment for its intrinsic value, the well being and enjoyment of people and the economic prosperity that it brings.</p>
PPG	<p>Planning Policy Guidance Note</p> <p>Planning Policy Guidance notes are issued by the Government to provide guidance on national policy and the operation of the planning system. PPGs are subject to periodic review. The determination of planning applications must have regard to these statements of Government policy.</p>
PPS	<p>Planning Policy Statement</p> <p>Planning Policy Statements are the replacements for Planning Policy Guidance Notes.</p>
PROW	<p>Public Rights of Way</p> <p>Routes over which, even where in private ownership, the public has a right of passage. They comprise byways, which are open to any user; restricted byways, open to any user other than mechanically propelled vehicles; bridleways, which can be used by those on foot, horse or bicycle; and footpaths which are open to those on foot only.</p>
RIGS	<p>Regionally Important Geological/Geomorphological Sites</p> <p>Geological/geomorphological sites of local importance complementing the national network of geological SSSIs (see below).</p>
RSS	<p>Regional Spatial Strategy</p> <p>Sets out the region's broader policies in relation to the development and use of land and forms part of the Development Plan for local planning authorities.</p>
–	<p>Registered Social Landlord</p> <p>Technical name for not-for-profit organisations registered with the Housing Corporation. Most are housing associations and they build, own and manage the majority of affordable homes.</p>
–	<p>Scheduled Monument</p> <p>The Secretary of State, advised by English Heritage, compiles a schedule of ancient monuments which, by reason of period, rarity, fragility, potential, etc, appear to be of national importance. Provisions relating to Scheduled Monuments are contained in the Ancient Monuments and Archaeological Areas Act 1979 and the National Heritage Act 1983.</p>
SSSI	<p>Site of Special Scientific Interest (SSSI)</p> <p>Section 28 of the Wildlife and Countryside Act 1981 enables Natural England to designate areas of land which, by reason of their flora, fauna or geological or physiographic features, it is in the national interest to conserve. Some forms of permitted development rights may not be exercised in such areas.</p>

- **Spatial Planning**
Spatial planning goes beyond traditional land use planning to bring together and integrate policies for the development and use of land with other policies and programmes which influence the nature of places and how they function.
- SAC **Special Area of Conservation**
Areas of international significance established under the EU Habitats Directive, selected to safeguard certain important rare habitats and species.
- SPA **Special Protection Area**
Areas of international significance established under EU Wild Birds Directive to protect important habitats and thereby conserve populations of certain species of birds.
- SCI **Statement of Community Involvement**
A mandatory document which sets out how the local community, stakeholders and other interested parties will be involved in the preparation of Local Development Documents.
- SPD **Supplementary Planning Document**
Documents which provide supplementary information and guidance in respect of policies in the Development Plan Documents. Whilst they do not form part of the Development Plan and are not subject to an independent examination they are the subject of a formal public consultation process as specified in the Statement of Community Involvement.
- **Sustainability Appraisal**
A tool for appraising policies to ensure that they reflect sustainable development objectives (environmental, social and economic) and required to be undertaken for all Local Development Document.
- **Sustainable Communities**
Sustainable communities are places where people want to live and work, now and in the future. They meet the diverse needs of existing and future residents, are sensitive to their environment, and contribute to a high quality of life. They are safe and inclusive, well planned, built and run, and offer equality of opportunity and good services for all.
- **Sustainable Development**
A widely used definition drawn up by the World Commission on Environment and Development in 1987: Development that meets present needs without compromising the ability of future generations to achieve their own needs and aspiration.



North York Moors National Park Authority
The Old Vicarage, Bondgate, Helmsley, York YO62 5BP



www.moors.uk.net



Figure 1 2002



Manure
heap

Figure 2 2017



Portacabin

Manure heap

Figure 3 2018



Piles of horse droppings

Piles of horse droppings

Manure heap

Figure 4 2019 (taken from the opposite side of property)



There are approximately 16 piles of droppings in the front field that have been there for over a year without removal.

Feedback profile

Member quick links

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Positive Feedback (last 12 months): 99.7%
[\[How is Feedback percentage calculated?\]](#)

Member since: 20-Jan-12 in United Kingdom
 Registered as a business seller

Recent Feedback ratings (last 12 months)

	1 month	6 months	12 months
Positive	58	367	778
Neutral	0	2	6
Negative	0	1	3

Detailed Seller Ratings (last 12 months)

Criteria	Average rating	Number of ratings
Item as described	★★★★★	476
Communication	★★★★★	481
Dispatch time	★★★★★	464
Postage and packaging charges	★★★★★	459

- Feedback as a seller
- Feedback as a buyer
- All Feedback
- Feedback left for others


















576 Feedback received (viewing 1-25)

Revised Feedback: 0

Show: **All** | [Positive \(567\)](#) | [Neutral \(6\)](#) | [Negative \(3\)](#) | [Withdrawn \(0\)](#)

Period: Past 12 months

Feedback	From Buyer/price	When
As described 10x 6ft Strong outdoor cargo rope scramble nets 4tree house fort cabin climbing (#283579874742)	0***0 (199 ★) £16.00	During past month View Item
Brilliant 7x3ft STRONG soft cargo rope scramble net 4tree house climbing frame play safety (#283473589097)	c***g (93 ★) £14.95	During past month View Item
Great item and sent quickly, well packed. 5 ★ Very pleased! 😊 Cyril brown leather headcollar 4show travel Charity clearance Sale FASTPOST (#283564376762)	w***n (2173 ★) £9.95	During past month View Item
Fast Shipping, smaller rope than expected, but ok BIGstrong cargo scramble rope net 4 outdoor play climbing frame safety FAST POST (#282717365173)	n***r (258 ★) £29.95	During past month View Item
Early delivery, useful bargain items as described, many thanks! Cob control halter + Horseware Amigo headcollar Tackroom clearance sale FASTPOST (#283531343665)	d***e (2213 ★) £4.95	During past month View Item
Great item. Prompt delivery and well packaged. Great eBayer. Recommended to all. BIGstrong cargo scramble rope net 4 outdoor play climbing frame safety FAST POST (#282717365173)	d***1 (2431 ★) £14.95	During past month View Item
Great service BIGstrong cargo scramble rope net 4 outdoor play climbing frame safety FAST POST (#282717365173)	t***6 (801 ★) £29.95	During past month View Item

+	As described. Speedy despatch. Thank you! Full size brown leather headcollar 4show travel Charity clearance Sale FASTPOST (#283564378103)	r***s (574 ☆) £12.95 Best Offer price was accepted ?	During past month  View Item
+	Very nice, cheap and cheerful Attractive +stylish Size10 EU44 adult black jodphur riding show boots zip +lace (#283536678456)	o***k (142 ☆) £14.95	During past month  View Item
+	Good to deal with Cob size brown leather headcollar 4show travel Charity clearance Sale FASTPOST (#283564379413)	a***z (1506 ☆) £9.95	During past month  View Item
+	Ok Heritage English leather bridle cob Charity Sale FASTPOST (#283564373560)	l***s (91 ☆) £19.95	During past month  View Item
+	Item as described Colne 100% wool size 14 vintage horse riding show hunt jacket Charity Sale (#283553821998)	h***o (126 ☆) £9.95	During past month  View Item
+	Thanks BIGstrong cargo scramble rope net 4 outdoor play climbing frame safety FAST POST (#282717365173)	i***e (111 ☆) £9.95	During past month  View Item
+	Perfect fit for my pony and a match to my reins! English leather split headpiece bridle + padded nose + browband Charity Sale (#283450728189)	k***t (1912 ☆) £19.95	During past month  View Item
+	Good product only let down by UPS late delivery, no fault of seller 17x 9ft HeavyDuty cargo rope scramble net 4tree house bridge play climbing frame (#283517599492)	g***d (23 ☆) £57.00	During past month  View Item
+	Great seller thanks Cob English leather + brass clincher brow In Hand show stallion bridle FAST POST (#283499460462)	n***7 (1022 ☆) £24.95	During past month  View Item
+	Good ebayer thank you Joblot kids In hand ridden show waistcoats child Foxley Pretty Ponies +free hat (#283566420830)	9***9 (4784 ☆) £18.23	During past month  View Item
+	Excellent e-bayer , prompt delivery & item ideal Happy mouth Dutch gag bubble bit 4riding jumping hunt Charity clearance Sale (#283564433468)	s***t (52 ☆) £6.95	During past month  View Item
+	great thank you BIGstrong cargo scramble rope net 4 outdoor play climbing frame safety FAST POST (#282717365173)	s***o (965 ☆) £9.95	During past month  View Item
+	Exactly as described and extremely quick delivery!! Thank you! :) Full size brown leather running martingale 4jump event Charity clearance Sale (#283564384895)	r***n (120 ☆) £4.95	During past month  View Item
+	Ex. seller!! Fast delivery grt comms perfect. Small pony eggbutt snaffle 4equestrian riding bridle Charity clearance Sale (#283564422075)	2***c (1751 ☆) £8.95	During past month  View Item
+	All Good Thanks BIGstrong cargo scramble rope net 4 outdoor play climbing frame safety FAST POST (#282717365173)	r***0 (167 ☆) £49.95	During past month  View Item
+	speedy delivery Smart 36" chest black equestrian horse riding show jacket Charity Sale FAST POST (#283553806839)	1***1 (208 ☆) £9.95	During past month  View Item
+	Excellent service super fast delivery Thank you 7 black vintage distressed leather horse riding short jodphur boots fancy dress	4***1 (1470 ☆) £9.95	During past month  View Item

(#283552702303)



Ace thank you!! I'm over the moon with the saddle. Perfect seller.

Leather pony Daisy rein 4equestrian riding Charity clearance Sale FAST POST
(#283564394129)

_***o (1168 ★)

£6.95

During past month



[View Item](#)

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Mouse over image to zoom



Vintage catering trailer burger street food cafe festival gin coffee bar project

Condition: **Used**

“An unusual trailer, full of character, and now in need of some TLC and an overhaul. It is being sold” ... [Read more](#)

Time left: 6h 31m 48s (27 Aug, 2019 23:09:12 BST)

£510.00 2 bids

Submit bid

Add to Watch list

Shop with confidence

eBay Money Back Guar
Get the item you ordered money back. [Learn more](#)

Seller information

all4charity1985 (1503 ★)

99.7% Positive Feedback

[Save this seller](#)

[Contact seller](#)

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Registered as a business seller

All proceeds go to charity | Posts from United Kingdom

Postage: Free collection in person | [See details](#)
Item location: Scarborough, United Kingdom
Posts to: Collection in person only

Delivery: Varies

Payments: **PayPal** Processed by PayPal, Cash on collection | [See payment information](#)

Returns: 14 days refund, buyer pays return postage | [See details](#)

Have one to sell? [Sell it yourself](#)

Similar sponsored items 1/2

Feedback or



Mobile Catering Trailer Printed Burger Van Hot Dog

£325.00
+ £40.00 P&P
Seller 94.4% positive



Large Twin Axle Catering Trailer / Burger Van - Fully

£4,000.00
+ P&P
Pre-owned



Hot Food Burger, Burger Van Sticker, Catering Trailer,

£14.00
Free P&P
New



Refrigerated Trailer Hire Fridge Freezer Trailer Cold-

£40.00
+ P&P
Pre-owned



Catering Trailer Cafe Take Away Business Stickers

£3.49
Free P&P
59 sold



Catering package Van Stickers, Ca

£66.00
Free P&P
New

Related sponsored items 1/2

Feedback or



13 to 7 Pin Adaptor Trailer Light Converter Truck

£10.49
Free P&P



Gas Manifold 3 way with Fulham Nozzle rubber hose

£27.97
Free P&P



12V 5A Leisure Battery Charger For Caravan

£22.28
~~£29.45~~
Free P&P



30L Commercial Electric Deep Fryer Stainless Steel

£224.50
Free P&P



LINCAT FRYER SAFETY HIGH LIMIT THERMOSTAT

£42.00
Free P&P



3000W Commercial Automatic Donut Maker

£615.99
Free P&P

Description

Postage and payments

eBay item number:

Seller assumes all responsibility for this listing.

Last updated on 17 Aug, 2019 23:22:02 BST [View all revisions](#)

All for Horses



Helping Horses In Need

100% of the sale of this item will benefit All For Horses

We rescue, rehabilitate and rehome unwanted and ill treated animals, in particular horses and ponies. We also provide advice, training and information to help prevent abuse and cruelty and other welfare problems, which are often caused by a lack of knowledge. Every horse we take in receives lots of TLC to help him or her recover from past experiences. When they are ready, we rehome them into caring and experienced loan homes.

- Official eBay for Charity listing
- Sale benefits a verified partner

Item specifics

Condition: **Used**

Seller notes: "An unusual trailer, full of character, and now in need of some TLC and an overhaul. It is being sold as spares or repair project. It tows well and the jockey wheel and light OK. The tyres have plenty of tread, though they do have some superficial cracks in the walls. None of the fittings and appliances have been tested. There is some rust, as in places on the metal parts. Please see the photos, which form part of the description."

All4Charity1985

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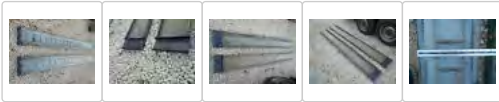
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Mouse over image to zoom



Trailer ramps 4farm machine plant digger 4x4 car rally transport flatbed wagon

2 viewed per hour

Condition: **Used**

"In good used condition. Please see the photos, which form part of the description."

£149.00

Buy it now

Add to basket

Make offer

Add to Watch list

17 watchers

All proceeds go to charity

Posts from United Kingdom

Postage: Free collection in person | See details
Item location: Scarborough, United Kingdom
Posts to: Collection in person only

Delivery: Varies

Payments: PayPal, Visa, Mastercard, American Express, Debit Card
Cash on collection | See payment information

Returns: 14 days refund, buyer pays return postage | See details

Shop with confidence

eBay Money Back Guarantee
Get the item you ordered money back. Learn more

Seller information

all4charity1985 (1503 ★)

99.7% Positive Feedback

Save this seller

Contact seller

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Registered as a business seller

Have one to sell? Sell it yourself

Similar sponsored items 1/2

Feedback or



12x 6ft twin axle heavy duty strong steel plant builder

£495.00

+ P&P

Pre-owned



12x 6ft drop side twin axle flat builder 4x4 vintage show

£495.00

+ P&P

Pre-owned



Trailer ramps 4vintage show tractor plant 4x4 car recov-

£195.00

+ P&P

10 watching



14x 5ft twin axle trailer 4builder 4x4 vintage show

£595.00

+ P&P

Pre-owned



BMW MINI TRAILER NEWLY BUILT CAMPING DOG

£600.00

+ P&P

117 watching



13 to 7 Pin & 7 to Trailer Electric Co

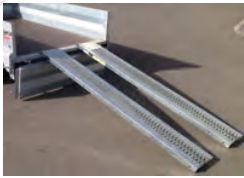
£6.95

Free P&P

New

Related sponsored items 1/2

Feedback or



880LB 1.8M STEEL LOADING RAMPS TRAILER

£49.99
Free P&P



Maypole Caravan Trailer Spare Jockey Steel Wheel

£9.79
Free P&P



Bulldog P6E Trailer Hitch Lock Range 5 Yr Manufacture

£96.59
Free P&P



EU Continental Caravan/Motorhome Hook Up

£7.39
Free P&P



FREE UK POSTAGE

TRAILER BREAK AWAY CABLE I for Williams Clevis

£5.99
Free P&P



Decal sticker for Car Trailer

£25.99
+ £2.99 P&P

Description

Postage and payments

eBay item number:

Seller assumes all responsibility for this listing.

Last updated on 08 Aug, 2019 22:47:16 BST [View all revisions](#)

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Helping Horses In Need

100% of the sale of this item will benefit All For Horses

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- Official eBay for Charity listing
- Sale benefits a verified partner

Item specifics

Condition: **Used**

Seller notes: "In good used condition. Please see the photos, which form part of the description."

Featured Refinements:

Trailer Project

Modified Item:

No

Country/Region of Manufacture:

United Kingdom

Car Trailer Type:

Plant & Machinery Trailer ramps

Custom Bundle:

No

All4Charity1985

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12x 6ft twin axle heavy duty strong steel plant builder farm trailer 4x4 project

7 viewed per hour

Condition: **Used**

“Useful trailer in need of some TLC, a lick of paint and a little tidying. It tows well and takes a”

... Read more

£495.00

Buy it now

Add to basket

Make offer

Add to Watch list

15 watchers

All proceeds go to charity

Posts from United Kingdom

Postage: Free collection in person | See details

Item location: Scarborough, United Kingdom

Posts to: Collection in person only

Delivery: Varies

Payments: **PayPal** Processed by PayPal, Cash on collection | See payment information

Returns: 14 days refund, buyer pays return postage | See details

Shop with confidence

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Seller information

all4charity1985 (1503 ★)

99.7% Positive Feedback

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Contact seller

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Registered as a business seller

Mouse over image to zoom



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Feedback or



12x 6ft drop side twin axle flat builder 4x4 vintage show
£495.00
+ P&P
Pre-owned



14x 5ft twin axle trailer 4builder 4x4 vintage show
£595.00
+ P&P
Pre-owned



Trailer 8,7ft x 4,2ft Single Axle Unbraked AL-KO Sus-
£950.00
+ P&P
New



SOLO TOW A FRAME 2.6 TON REC PRO H/DUTY
£185.00
Free P&P
New



Trailer ramps 4farm machine plant digger 4x4 car rally
£149.00
+ P&P
Pre-owned



BMW MINI TRAIL BUILT CAMPING
£600.00
+ P&P
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Ring Towing Caravan PVC Tow Ball Boot Cover with

£6.20
Free P&P



2PCS 45-71cm Trailer Caravan Canopy Jack Stands

£52.99
Free P&P



Veneta Door Retainer Catch Zinc alloy Door Clip For Car

£6.85
Free P&P



HITCHLOCK TRAILER HITCH COUPLING LOCK

£11.19
Free P&P



7 pin Socket Trailer Car Caravan Wiring Lights Tow 12v

£6.94
Free P&P



Nose Weight Ind Gauge for Carav

£8.95
Free P&P

Description

Postage and payments

eBay item number:

Seller assumes all responsibility for this listing.

All for Horses



Helping Horses In Need

100% of the sale of this item will benefit All For Horses

We rescue, rehabilitate and rehome unwanted and ill treated animals, in particular horses and ponies. We also provide advice, training and information to help prevent abuse and cruelty and other welfare problems, which are often caused by a lack of knowledge. Every horse we take in receives lots of TLC to help him or her recover from past experiences. When they are ready, we rehome them into caring and experienced loan homes.

- Official eBay for Charity listing |
- Sale benefits a verified partner

Item specifics

Condition: **Used :**

Seller notes: "Useful trailer in need of some TLC, a lick of paint and a little tidying. It tows well and takes a good weight - it has recently been used to transport building materials. The hold air and have plenty of tread, though they do have some superficial cracks in the walls. There are scuffs and marks, and some rust in places on the metal parts, none affects its use. There is no jockey wheel Please see the photos, which form part of the description."

Featured Refinements: Trailer Project
Modified Item: No
Country/Region of Manufacture: United Kingdom

Car Trailer Type: Car Transporter
Custom Bundle: No

All4Charity1985

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Large heavy duty twin axle plant trailer. made from steel, with a thick, sound plywood floor.

A useful trailer in need of some TLC, a lick of paint and tidying, which is reflected in the price. It comes with a new trailer lightboard ready to tow away.

The trailer tows well and takes a good weight - it has recently been used to transport building materials. The tyres all have some superficial cracks in the walls. There are scuffs and marks, and some rust in places on the metal parts, none of which is on the wheel.

Please see the photos, which form part of the description.

Internal length (excluding drawbar) 12 feet 3 inches

Internal width 6 foot

Depth 16 inches

This would make a nice project or can be used as it is. It has had a coat of undercoat paint, and would benefit from a coat of topcoat.

Please see the photos, which form part of the description.

Very cheap for quick sale as we need the space.

Must be paid for within 24 HOURS of auction ending, and collected within 28 days within a 30 mile radius at cost.

Please note - NO RETURNS ON COLLECTION ONLY ITEMS!

Collection from Scarborough YO13 0QN. Viewing before bidding is welcome - please contact us before bidding on Ebay first.

Please get in touch if you would like any more photos or info.

Business seller information

All For Horses Rescue Charity
C. Edwards
Silpho Brow Farm West
Scarborough
North Yorkshire
YO13 0JP
United Kingdom

[Complete information](#)

Terms and conditions of the sale

Returns are accepted for most Buy It Now items. Return postage is to be paid by the buyer. Items must be unused and in the original packaging. A refund will be given, less the original postage cost. Items sold by auction, as spares / repairs, or collection only are not returnable. Viewing before bidding is always welcome, but please send a message first as we don't have regular opening hours.

Returns policy

After receiving the item, cancel the purchase within	Return postage
14 days	Buyer pays return postage

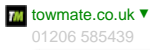
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Returns accepted

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- Rolling Chassis Trailers
- Build To Your Requirements
- Safe and Protective Transport
- Hardworking Towmate Trailer
- High-Quality and Durable Chassis



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- Sweet Catering Trailers
- Bespoke Catering Van



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- Sports, Leisure & Travel
- Gumtree Motors
- Home & Garden



6x12 Trailers up to 70% - Save on 6x12 Trailers

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(Ad) Full range of Lightweight Custom-Bespoke aluminium trailers 750kg and up. Highlights: Customer Service Available, Providing Hand Made Trailers, Adjustable Bunks Available.

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12x 6ft drop side twin axle flat builder 4x4 vintage show car transport trailer

9 viewed per hour

Condition: **Used**
 "Very strong, useful and well made trailer in need of some TLC and a little tidying. It tows well and"
 ... [Read more](#)

£495.00

Buy it now

Add to basket

Make offer

Add to Watch list

Shop with confidence

eBay Money Back Guar
 Get the item you ordered money back. [Learn more](#)

Seller information

all4charity1985 (1503 ★)

99.7% Positive Feedback

[Save this seller](#)

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Registered as a business seller

15 watchers

All proceeds go to charity

Posts from United Kingdom

Postage: Free collection in person | [See details](#)
 Item location: Scarborough, United Kingdom
 Posts to: Collection in person only

Delivery: Varies

Payments: **PayPal** Processed by PayPal, Cash on collection | [See payment information](#)

Returns: 14 days refund, buyer pays return postage | [See details](#)

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Feedback or



12x 6ft twin axle heavy duty strong steel plant builder
£495.00
 + P&P
 15 watching



14x 5ft twin axle trailer 4builder 4x4 vintage show
£595.00
 + P&P
 Seller 99.7% positive



Trailer ramps 4vintage show tractor plant 4x4 car recov-
£195.00
 + P&P
 Seller 99.7% positive



Trailer 8,7ft x 4,2ft Single Axle Unbraked AL-KO Sus-
£950.00
 + P&P
 New



Trailer ramps 4farm machine plant digger 4x4 car rally
£149.00
 + P&P
 17 watching



BMW MINI TRAIL BUILT CAMPING
£600.00
 + P&P
 New

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Red PVC Coated Break
Away Cable Hook & Ring -

£3.75
Free P&P



Replacement Jockey Heavy
Duty Trailer Jockey Wheel

£19.99
Free P&P



7 pin Socket Trailer Car Car-
avan Wiring Lights Tow 12v

£6.94
Free P&P



Universal Caravan Front
Towing Cover Case Protec-

£18.88
Free P&P



2 x SQUARE REAR 4 FUNC-
TION LAMPS with BULBS

£7.35
Free P&P



Caravan Front Tector Covers Ur

£19.87
Free P&P

Description

Postage and payments

eBay item number:

Seller assumes all responsibility for this listing.

All for Horses



Helping Horses In Need

100% of the sale of this item will benefit All For Horses

We rescue, rehabilitate and rehome unwanted and ill treated animals, in particular horses and ponies. We also provide advice, training and information to help prevent abuse and cruelty and other welfare problems, which are often caused by a lack of knowledge. Every horse we take in receives lots of TLC to help him or her recover from past experiences. When they are ready, we rehome them into caring and experienced loan homes.

- Official eBay for Charity listing |
- Sale benefits a verified partner

Item specifics

Condition: **Used :**

Seller notes: "Very strong, useful and well made trailer in need of some TLC and a little tidying. It tows well and is easy to hitch up and manoeuvre. The tyres all hold air, though they do have some minor cracks in places. There is some play in the wheel bearings and hitch, but nothing major. The wood bed has been replaced recently with strong plywood. There are some wear and small areas of damage/scuffs and marks on the wood in various places, and some rust in places, none of which affects its use. The brakes don't seem to need attention. Please see the photos, which form part of the description."

Featured Refinements: Car Transporter Trailer
Modified Item: No
Country/Region of Manufacture: United Kingdom

Car Trailer Type: Car Transporter
Custom Bundle: No

All4Charity1985

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[Sale items](#)

[trailers](#)

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[Cargo nets](#)

[Other](#)

Large heavy duty flatbed twin axle trailer complete with wood drop down removeable sides.

Well made traditional trailer in need of some TLC and a little tidying, though it is fine to use as it is.

Length (excluding drawbar) 12 feet

Width 6 feet

Depth 13 inches

Drawbar 41 inches

This would make a nice project as it would look really good if done up.

We have used this to move timber fencing, farm machines and many other things.

Please see the photos, which form part of the description.

Very cheap for quick sale as we need the space.

Must be paid for within 24 HOURS of auction ending, and collected within 28 day could deliver within a 30 mile radius at cost.

Business seller information

All For Horses Rescue Charity
C. Edwards
Silpho Brow Farm West
Scarborough
North Yorkshire
YO13 0JP
United Kingdom

[Complete information](#)

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Returns policy

After receiving the item, cancel the purchase within	Return postage
14 days	Buyer pays return postage



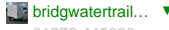






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The buyer is responsible for return postage costs.

[Return policy details](#)

Returns accepted

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-  **catering trailers - catering van conversions**
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A & R Willis Catering Trailers Are One Of The Uk 'S Leading Catering
- [Van Conversions](#)
The Street Food Market Is Constantly Evolving And As It Does
- [Sweet Catering Trailers](#)
We Build Catering Trailers For All Kinds Of Food Types And
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-  **Event Trailer - Specialist Marketing Soutions - From Expomobil in Sweden**
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Department
for Environment
Food & Rural Affairs

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 difficult to think about, it is important to consider
 the financial and practical aspects of euthanasia
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emergency arising. Donkeys have specific
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and flies. Shelter can be natural (for
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(such as a field shelter) depending on
the field environment and type of horse.
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used in fields used by horses and where
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taken to ensure it is sufficiently visible to
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)&1&AIURAUURVTUaAISASR[PR`A`R^bV_RQAdVYYAQRI]R[QA V[aR_[NYAON__VR_AN[QAZNFASNPVYVaNa
 on the horses being kept in the field. The JN`ab_RAZN[NTRZR[a\$AObaAAUR`RA`UlbYQ
 7_VaV`UA=\`RAH\|PVRafA!7=H"ATR[R_NYYfA [laAORAb`RQAN`AAURA`YRAO\b[QN_fASR[F
 _RP\ZZR[Q`AaUNaASR[PR`A`UlbYQAOORA]&*-ZA
 (4ft) high more specifically: @XEFUAGSQQSHEXMSR\$
 hA =\`R`2ASR[PRAUURVTUaA`UlbYQAOORa)&(0ZAAV 7SYWMRK
)&+0ZA!+SaA.V[`AaA,SaA.V[``)&)*&AL RYSN_RA`UlbYQAOORAPI[`VQR_RQAdUR[A
 hA E[VR`2ASR[PRAUURVTUaA`UlbYQAOORa)ZAAV P[`a_bPaV[TA`_ANYaR_V[TAObVYQV[T`AaA
)&+ZA!+SaA+V[`AaA,SaA+V[``]`lcVQRaUlb`V[TA\$`_AU`IBRAZNV[A
 hA AldR`_NVYA!V[AO\|aUAPN`R`"2AUURVTUaA`UlbYQAOORa) VQR_NaV[`AN`RAaURa`NSRafAN[QA
 ORa(&-ZA!)SaA.V[`ANO\|cRAT_b[Q PIZS`_aA`SaaURAU`_R`\$ARN`RA`SANSPPR`
 hA HaNYYV[`2ASR[PRAUURVTUaA`UlbYQAOORa)&+0ZAAV NIQANQR`bNaRAQ_NV[NTRAN[QAcR[aVYNa
)&0ZA!,SaA.V[`AaA.Sa`]\`YfAQ`VT[RQA`_AZN[NTRQ\$A`aNOYV[TA
)&)(&A HaNYYV[`AZNFa`R^bV_RANAQ\bOYRASR[PRAYVIRa cause injury and pose significant fire
 N[QA]`VOYfAN[ARYRPa_VPASR[PRAYV[RANY[TA V`X`&<||QAcRUVpbYN`ANPPR`AV`AR`R[
 aURaA]A`SaaURa]NQQ\|PX`AN`AVY&A V[APN`RARZR_TR[PfAcRUVPYR`A[RRQAaA
]_RcR[aANTT`R`V[AORadRR[APpb]N[a`AISa NPPR`AaURa`VaR&
 QVSR`R[aA]NQQ\|PX`\$AN`AdRYYAN`AaAP[aNV[A`_AURAS\Yy\|dV[TA`P\ZZR[a`AN]YfAR`bNYYfAaV
 aURa`aNYYV[AdVaUV[AAURANYY\|PNaRQAN`RNb NYYAS`_Z`AISaUlb`V[TA[V[PYbQV[TA[V[QVcV
)&))&A`YRPa_VPASR[PR`A`UlbYQAOORaQR`VT[RQ\$A`_aNOYR`\$A`aNYY`AN[QAP\ZZb[NYAON`_`&
 V[`aNYYRQAN[QAZNV[aNV[RQA`_AaUNaAP[aNPaa 8[`a_bPaV[2AaURAOObVYQV[TA`UlbYQAOORa
 dVaUAaURZAQIR`A[laAPnb`RAZ`_RAaUN[A` hA P[`a_bPaRQA`_lb[Q\$AdVaUA[|AREj`RQA
 ZZR[aN_fAQV`PZS`_aAaAaURAU`_R3ANYYA`_b`SNPR`A`_A]_WRPaV[`AYVXRYfAa`APNb`
]dR`Ab[Va`A`UlbYQAOORaP`_RPaYfARN_aURQ&A`_

V[Wb&A]YYA`b_S NPR`A`U`bYQAO[RAPN]NOYRA[SALV[Q]d`AN[QAcR[aVYN[V]AV[ANa`A`U`bYQAO
ORV[TAPYRN[RQAN[QAOV`V[SRPaRQ&A>SA`b_S NPR`A`U`bYQAO[RANQR`bNaRANV`APV`PbYNaV[AdV
N_RAA`RNaRQ\$A[|[%a`eVPAA]NV[a`A`_Ad\\QA` P`RNaV[TAQ`NbTUa`&AER`_]ReA`_A`NSRaf
]`R`R`cNaVcR`A`U`bYQAO[RAb`RQ&

hA Fixtures and fittings such as tie rings,
UNfA`NPX`AN[QAdNaR`AO]dY`A`U`bYQAO[R
S`RRAS`UN`JARQTR`AN[QA]`VaV[RQA`AN`A`
aVANC[VQAV[SA]N`aVPbYN`YfAa`AaURARfR)S)A`A6QR`bNaRAcR[aVYN[V]AV[AN[fAR`bV[RA`

If used, hay nets should be fixed at the
U`b`V[TAV`AR`R[aVNY&A`=\`R`APN[AQRCRY
U`R`hAURNQAUURVTUa\$ANYY\dV[TAAURAU`_RA`R`]V`Na`fA`_IOYRZ`AVSAXR]aAV[AU`b`V[T
aVARNaAP\ZS\`aNOYfAfRaANC[VQV[TAAURAU`_V`XAVaUA]`_AcR[aVYN[V]&AARcRY`A`SABq`aA
\SAAURAU`_RATRaaV[TAVa`ASRRaA`_AURNQAP`aNOYR`A`U`bYQAO[RAXR]aAaANAZV[VZbZ
PNbTUaAV[AaURARa\$A]N`aVPbYN`YfA`dUR[ARZ]afid there should be a good flow ofA

hA ;Y\`A`U`bYQAO[RAN`RN`\NOYfARcR[\$A[|[%A
`YV]AN[QAQR`VT[RQAa`ATVcRAT\\QAQ`NV[INTR\$A
aNXV[TA`aNOYRA`dN`aRANdNfAS`_ZAaURAU`_R)A`R)A`AU`_R`AN[QA][VR`AcN`fA`_AT`RNaYfAV[AV

hA 9\`A`U`bYQAO[RANAZV[VZbZASIA]&*`-ZA
!`Sa"AdVQURAVURVTUaASAAURAQ_AN[QA
\\SAA`U`bYQAO[NYY]dAaURAU`_RA`_A]fAaA
Y\\XAbAdVaUAaURAUURNQAP\ZS\`aNOYfA|cR`A
aURAQ_AV[A`_QR`_AaAORANOYRAaARE]`R`_A`
[Nab`_NYAORUNCV|b`_AZNV[aNV[RQAOfAcV`bNYA
`aVZbYNaV[|&A>aA`U`bYQAO[RAlaRQAaUNaANA
`aN[QN`QAURVTUaA`aNOYRAQ_A!]&+*ZSA`_A
,SaA.V["AdVYYAORAA\\AUVTUAS_ANA`ZNYA]fA
_A`aN[QN`QAQ|XAVRAO|aaZAQ_A
`U`bYQAO[RAPN]NOYRAISAOORV[TA`RPb`RYAIA17@AQMRMQYQAWXEFPIAWM^IA
SN`aR[RQAdVaUAa]AN[QAO|aalZAO|Ya`&AVIGSQQRHEXMSRWAEVIAEWAJSPPS[W/
HaNOYR`AZNfANY`AUNCRAANAa]AQ_AdUVPUA AN`TRAU`_R`A!)/UU#"2A+&.-ZAEa,&*`-ZA
`U`bYQAO[RAPN]NOYRAISAOORV[TA`RPb`RQAV[AaURA
\\R[A]`VaV[|&AbA`U`bYQAO[RANdN`RAaUNaA
`UbaaV[TAAURAA]AQ_A`RQbPR`AcR[aVYN[V]AV[ANa`A`U`bYQAO[RANAZV[VZbZ
N[QA|Nab`_NYAYVTUaAN[QAZNfAPNb`RAQV]a`_R`_AN`TRAJ[VR`A!)+*UU#"2A+&(-ZAEa+&.-ZA
aAaURAU`_R\$AN[QAN`ANA`R`bYaAaUV`A`U`bYQAO[SAAEa)*Sa"
ORANC[VQRQAV[AN[faUV[TAlaUR`_AaUN[A
RePR]aV[|NYAPV`PbZ`aN[PR`&

hA G\\S`A`U`bYQAO[R AUVTUAR[|bTUAAaA]`lcVQRA
NQR`bNaRAcR[aVYN[V]AV[PYbQV[TAT\\QANV`A
PV`PbYNaV[|&A`A`U`bYQAO[RANAZV[VZbZAAIA3SROI]A@ERGXYEV]AQMRMQYQAWXEFPIA
PYRN`_A`]NPRAAaAaURARNcR`A`SAA.(%1(PZASVAHSROI]WAEVIAEWAJSPPS[W/
!*%+Sa"ANO|cRAaURARN`_A|SAAURAU`_RAV[AVa`A
[|_ZNYA`aN[QV[TAJ]`VaV[|&

hA Light: sufficient light is essential within
NYYA`aNOYV[TAO|aUAS_AaURAU`_RAaA`RR
NQR`bNaRAN[QANY`_AaAR|NOYRAV[|]RPaVA
N[QA`NSRAUN[QYV[TASAU`_R`ANaANYYAaVZR&A
IUV`APN[AV[PYbQRA]`aNOYRAYVTUaV[T&AAVTUaA`bN`RAZR`a`R`A!)((A`^ASa`A`SAP|cR`RO
bulbs should be enclosed in safety fittings
`]NPR&
dVaUAPNOYV[TA`RPb`RQAdRYA|baA|SAA`RNPU&
AN`TR`AQ[XRf`AN[QAzbYR`AdVYYA[RRQAZ|_RA
`]NPR\$AR`bVcNYR[aAaAaUNaA`RP\ZZR[QRQAS|
`VZVYN`_A`VgRQA][VR`AN[QAU`_R`&

hA AN`TRAQ[XRf`2AA+&(-ZAEa+&.-ZA
!)(SaAEa)*Sa"
9[XRf`2A+&(-ZAEa+&.-ZA!)(SaAEa)(Sa"
hA AN`TRAQ[XRf`AN[QAzbYR`AdVYYA[RRQAZ|_RA
`]NPR\$AR`bVcNYR[aAaAaUNaA`RP\ZZR[QRQAS|
`VZVYN`_A`VgRQA][VR`AN[QAU`_R`&



)&).&Ā<_lb]`ĀISĀU_`R`ĀPN[ĀORĀXR]aĀa\TRaUR_&0&ĀV_RĀV`ĀNYdNf`ĀNĀ_V`XĀV[Ā`aNOYRĀN_RM
V[ĀP\ZZb[NYĀON_['\$ĀObaĀPN_RĀ`U\byQĀ IURĀ]_RZV`R`Ā`U\byQĀORĀQR`VT[ROĀ
ORĀaNXR[ĀaĀR[`b`RĀaUNaĀNYĀU\`R`ĀTRaĀ to incorporate the fire safety
NQR^bNaRĀNPPR`Āa\$ĀSR[ROĀN[QĀ&ĀNaR_ _RP\ZZR[QNaV[`Ā`RaĀ\baĀV[ĀaURĀ
Sufficient space should be provided 8\ZZb[VaVR`ĀN[QĀaIPNYĀ<lcr_ZR[an
aĀNYĀdĀS_RRĀZ\cRZR[a\$ĀN[QĀaĀNYĀdĀ k;V_RĀHNSRafĀCVRXĀR[aĀ%Ā[VZNYĀ
NYĀaURĀU_`R`ĀaĀYVRĀQ[d[ĀNaĀaURĀ`NZRĀE_RZV`R`ĀN[QĀHaNOĀRĀRĀ
aVZR&Ā@RR]V[TĀU_`R`ĀV[ĀT`_b]`ĀZnfĀ `U\byQĀORĀ`_bTUaĀS`_ZĀaURĀYIPNYĀ;V_R
R[UN[PRĀaURĀ]`fPU\Y\TVPNYĀdRYYORV[TĀ]SĀ Prevention Officer in relation to statutory
aURĀN[VZNY`\$ĀObaĀPN_RĀ`U\byQĀORĀaNXR[ĀaĀ requirements. Highly flammable liquid
`RYRPaĀT`_b]`ĀaUNaĀN_RĀP\Z]NaVOYRĀN[QĀ ZNaR_VNYĀ\`ĀP\ZOb`aVOYRĀZNaR_VNYĀ`U
NTT_R`VcRĀU_`R`Ā`U\byQĀORĀ`RT`RTNaRQ&ĀaĀORĀ`a`_RQĀV[Ā\`ĀPY`RĀaĀ`aNOYR`Ād
ANaRĀaR_ZĀZN_R`ĀN[QĀZN_R`ĀdVaUĀS\NY`ĀNaĀ`R`ĀN_RĀU\`b`RQ&ĀHZ\XV[TĀV[Ā`aNOYRĀ
S\laĀUNcRĀ]RPVNYĀ_R`bV`RZR[a`ĀN[QĀVaĀZNV`Ā`RN`Ā`U\byQĀORĀ]`_UVOVaRQ&
[aĀORĀN]]`_]\VNaRĀaĀU\`b`RĀaUR`RĀN[VZNYĀ`Ā`&6YYĀR`bV]ZR[aĀN[QĀ`R`_cVPR`Ā!YVTUaV[TĀ
V[ĀP\ZZb[NYĀON_['&)&)&6
fire extinguishers and alarm systems)
)&)/&Ā6QR^bNaRĀN[QĀ`bVaNOYRĀORQQV[TĀZNaR_VNUNaĀORĀXR]aĀPYRN[\$ĀV[`]RPaRQĀN[[bN
[RPR`N`fĀV[ĀNYĀRĀ`bV[RĀNPP\ZZ\QNaV[ĀaĀ by an appropriately qualified person and
]`_lcVQRĀdN_ZaU\$Ā]`_laRPaV[ĀANTNV[`aĀV[Wb_fĀXR]aĀV[ĀT\QĀd`_XV[TĀ]`ĀR`YĀRYRPa_VPNY
N[QĀaĀR[NOYRĀaURĀU_`RĀaĀYVRĀQ[d[ĀV[Ā`V[`aNYNaV[ĀNaĀZNV[ĀcYaNTRĀZb`aĀOF
P\ZS\`_a&Ā7RQQV[TĀZNaR_VNYĀ`U\byQĀORĀ[`]V[`aNYRQ\$ĀZNV[aNV[ROĀN[QĀ]R`_V\QVPN
a\evP\$ĀS_RRĀ\SĀZ\byQĀN[QĀRePR`VcRĀQb`a\$Ā]`RPaRQĀN[QĀaR`aRQĀOfĀNĀP\Z]RaR[aĀ
N[QĀRVaUR`ĀNYORĀRĀQ`NV[NTRĀ\`ĀORĀ RYRPa_VPVN[ĀV[ĀNPP\`QN[PRĀdVaUĀaUR
NO`\`_OR[aĀR[`bTUĀaĀZNV[aNV[ĀNĀQ`fĀORQĀ RQVaV[ĀISĀaURĀ>[`aVabaRĀ\SĀ:YRPa_VPM
N[QĀN`V`aĀV[ĀXRR]V[TĀaURĀNV`ĀS`R`U&ĀLUR[TRĀR`Ā!>:.`ĀdV`V[TĀ`RTbYNaV[`]`&Ā
_bOOR_ĀZNaV[TĀV`Āb`RQ\$ĀNĀ`ZNYĀNZ\lb[aĀWiring and fittings must be inaccessibleĀ
\SĀQV`]`NOYRĀORQQV[TĀ`U\byQĀORĀNQQRQĀaĀU_`R`\$ĀdRYYĀV[`]bYNaRQ\$Ā`NSRTbN`Q
aĀNO`\`_OĀb`V[R&ĀLUNaRcR`ĀORQQV[TĀV`Ā`S`_ZĀ`_QR[a`ĀN[QĀ]`_]\R`YfĀRN`aURQ&Ā
b`RQĀ!R&T&Ā`\$ĀN\NcV[T`\$Ā`_bOOR_Ā`aNOYRĀ`>SĀb`V[TĀReaR[`]V[ĀYRNQ`Ā\`ĀPNOYR`ĀPN
ZNa`ĀRaP&`ĀVaĀ`U\byQĀORĀdRYYĀZN[NTRQĀN[QĀ]V[QĀORĀaNXR[ĀaĀ`_RQbPRĀaURĀ`_V`XĀ
PUN[TRQĀ\`ĀPYRN[ROĀ`R`bYN`_Yf aĀaURĀU_`R`ĀVZRaNyĀ]V]RĀd`_XĀN[QĀ
`a`_bPab`_NYĀ`aRRYd`_XĀZb`aĀORĀ]`_]\R`YfĀ

earthed. The risk of fire and electrocution
PN[ÄORÄ_RQbPRQÄOfÄUNcV[ITÄaURÄdU\YRÄ
V[äNYYNaV[Ä]_aRPaRQÄOfÄNÄ_R`VQbNYÄPb
QRcVPRÄ!G89"&

)&*(ÄHaNOYRQÄU_`R`Ä`U\`bYQÄORÄPN]NOYRÄ\`SÄ
ORV[ITÄ_RYRN`RQÄ`bVPXYfÄV[ÄaURÄRcR[aÄ\`SÄ
fire or other emergencies in accordance
dVaUÄNÄ]_R%Ä]YNI[[RQÄRZR_TR[PfÄab_`[baÄ
]_\`PRQb_R&

AXLIVMRK

)&*(ÄTethering can be defined as securing
N[ÄN[VZNYÄOfÄN[ÄN]]_`VNaRYfÄNaaNPURQÄ
PUNV[\$ÄaÄNÄPR[a_RÄ]\`V[aÄ\`ÄN[PU_\`NTR\$Ä
causing it to be confined to a desired
N_RNÄUR_V[ITÄV`Ä[laÄNÄ`bVaNOYRÄZRÄ
Y[IT%aR_ZÄZN[NTRZR[aÄ\`SÄN[ÄN[VZNY\$ÄN`ÄVaÄ
_R`a_VPa`ÄaUNaÄNÄ`SÄ`RQ`ZÄa`ÄReR_PV`RÄ
itself, to find food and water, or to escape
S_\`ZÄQN[TR_ÄR&T&ÄNaaNPX`ÄOfÄQ\`T`\$Ä\`ÄaURÄ
Rea_RZR`Ä\`SÄU\`aÄN[QÄP\`YQÄ`ÄRNaÄRY`Ä
_V`X`ÄN[ÄN[VZNYÄORP\`ZV[ITÄR[aN[TYRQ\$Ä\`Ä
V[Wb_V[ITÄVa`RYS\$Ä[ÄaRaUR_V[ITÄR`bV]ZR[aÄ`Ä
I RaUR_V[ITÄZNfÄORÄb`RSbYÄN`ÄN[ÄRePR]aV[IN`YÄ
`U\`a%aR_ZÄZRaU\`QÄ\`SÄN[VZNYÄZN[NTRZR[aÄ
!R&T&Ä\`ÄO_VRSÄ`a\`]`ÄQb_V[ITÄNÄW\`b_`RfÄ
_\`ÄV[ÄZRQVPNYÄPN`R`ÄdUR_RÄ`U\`a%ÄaR_ZÄ
_R`a_VPaV[Ä\`SÄS\`QÄV[aNXRÄV`Ä_R`bV_RQÄb[QÄ
cRaR_V[N_fÄNQCvPRÄN[QÄ\`aUR_ÄZRaU\`Q`Ä\`SÄ
_R`a_VPaV[ITÄT_NgV[ITÄN_RÄ[laÄ]\`VOYR"&

)&**&ÄLUR[ÄU_\`R`ÄN_RÄaRaUR_RQÄaURÄ[RRQÄ
S\`Ä_RTbYN_Ä`b]R_cV`V[ÄV`Ä]N_NZ\`b[aÄ`Ä
I RaUR_RQÄU_\`R`Ä`U\`bYQÄORÄV[`]RPaRQÄ
[ÄYR`ÄS_R`bR[aYfÄaUN[ÄRcR_fÄ`VeÄU\`b_`Ä
Qb_V[ITÄ[\`ZNYÄdNXV[ITÄU\`b_`ÄN[QÄNaÄYRN`aÄ

adVPRÄ]R_ÄQÄN[QÄdNaR_Ä`U\`bYQÄORÄZN
NcNVYNOYRÄ\`ÄNÄS_R`bR[aÄN[QÄ_RTbYN
aB[ÄÄTU\`baÄaURÄ`Äb\`RÄQRaNVY`Ä[ÄaUR
P[QVäV[Ä`ÄaUNaÄ`U\`bYQÄORÄZRÄdUR[Ä
U\`R`ÄN_RÄaRaUR_RQÄN_RÄ`RaÄ\`baÄ
V[Ä[ReÄ]&ÄURÄaR_ZÄmaRaUR`ÄV`Ä
V`Äb`RQÄV[ÄaURÄ8\`QRÄQ\`R`Ä[laÄN]]YfÄaVÄ
U\`R`ÄaUNaÄN_RÄ`aNY%aVRQÄ!NÄP\`ZZ\`
ZRaU\`QÄUV`a_\`VPNYfÄb`RQÄS\`Ä`aNOYV[
PNcNY_fÄU_\`R`"&Ä
6[fÄU_\`RÄaUNaÄV`Ä`aNY%aVRQÄ`U\`bYQÄ
_RTbYN_ÄReR_PV`R\$Äb[YR`ÄaUV`ÄZRaU\`C
b`RQÄb[QR_ÄcRaR_V[N_fÄTbVQN[PRÄ
!R&T&ÄN`Ä]N_aÄ\`SÄaURÄZN[NTRZR[aÄ\`SÄN
_\`aU\`]NRQVPÄP[QVäV[`]R`&

PYKWW

)&*(ÄTethering can be defined as securing
N[ÄN[VZNYÄOfÄN[ÄN]]_`VNaRYfÄNaaNPURQÄ
PUNV[\$ÄaÄNÄPR[a_RÄ]\`V[aÄ\`ÄN[PU_\`NTR\$Ä
causing it to be confined to a desired
N_RNÄUR_V[ITÄV`Ä[laÄNÄ`bVaNOYRÄZRÄ
Y[IT%aR_ZÄZN[NTRZR[aÄ\`SÄN[ÄN[VZNY\$ÄN`ÄVaÄ
_R`a_VPa`ÄaUNaÄNÄ`SÄ`RQ`ZÄa`ÄReR_PV`RÄ
itself, to find food and water, or to escape
S_\`ZÄQN[TR_ÄR&T&ÄNaaNPX`ÄOfÄQ\`T`\$Ä\`ÄaURÄ
Rea_RZR`Ä\`SÄU\`aÄN[QÄP\`YQÄ`ÄRNaÄRY`Ä
_V`X`ÄN[ÄN[VZNYÄORP\`ZV[ITÄR[aN[TYRQ\$Ä\`Ä
V[Wb_V[ITÄVa`RYS\$Ä[ÄaRaUR_V[ITÄR`bV]ZR[aÄ`Ä
I RaUR_V[ITÄZNfÄORÄb`RSbYÄN`ÄN[ÄRePR]aV[IN`YÄ
`U\`a%aR_ZÄZRaU\`QÄ\`SÄN[VZNYÄZN[NTRZR[aÄ
!R&T&Ä\`ÄO_VRSÄ`a\`]`ÄQb_V[ITÄNÄW\`b_`RfÄ
_\`ÄV[ÄZRQVPNYÄPN`R`ÄdUR_RÄ`U\`a%ÄaR_ZÄ
_R`a_VPaV[Ä\`SÄS\`QÄV[aNXRÄV`Ä_R`bV_RQÄb[QÄ
cRaR_V[N_fÄNQCvPRÄN[QÄ\`aUR_ÄZRaU\`Q`Ä\`SÄ
_R`a_VPaV[ITÄT_NgV[ITÄN_RÄ[laÄ]\`VOYR"&



)&*,&AGbT`AN[QAU\\Q`A`U\byQAOORASaURAP_)RPaA=\\cR`A\\S\u`R`AaUNaAN_Ra]_VZN_VYfA`
`VgRaaV`bVaAaURAU`_R\$A\\SaaURAP`_RPaAaffRd kept should be picked out and at
S_AaURa]b_]`RAV[aR[QRQA!`bPUAN`A`bT`A` aURa`NZRaaVZRARENZV[RQAS`_A`VT[`A\\SA
V[aR[QRQAS`_AV[Q_AcR`_b`A\\baQ_Ab`R`A` QV`P\\ZS`_a\$Ad\\b[Q`\$AV[SAV`f`RA`U\\R`\$A
and correctly fitted to prevent slipping, VZ]NPaRQAS`_RVT[AZNaR`_VNY\$ARN`YfA`V
_bOOV[TSaUNV`AY``\$ANO`_N`V[`A`_A`_R`_a`_VPaQV`RN`RA`_AN[faUV[TAry`RAb[`b`bNY&AHaM
\\Saz\\cRZR[a&AGbT`A`U\byQAOORa`RTbYN`YfA` U`_R`A`U\byQAUncRaURV`_ASRRaA]VPXR
_RZ\\cRQA`_AaURAU`_A`QfAP[QVaV[\\A` dUR[AYRNcV[TAaURa`_aNOYRAN[QAU`_R`A`
N[QATR[R`_NYAURNYaUAPN[AOORAPURPXRQ&A` d_XA`U\byQAUncRaURV`_ASRRaA]VPXRQ
>QRNYYfAaUV`_A`U\byQAOORaA`RAQNvYf` ORS`_RAN[QANSaR`_AReR`_PV`R&
8N`RA`U\byQAOORaaNXR[AaAR[`b`RAU`_R`A`&`0&A`_R`A`U\byQAOORAT`_\\ZRQA`_RTbYN`YfAaV
QA[\\aAORP\\ZRaa\\AU\\aAN`ANa`_R`bYaA\\SA` R[`b`RAaUNaAaURAP`NaAV`_APYRN[\$AS`_RR
dRN`_V[TAANa`_bT&` d\\b[Q`A`_A]N`_N`VaR`_AN[QaaAQRaRPaA`_bTS

)&*,&AGbT`A`U\byQAOORAPYRN[RQAN[QA`R]NV`RQAN`ANPXa`_AUN`[R`_A`_bODVTSAR`bR[PfA`
[RPR`_N`_fAN[QANYyASN`_aR[V[TA`_AXR]aAV[AT\\QA`_R`bV`_RQAdVYYAQRR[QA[\\Afb`_AU`_Rn
d_XV[TA`_QA`_N`_RA`_bT`_U\byQAOORa`_ZN[NTRZR[aA`_RTVZRAN[QAP`NaAaf]R&
NcNVYNOYRaa`ANYY\\dANAcR`_fAdRaA`_bTaa`A`
ORaQ`_VRQA`_ba&

@YTIVZMWSR

)&*,&A=_R`ANaAT`_N`_A`U\byQAOORAV[`]RPaRQa`
NaAYRN`_aA[PRANaQRNR`_NOYfAZ`_RA`
\\SaR[&AHaNOYRQA`_AT`_b]`%U\by`RQAU`_R`A`
`U\byQAOORAV[`]RPaRQANaAYRN`_aA`&A`VPRANaQNF
EN`_aVPbYN`_ANaaR[aV[\\A`U\byQAOORa]NVQaa`_AaURV`_A`
TNVa\$AQZRNR`_ASRRa\$AO\\QfAP[QVaV[\\AN[QA`
N]]RaVaRa`_AaUNaARN`_YfA`_VT[`_A\\SaqV`_RN`_R\$A`
V[\\Wb\$AVYY[R`_A`_A]N`_N`_VaR`_APN[AOORa[\\aVPRQA`
N[QAN]]`__VNaRa`_RNaZR[aA]`_Z]aYfA`
]`_cVQRQ&A8Y`_RARENZV[NaV[\\A`U\byQANY`_A`
ORAP[\\QbPaRQANaA`_RTbYN`_AV[aR`_cNY`\$AVQRNYYfA`
QNvYfA[_QR`_AaAVQR[aVSfAN[fA]`_\\OYRZ`_A`
!R&T&A`_XV[AP[QVaV[\\AN[QAV[P`_RN`_RA`_A`
QRP`_RN`_RAV[AO\\QfAP[QVaV[\\A`_P`_R`_AaUNaA`
ZNfA[\\aAORAN]]N`_R[aAS`_ZANaQV`_aN[PR&

7S[ÄXSÄTVSZMHIÄEÄ WYMXEFPIÄHMIXÄJSVÄ]SYVÄLSVWI

IURÄ[RRQÄS\ _ÄNÄ`bVaNOYRÄQVRaÄ!HRPaV\Ä1
aURPa"&

IUV`Ä`RPaV\Ä`ÄTbVQN[PRÄ\Ä] \cVQV[TÄfb_Ä
U\`RÄdVaUÄNÄ`bVaNOYRÄQVRa&

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*&)&Ä=\`R`ÄN`RÄ[Nab_NYYfÄT_NgR`ÄdUÄRNÄ
N[QÄ\SaR\Ä`ÄNab_NYÄQVRaÄV`ÄZNV[
T_N`R`\$ÄdUVPUÄUNcRÄNÄUVTUÄ`bTUN`
(fibre) content. Grass mixes designed
S\`Ä] \QbPaV\ÄN[VZNY`Ä`bPUÄN`ÄP\`d`Ä
N[QÄ`URR]ÄN`RÄ\`aÄ`bVaNOYRÄS\`ÄU\`R`
N`ÄaURV`ÄUVTUR`ÄR[R`TfÄP\`aR[aÄZNfÄ`
aÄ\OR`VafÄN[QÄYNZV[VaV`&Ä=\`R`Ä`U\`bY
be provided with a predominantly fibre-
ON`RQÄQVRa2ÄRVaUR`Ä\$ÄNÄ\$ÄNTRÄ`Ä
NÄUNfÄ`R]YNPRZR[aÄV\Ä`QR`ÄaÄZVZVP
[Nab_NYÄQVRaÄN[QÄSRQV[TÄ]NaaR`ÄN
N`Ä]``VOYR&ÄDcR_NYY\$ÄU\`R`Ä`U\`bYQÄ
fed an appropriate diet that reflects their
[RRQ`ÄN[QÄP\`VQR`NaV\Ä`U\`bYQÄORÄTV
aÄaURÄNTR\$Äaf]R\$ÄdRVTUa\$ÄP\`QVaV\`\$
N[QÄYRcRYÄ\`SÄd\`XÄ\`SÄaURÄV\`QVcVQbN

&&Ä=\`R`Ä`U\`bYQÄUNcRÄNYZI`aÄP\`aN[aÄ
NPPR``Äa\ÄS\`NTRÄ!R&T&ÄT`\$Ä`\$ÄUNf
UNfYNTR"ÄQb`V[TÄaURV`Ä\[%ReR_PV`RÄ
>SÄNÄU\`RÄV`Ä`aNOYRQÄS\`ÄY\`TÄ]R`V
S\`NTRÄ`U\`bYQÄORÄ] \cVQRQÄNaÄ`RTbY
V[aR`cNY`Äa\Äa`fÄaÄZVZVPÄaURÄ[Nab_N
T_NgV[TÄ]NaaR`Ä\`SÄU\`R`&Ä>SÄU\`R`ÄI
[\ÄNÄdRVTUaÄZN[NTRZR[aÄQVRa\$ÄaUR`F
dNf`ÄaÄ`RQbPRÄaURV`ÄPNY\`VRÄV[aNXI
NÄTVcR[\ÄaVZRÄdUVYRÄ`aVYYÄNY\`dV[TÄ
RNaV[TÄ]NaaR`Ä`Ä!R&T&Äb`V[TÄUNf[Ra`Äd`
`ZNYÄU\`YR`\$Ä`NXV\`\$ÄNf\`baÄV\ÄN\Ä
N`RNÄdVaUÄ`R`a`VPaRQÄT`NgV[TÄ\`ÄNÄ
ZbggYR"&Ä=\`R`ÄdUVPUÄN`RÄSRQÄQVR
low in fibre may suffer physical and/or
]`fPUI\`Y\`TVPNYÄURNYaUÄ] \OYRZ`&Ä9\`XRf
`U\`bYQÄUNcRÄP\`aN[aÄNPPR``Äa\ÄSRQ%
^bNYVafÄ`a`NdÄdVaUÄ`R`a`VPaRQÄNPPR



aAT_N`\$AUNfA\ _AUNfYNTRAQJR[QR[aA
|[AV[QVcVQbNYAPV_PbZ`aN[PR`&A<_NgV[TA
ZbggYR`AN_RÄ[laA_RP\ZZR[QRQÄ
S\ _AQ[XRf`&A

ORAdRYYAZVerQAN[QAS_R`UYfÄ]_R]N_RQ
;RRQAP\|aNV[R_`AN[QÄbaR[`VY`Ä`U`bYQÄ
ORÄXR]aÄPYRN[Äa`ÄQV`P`b`_NTRÄ`_QR[a`&
8|[aNZV[NaRQ\$ÄZ`bYQfÄ`_Ä`aNYRÄYRSa`cR
S\|QÄN[QÄS`_NTRÄ`_U`bYQÄ[laÄORÄSRQÄaV
U\`RÄN[QÄ`_U`bYQÄORÄ`_RZ\cRQÄ`_Ä`QÄ`_N`VYf

*&+&Ä`Ä`YÄP\|`R`_cRQÄS`_NTRÄ`_AUNfYNTRÄ`RaP`&`Ä`
`_U`bYQÄORÄ`SÄT\|QÄ`_Ä`P`a`f`_U`bYQÄ
ORÄPYRN[Ä`S`_RRÄS`_ZÄ`_VY`\$ÄQRO`_V`ÄN[QÄ`_Ä`
]V`|[b`Ä]YN[a`"\$Ä`_ZRYÄS`_R`_UÄN[QÄORÄ`
cV`VOYfÄS`_RRÄS`_ZÄZ`_bYQÄN[QÄQb`_a`&Ä;RRQV[
forage at floor level is good for horses`
_R`]V`_Na`_fÄURNYaU\$Ä`_cVQRQÄaURÄb[QR`_Yf`
T`_b[QÄV`ÄXR]aÄ`_RN`|[NOYfÄPYRN[&

Ä`UR`RÄY\|`RÄU\`_R`ÄN`_RÄSRQÄV[ÄT`_b]`Ä`
aUR`RÄ`_U`bYQÄVQRNYYfÄORÄ\|RÄSRRQV[
RÄÄU\`_RÄ]Yb`ÄN[ÄRea`_NÄ|[R3ÄU`_Ä`V`
ZNFÄORÄ]`|`VOYRÄa`ÄUNcRÄSRdR`_ÄSRRQV[
V`R`_ÄVSÄaURÄT`_b]Ä`SÄU\`_R`ÄN`_RÄSNZV
dVaUÄRNPUÄ`aUR`ÄN[QÄaUR`_RÄV`_ÄcR`_fÄ`
NTT`_R`_V|[Ä`_ÄObYYfV[TAÖRAdRR[ÄU\`_R`&
I`dÄU\`_R`_rÄYR[TAU`_Ä`_U`bYQÄORÄNYY\|dRQ
ORAdRR[ÄaUR`_RÄ`_VaR`_Äa`ÄZV[VZV`_RÄaURÄ`
|SÄV[Wb`_fÄa`ÄU\`_R`_ÄaU`_bTUÄP|Z]RaVaV|[
S\`_ÄS\|Q&Ä>[ÄPR`_aNv[Ä`_VabNaV|[`ÄVaÄZNF
[RPR`_N`_fÄa`ÄSRRQÄV[QVcVQbNYÄU\`_R`_Ä`
`R]N`_NaRYfÄaÄR[`_b`_RÄaURfÄ`_RPRVcRÄ`
NQR`_bNaRÄS\|Q&

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N[ÄNQR`_bNaRÄV[aNXRÄ`_SÄ`_bTUNTR&Ä`
Hb]]YRZR[aN`_fÄSRRQÄN[QÄcVaNZV[`_ÄN[QÄ`
ZV[R`_NY`_ÄZNFÄ[RRQÄa`ÄORÄ]`_cVQRQÄV`SÄ`
T`_NgV[TAÄV`_ÄV[NQR`_bNaR&Ä`

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U\`_RÄN`_Ä`_b]]YRZR[aN`_fÄSRRQÄV[ÄNQQVaV|[Ä`
a`ÄN[fÄS`_NTRÄ`_U`bYQÄORÄ[ÄZ\`_RÄaUN[ÄaUNaÄ`
[RPR`_N`_fÄaÄ]`_cVQRÄaURÄ`_R`_bV`_RQÄR[Ä`_R`_Ä`
S\`_ÄaURÄaf|RÄN[QÄ`_bN[aVafÄ`_SÄReR`_PV`_RÄ`
]R`_S\`_ZRQÄ\`_ÄS\`_ÄN[fÄ`_R`_bV`_RQÄdRVTUaÄ`
TNV[&Ä;RRQV[TARePR`_VcRÄP\|PR[a`_NaR`_Ä`
PN[ÄP\|a`_VOBaRÄa`ÄURNYaUÄ]`_OYRZ`_Ä`_bPUÄ`
N`_ÄIOR`_V`_SÄTN`_a`_V[aR`_aV[NYÄb]`_RaÄN[QÄ`
YNZV[VaV`_&

*&)&Ä`DcR`_%SRRQV[TA!SRRQV[TAZ\`_RÄR[R`_TfÄa`
V`_Äb`_RQÄOfÄaURÄU\`_R`_Ä\|ÄNÄY|[T`_%aR`_ZÄ`
ÖN`_V`_ÄYRNQ`_ÄaÄ\|QÄV`_Ä`_PUÄPN[Ä`_R`_bYaÄ`
`_R`_V`_b`_ÄdRYSN`_RÄ]`_OYRZ`_ÄN[QÄ`_R`_Ä`
URNYa`_Ä`_U`bYQÄP\|aNPaf`_b`_ÄcRaÄ\`_Ä`
R`_bV[RÄ[ba`_VaV|[V`_aÄVSÄf`_bÄ[RRQÄa`_ÄQV`_fÄ`
aURÄQVRaÄ`_fÄ`_R`_bV`_RZR[a`_Ä`_SÄf`_b`_ÄU\`_fÄ`
6ÄcR`_fÄ\cR`_dRVTUaÄU\`_RÄV`_ÄN`_ÄZbPUÄ|S`
NÄ`_Ä`_RYSN`_RÄP\|PR[ÄN`_ÄV`_ÄN[Äb[QR`_dRVT`
U\`_R`_&

*&.&Ä`>SÄNÄQNVYfÄP\|PR[a`_NaRÄ`_NaV|[ÄV`_Ä`_R`_bV`_RQÄ`
VaÄ`_U`bYQÄORÄ`]`_RNQÄ\cR`_ÄNaÄYRN`_aÄadÄ`
ZRNY`_ÄNÄ`_Ä`_R`_Ä`_U`bYQÄ[laÄORÄSRQÄ`
P|[PR[a`_NaRÄZRNY`_Ä\`_ÄYN`_TRÄ]`_aV|[Ä`_SÄ`
S\`_NTRÄVZZRQVNaRYfÄ]`_V\`_ÄaÄ\`_ÄS|YY\|dV[TA`
`_a`_R[b]b`_ÄReR`_PV`_RÄN`_ÄaUV`_ÄPN[ÄYRNQÄaÄ`
TN`_a`_V[aR`_aV[NYÄb]`_Ra&Ä=|SÄ`_RRQV[TA`
NÄ`_ZNYYÄUN[QsbYÄISÄS\`_NTRÄ]`_V\`_ÄaÄReR`_PV`_RÄ`
ZNfÄURY]Ä`_RQbPRÄaURÄ`_V`_XÄ`_SÄ`_a`_ZNPUÄ`
bYPR`_&

*&/&Ä`;RRQÄ`_U`bYQÄORÄ`_a\`_RQÄV[ÄcR`_ZV[%]`_||SÄ`
P|[aNV[R`_ÄN[QÄPN`_RSbYYfÄUN[QYRQÄaÄ`
]`_RcR[aÄ`]`_VYV[TAÄN[QÄaÄR[`_b`_RÄaURÄ`_bNYVafÄ`
|SÄSRQÄV`_ÄZNV[aNV[RQ&Ä`_NPUÄSRQÄ`_U`bYQÄ`

*&))&Ä`Ä`ÄNQQVaV|[ÄaÄaU\`_RÄ`_RSR`_RQÄaÄ`
NO\cR\$Ä\OR`_VafÄV[ÄQ[XRf`_ÄPN[ÄPNb`_RÄ`
hyperlipaemia, a significant metabolic
QV\`_QR`_ÄdUVPUÄPN[ÄORÄSNaNY\$Ä`_ÄRe`
`_U`bYQÄORÄaNXR[ÄaÄR[`_b`_RÄaUNaÄQ[XR`
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&)&ĀĀ`bQQR[ĀPUN[TRĀV[ĀN]]RaVaRĀ\ ĀPUN[TEQMRMXMW

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ORĀP[Ā`bYaRQĀVSĀfĭbĀUNcRĀN[fĀP[PR_]`&

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aURĀU\`ĀSRRĀĀPNb`R`Ā\SĀYNZV[VaV`Ā
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aU`bTUĀVa`ĀYVSRĀN[QĀS\NY`\$Ā]_RT[N[aĀZN`R`Ā
N[QĀRYQR`yĀU\`R`ĀV[Ā]N_aVPbYN_ĀUNcRĀ
`]RPVNYĀQVRaN`fĀ`R^bv`RĀR[ba_VaV`aĀaĀ
P[Ā`bYaĀfĭb_ĀcRaĀ\`ĀR^bv[ĀR[ba_VaV[V`aĀaĀ
QV`Pb`Āfĭb_ĀU\`RĀQVRaĀVSĀfĭbĀUNcRĀ
N[fĀP[PR_]`&

fĀ`RcR[aĀfĭb_ĀU\`RĀQRcRY]V[TĀVa&
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ZNV\`ĀSNPa\`ĀV[ĀYNZV[VaV`&Ā=\`R`ĀaU
N_RĀ\cR_dRVTUaĀN_RĀNaĀNĀUVTUĀ`V`X
QRcRY]V[TĀYNZV[VaV`&ĀANZV[VaV`ĀZNfĀ
NY`ĀORĀN`\PVNaRQĀdVaUĀRNaV[TĀRePF
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YRNQĀaĀTN`a`V[aR`aV[NYĀb]`Ra`ĀV[PYbQVITĀ
PIYVPĀN[QĀQVN`_URNĀN[QĀ`U\byQĀ
ORĀNc\VQRQ&

*&)0&Ā\`R`ĀaUNaĀN`RĀ]`[RĀaĀĀRePR`VcRĀdRY
TNV[ĀZNfĀ[RRQĀaURV_ĀT`NgV[TĀ`R`a`VP
PR_aNV[ĀaVZR`Ā\SĀaĀ`RĀR[ba_VaV`Pb`RQĀ
NO\cR\$ĀORV[TĀ\cR_dRVTUaĀS\`ĀNĀY\TĀ]
ZNfĀ`R`bYaĀV[ĀU\`R`ĀQRcRY]V[TĀU\`Z[N
QV`RN`RĀ\`bPUĀN`Ā`^bv[ĀRĀBRaNO\YVPĀ
Hf[Q`ZR`\$ĀdUVPUĀPN[ĀNY`Ā]`RQV`]`RĀ
U\`R`ĀaĀYNZV[VaV`&Ā9V`Pb`ĀaUV`ĀV`bF
fĭb_ĀcRaĀVSĀfĭbĀUNcRĀN[fĀP[PR_]`&

*&)-&Ā>[Re]R_VR[PRQĀ\d[R`Ā\`Ā\d[R`XRR]R`Ā
dVaUĀN[fĀP[PR_]`ĀNO\baĀU\`dĀOR`aĀaĀSRRQĀ
aURV_ĀU\`RĀ`U\byQĀ`RRXĀRe]R_aĀ]V[V[Ā
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aUNaÄN`RÄ[|aÄ`cR`dRVTUaÄ!R&T&ÄN` `IPVNaRQÄNfÄaUNaÄZV[VZV`R`Ä`V`XÄSÄMÄR`b`Äf`
dVaUÄU\ `Z|[NYÄ\ `ÄZRaNÖ\YVPÄQV`\ `QR`\$Ä` a`_bTU`ÄN[QÄObPXRa`Ä`U`bYQÄORÄPURPX`
P|[Pb` `VcRÄS\ `PR`\$Ä`a`R` `Ä\ `Ä|aUR`ÄVYY[R`" "&ÄRTbYN`YfÄa`ÄR[`b`RÄaUNaÄdNaR`ÄV`ÄNc`
D[PRÄNÄU\ `RÄ\ `Ä]|fÄUN`ÄUNQÄYNZV[VaV`Ä` NaÄNYYÄaVZR`&
VaÄaR[Q`Äa`AORÄNaÄN[ÄV[P`RN`RQÄ`V`XÄ|SÄ|URÄ`
QV`RN`RÄ`RPb`_V[TÄN[QÄPY\ `RÄNaar[aV|Ä` &ÄaNOYRQÄU\ `R`Ä`U`bYQÄUNcRÄP|[aV|b|b`
`U`bYQÄORÄ|NVQÄa`ÄaURV`ÄZN|NTRZR[aÄN|QÄ` NPPR` `Äa`ÄS`R`UÄ`ÄMÄR`Ä`|cVQR` `Ä`
QVRa&Ä>SÄfbÄUNcRÄN[fÄP|[PR`|ÄfbÄ`U`bYQÄ` `bPUÄNÄdNfÄaUNaÄZV[VZV`R`Ä`V`XÄSÄV|V`
P|[aNPÄfb`ÄcRa&` 6ba|ZNaVPÄdNaR`R` `Ä`U`bYQÄORÄPURPX`
`RTbYN`YfÄa`ÄR[`b`RÄaURfÄN`RÄd\ `XV|[TÄ`
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C EXIV

&(&Ä`aÄV`ÄR` `R[aVNYÄaUNaÄNYYÄU\ `R`ÄUNcRÄ` &Ä`L`NaR`Äa`_bTU`ÄN[QÄP|[aNV|[R` `Ä`U`bYQÄC`
P|[aV|b|b`ÄNPPR` `Äa`ÄNÄPYRN|[Ä`b|]YfÄ` PYRN|[RQÄ`RTbYN`YfÄa`Ä|`RcR|[aÄaURÄOb`
|SÄS`R`UÄdNaR`ÄUR[ÄaUV`ÄV`ÄVZ|`NPäVPNYÄ` |SÄNYTNRÄN[QÄ|aUR`ÄQRO`V`&ÄJ`RÄNÄP`
NQR`^bNaRÄPYRN|[ÄdNaR`Ä`U`bYQÄORÄZNQRÄ` `bO`aN|[PRÄdUVPUÄV`Ä|[aÄa|eVPÄa`ÄU\ `R`Ä`
NcNVYNOYRÄa`ÄaURZÄ|[ÄNÄS`R`^bR[aÄN[QÄ` &Ä` &Ä`SÄU\ `R`ÄN`RÄaRaUR`RQÄdNaR`ÄObPX`
`RTbYN`ÄON`V`Äa`ÄR[`b`RÄaUNaÄaURV`ÄdRYSN`ÄÄ` should be refilled at regular intervals so
|[RRQ`ÄN`RÄ`|`|R`YfÄZRä&` aUNaÄaURfÄUNcRÄP|[aV|b|b`ÄNPPR` `Äa`ÄP`
&Ä`ÄNÄR`ÄP|[aNV|[R` `Ä`U`bYQÄORÄ`|VY`
`|`|SÄN[QÄRN`VYfÄPYRN|[NOYRÄN[QÄ]| `VaV`
`dUR`RÄaURfÄPN|[ÄORÄRN`VYfÄ`RNPURQÄ`
`U`bYQÄORÄPYRN|\$Ä|YR[aVSbY\$ÄUNcRÄRN`fÄ` V|[ÄaURÄa`ÄUR`
NPPR` `ÄN[QÄ`U`bYQÄ|[aÄUNcRÄNÄ`N[QfÄ` * & * & Ä = | `R`Ä`R`^bV`RÄNÄ`RYNaVcRYfÄYN`TRÄN`
ON`RÄdUVPUÄZNfÄPNb`RÄURNYaUÄ| `|OYRZ`Ä` |SÄdNaR`Ä|[ÄNÄQNvYfÄON`V`ÄQbRÄa`ÄaUR`
VSÄQV`ab`ORQÄdUR[ÄaURÄU\ `R`ÄQ`V|XÄ&Ä`ea`Ä`NÄ`TRÄO|QfÄ`VgRÄÄZ|b|aÄ|SÄdNaR`Ä`
PN`RÄ`U`bYQÄORÄaNXR[ÄQb`V|[TÄU|aÄ|ÄVPfÄ`R`^bV`RQÄdVYYÄcN`fÄQR|]R[QV|[TÄ|[ÄaURÄ`
dRNaUR`Äa`ÄR[`b`RÄaURÄdNaR`Ä`b|]YfÄV`Ä` V|[QVcVQbNYÄU\ `RÄObaÄPN|[Ä`N|[TRÄS`|ZÄ`
-ÄYVa`R`Ä|]R`ÄQNfÄS\ `ÄN[ÄNcR`NTRÄ`VgR`
OfÄ`RTbYN`YfÄO`RNxV|[TÄaURÄVPRÄQb`V|[TÄPNQÄ`ÄaÄU\ `RÄ|N`|b|[QÄ`Äa`Ä|)(ÄYVa`R`Ä|]R`Ä`
`|]RYY`Ä\ `Ä| `|cVQV|[TÄN[ÄNQQVaV|[NYÄdNaR`Ä`)((ÄXTÄO|QfdRVTUaÄ|]R`Ä`QNRÄÄ`Ä`YbZRÄ`
`b`PRÄQb`V|[TÄU|aÄdRNaUR` _R`^bV`RQÄdVYYÄV|[P`RN`RÄV|[ÄU|aÄdRNaU`
NQQVaV|[NYÄdNaR`ÄZNfÄ|[RRQÄa`ÄORÄ| `|c`
NSaR`ÄReR`PV`R&Ä`=| `R`ÄdVYYÄUNcRÄV|`
dNaR`Ä`R`^bV`RZR[a`ÄV|[ÄPR`aNV|[Ä|aUR`Ä`
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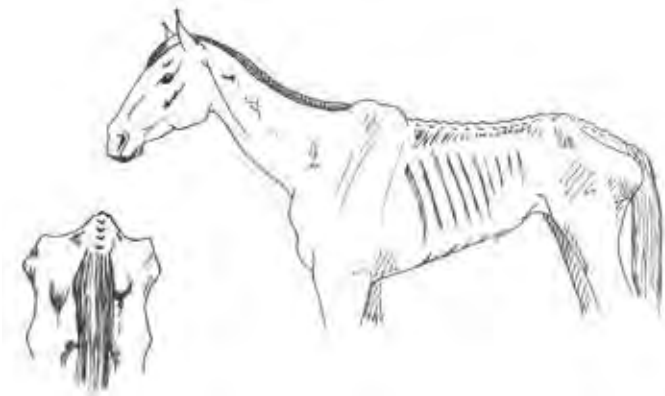
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ORÄP|[aNZV|[NaRQ\$Ä`ÄN[ÄNYaR`|[NaVcRÄ`b|]YfÄ`
ZNfÄORÄ`R`^bV`RQ&Ä`C Nab`NYÄdNaR`Ä`|b`PR`Ä`
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maintained and sufficient, for example,
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`|]RYY`Ä\ `Ä| `|cVQV|[TÄN[ÄNQQVaV|[NYÄdNaR`Ä`)((ÄXTÄO|QfdRVTUaÄ|]R`Ä`QNRÄÄ`Ä`YbZRÄ`
`b`PRÄQb`V|[TÄU|aÄdRNaUR` _R`^bV`RQÄdVYYÄV|[P`RN`RÄV|[ÄU|aÄdRNaU`
NQQVaV|[NYÄdNaR`ÄZNfÄ|[RRQÄa`ÄORÄ| `|c`
NSaR`ÄReR`PV`R&Ä`=| `R`ÄdVYYÄUNcRÄV|`
dNaR`Ä`R`^bV`RZR[a`ÄV|[ÄPR`aNV|[Ä|aUR`Ä`
`VabNaV|[Ä!R&T&ÄYNPaNaV|[TÄZN`R`" "&

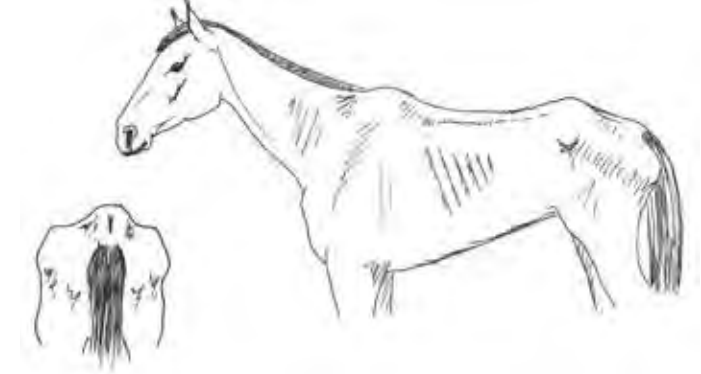
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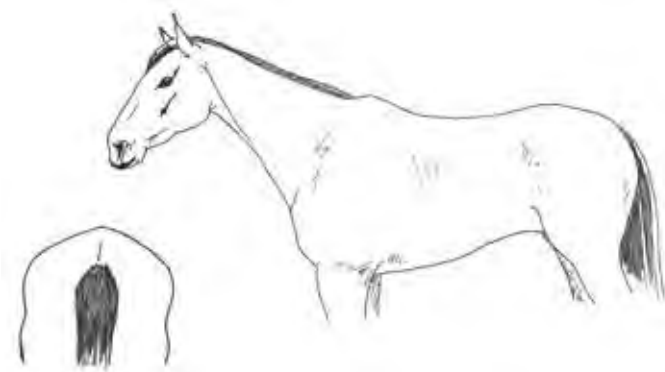
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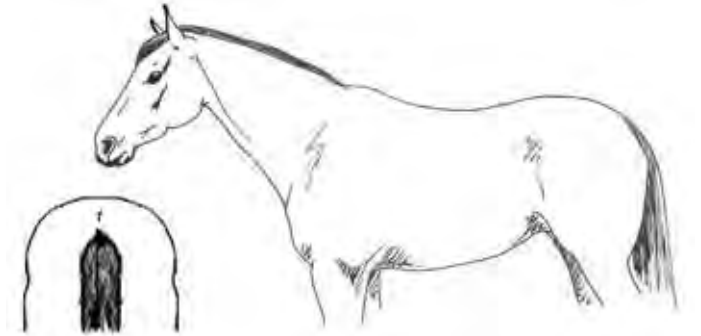
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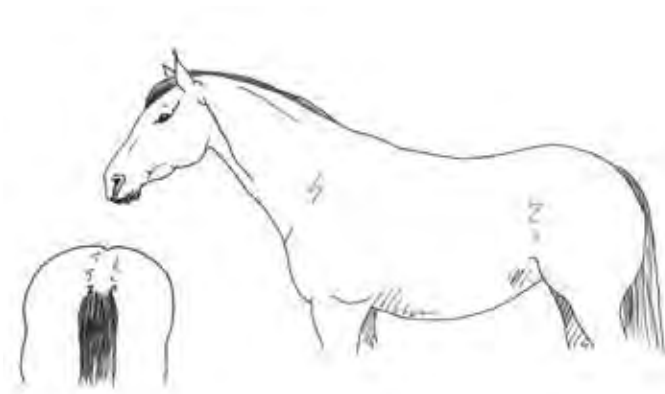
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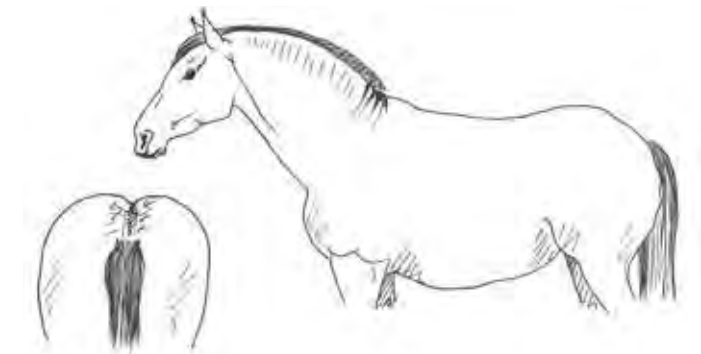
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4# 5EX

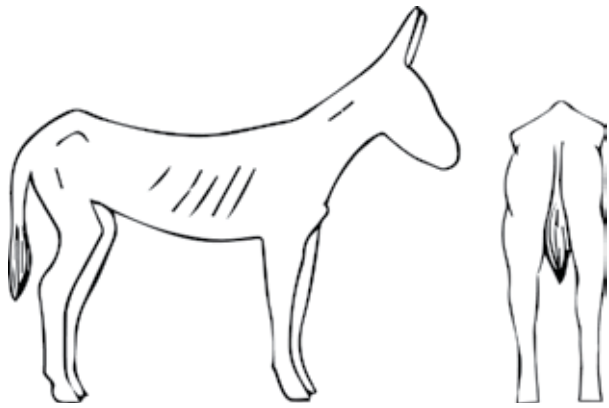


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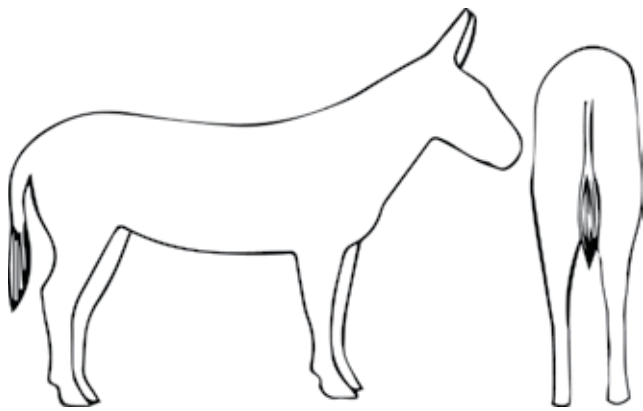


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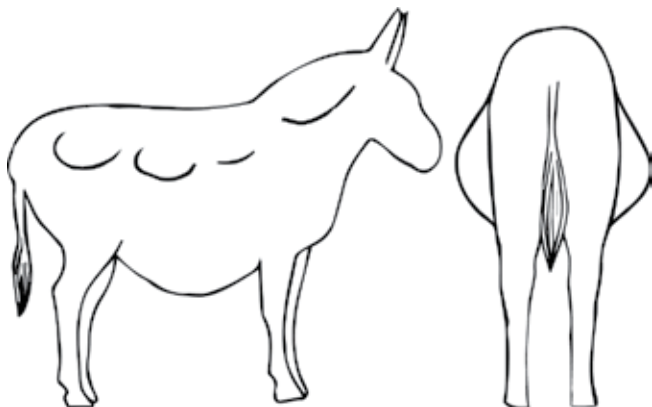
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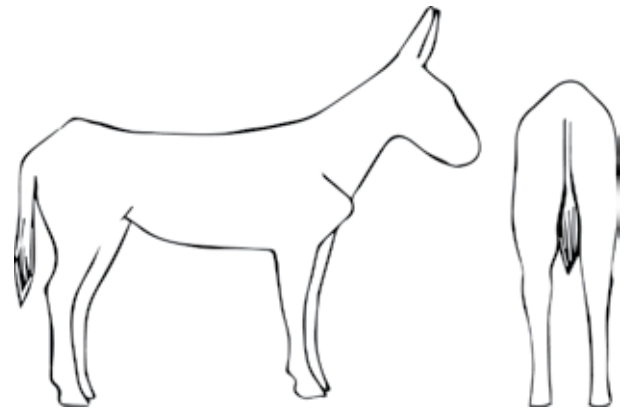
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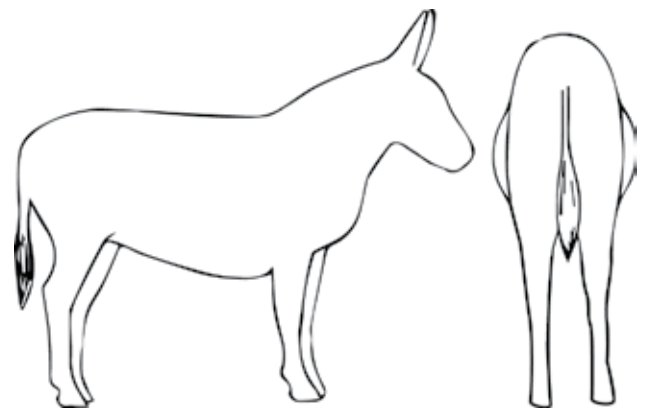
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will benefit from daily turnout in the field
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added benefit of reducing the risk of
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@SGMEPMWEXMSR

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T`_b]`&ÄURfÄ`U`bYQÄORÄNOYRÄaÄ`IPVNYV`RÄ`V[QVcVQbNY`\$ÄRcR[ÄdUR[ÄXR]aÄV[ÄYN`TF
dVaUÄZRZOR`_ÄSÄaURV`_Äd[Ä`]RPVR`&Ä`T`_b]`&ÄLUR[ÄS`_ZV[TÄ[RdÄT`_b]`ÄPN`RÄ
>`YNaV[TÄNÄU\`_RÄS`_ZÄ`aUR`_ÄU\`_R`ÄPN[Ä`should be taken to minimise fighting and
UNcRÄNÄ[RTNaVcRÄ]`fPU\Y\TVPNYÄVZ]NPa&Ä`_a`R`\$Ä]N_aVPbYN`YfÄdUR[ÄU\`_R`ÄN`RÄa
LUR`RÄaUV`ÄV`Ä[Ä]`VOYR\$Ä`aUR`ÄN[VZNY`Ä`be mixed together for the first time. This
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`aUR`_ÄU\`_R`\$Ä`_ÄS`_ZÄNÄU\`_RÄdVaUÄdUVPUÄ`_V\`_ÄaÄaURV`_ÄV[a`_QbPaV[ÄN[Q`_Ä`RZc
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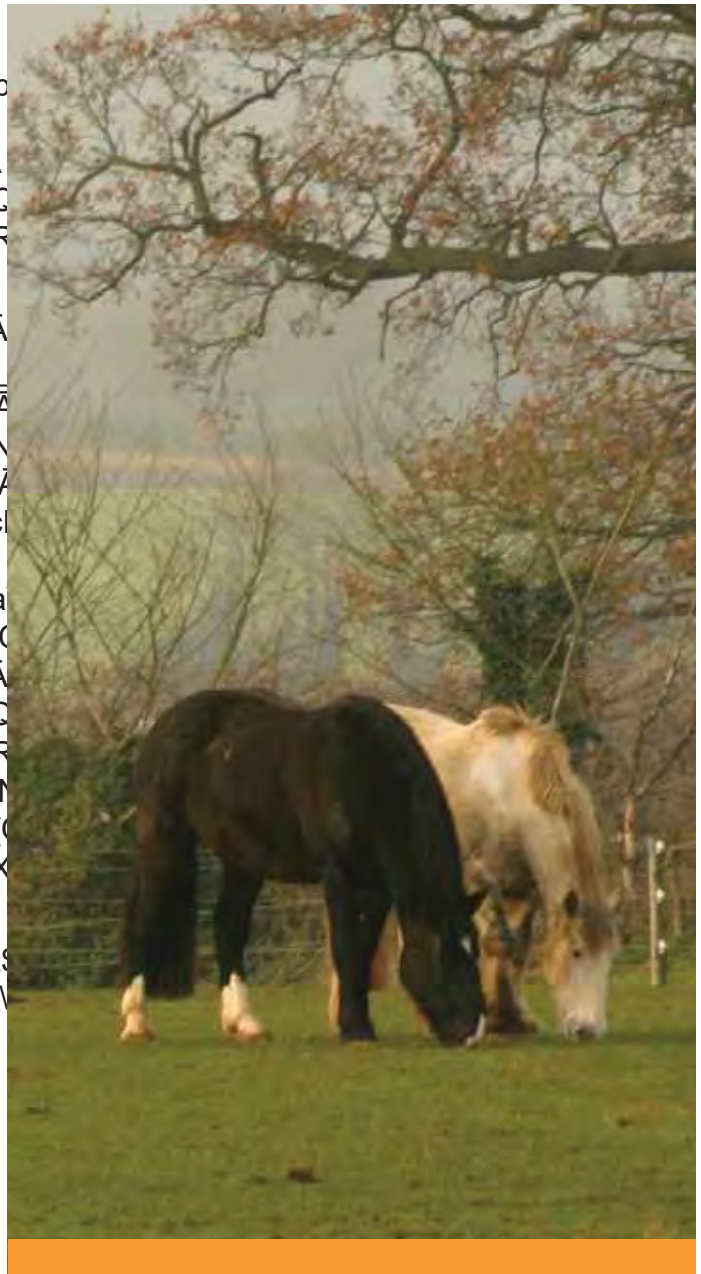
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 RN`VYfÄNcNVYNOYR\$ÄV[PYbQV[ÄbaÄ\SÄU\`b_Ä
 V[S\`ZNaV[\Ä=&`_RÄ]N``]`_a`Ä`U\byQÄORÄh
 RN`VYfÄNPPR``VOYR\$ÄN`Ä`R`b`\$ÄRQÄV[\ÄYNd
 \aUR_dV`RÄ`ZRÄa_RNaZR[a`ÄZNfÄ[\aÄORÄ`h
 NcNVYNOYR&ÄDd[R`ÄN[QÄXRR]R`Ä`U\byQÄ

ZNXRÄ]YN[\`ÄV[\ÄPN`RÄ\SÄRZR_TR[PfÄN[QÄ
 YRNcRÄ_RP\`Q`Ä\SÄaURV_ÄdV`UR`ÄVSÄ]N
 aURÄPN_RÄ\SÄaURV_ÄU\`R`Äa\ÄN[\aUR_Ä
 S\`ÄNÄ]R_V\QÄ\SÄaVZR\$Ä`bPUÄN`ÄQb_V[\`Ä
 U\YVQÄ`Ä`ÄV[\ÄaURÄRcR[aÄ\SÄaURV_ÄQRN

This should include planning and financial
]_cV`V[\ÄS\`ÄRbaUN[\`VNÄN[QÄPN_PN`RÄ
 QV`]`NYÄ`U\byQÄaUV`ÄORÄ`R`bV`RQÄ
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-&*&ÄDd[R`ÄN[QÄXRR]R`Ä`SÄU\`R`Ä`U\byQÄO
 NOYRÄaÄ_RPIT[V`RÄaURÄ[_ZNYÄORUNcV
 aURV_ÄU\`R`ÄN[QÄ_RPIT[V`RÄaURÄ`VT[\`Ä
 ZNfÄV[QVpNaRÄ]\`ÄURNPaÄÄX[PYbQR2

PUN[TRÄV[\ÄN]]RaVaRÄ\`ÄQ_V[\XV[ÄUNOVA
]V[\ÄQ[\XRf`\$ÄY`\`Ä\SÄN]]RaVaRÄPN[\ÄORÄYV
 aU_RNaR[V[ÄTÄV[\ÄNÄcR_fÄ`U\`aÄ]R_V\QÄ\SÄ
 `ÄcRaR_V[\N_fÄNQCvPRÄ`U\byQÄORÄ`\bTUJ
 VZZRQVNaRYf`3

PUN[TRÄV[\ÄQ_]V[\T`Ä\`Äb_V[R3
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N[fÄ`VT[\`Ä\SÄ]NV[\Ä\`ÄQV`P\ZS\`_a\$ÄV[PYbQV
 SNPvNYÄaR[\`V[\\$Ä`RYbPaN[PRÄaÄZcR\$Ä]
 NaÄaURÄT_\b[Q\$Ä\`YyV[ÄV[\P`RN`RQÄ`N
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- h _RYbPaN[PRÄ\`ÄV[\NOVYVafÄaÄ`aÄN[Q3
- h N[fÄ`VT[\`Ä\SÄV[Wb_fÄ\`ÄYNZR[R`\$ÄV[PYbQV
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- h N[fÄ`VT[\`Ä\SÄQV`RN`R\$Ä`bPUÄN`ÄQV`PUN
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 breathing difficulties.

IUV`ÄYV`aÄV`Ä[\aÄReUNb`aVcRÄN[QÄN[fÄPUN[TR
 flb_ÄU\`R`ÄORUNcV\b_Ä`U\byQÄANYR_aÄfbÄaÄa
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 aUR_RÄV`ÄN[faUV[Äd_\[ÄdVaUÄfb_ÄU\`R\$ÄP[\`Ä
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-&+&ÄLUR[ÄNÄU_`RÄORP\ZR`Äb[dRYYS\$ÄaURÄPNb`RÄV[RSRPaVcR&Ä8N_RSbYÄ]N`ab_RÄZN[NTRZ
of this deterioration should be identified V[PYbQV[TÄaURÄ`_aNaV[Ä\|SÄT_NgV[TÄN[Q
N[QÄVZZRQVNaRÄ_RZRQVNYÄNPav[ÄaNXR[&ÄQb[TÄP\YYRPaV[ÄV`ÄN[ÄVZ]`_aN[aÄ]N_aÄ\|S
KRÄR_V[N_fÄNQcVPRÄ`U\byQÄORÄ\OaNv[RQÄV[S SRPaVcRÄ]N_N`VaRÄP[a_YÄ]`_T_NZZR&Ä
aURÄU_`RÄN]]RN_`Äa\ÄORÄVYYÄ`_ÄV[Ä]NV[ÄN]QÄ
the cause is not clear or if initial first aid -&+&ÄLUR`RÄ`U\byQÄORÄNQR`^bNaRÄP[a_YÄ\|SÄ
a_RNaZR[aÄV`Ä[SRPaVcR&Ä>[ÄaURÄPN`RÄ\|SÄ V[SRPaV\`b`ÄN[QÄP[|aNTV\`b`ÄQV`RN`RÄOfÄN
S\|aÄ]`_OYRZ`\$ÄNQcVPRÄ`U\byQÄORÄ\OaNv[RQÄ V[Ä]`_T_NZZRÄNT`RRQÄdVaUÄNÄcRa\$ÄdUVPU
S`_ZÄNÄ`RTV`aR`RQÄSN`_VR`Ä`_ÄcRa&Ä V[PYbQRÄN]]`_VNaRÄUFTVR[RÄN[QÄV`_YN
6QcVPRÄS`_ZÄaURÄcRaÄ`_ÄSN`_VR`Ä`U\byQÄORÄ]`_PRQb`R`ÄN[QÄcNPPV[NaV[|&
S\YY\|dRQÄQVYV`ÄTR[aYf -&+&ÄLUR[ÄNÄ[RdÄU_`RÄR[aR`_Ä]`_RZV`R`\$ÄaUR

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ORÄ]baÄV[Ä]YNPRÄS\YY\|dV[TÄP[|`bYaNaV[Ä
with a vet or other Suitably Qualified
ER`_V[Ä]RÄ`RTV`aR`RQÄdVaUÄNÄcRa\$ÄdUVPU
BRQVPV[R`ÄNV[V[TÄGRTbYNbÄ]`_VafÄ
!6BIG6"3ÄaUV`Ä`U\byQÄV[PYbQRÄN]]`_VNaRÄ
SNRPNYÄd`_ZÄRTTÄP\|b[a`ÄN[QÄaURÄb`RÄ\|SÄ
d`_ZR`_ÄdUR[Ä[RPR`N`ÄURÄ`_baV[RÄ
b`RÄ\|SÄd`_ZR`_ÄdVaU\baÄSNRPNYÄRTTÄP\|b[a`Ä
V`Ä`a`_V[TYfÄQV`P\|b`_NTRQ\$ÄN`ÄaUV`ÄdVYYÄ
R[P\|b`_NTRÄ]N_N`VaRÄ`R`V`aN[PRÄaÄaUR`RÄ
Q`_bT`\$ÄYRNQV[TÄaÄd`_ZR`_ÄORP\ZV[TÄ

V[PYbQV[TÄaURÄ`_aNaV[Ä\|SÄT_NgV[TÄN[Q
SRPaVcRÄ]N_N`VaRÄP[a_YÄ]`_T_NZZR&Ä
LUR`RÄ`U\byQÄORÄNQR`^bNaRÄP[a_YÄ\|SÄ
V[SRPaV\`b`ÄN[QÄP[|aNTV\`b`ÄQV`RN`RÄOfÄN
V[PYbQRÄN]]`_VNaRÄUFTVR[RÄN[QÄV`_YN
]`_PRQb`R`ÄN[QÄcNPPV[NaV[|&
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U_`RÄ`U\byQÄORÄV`_YNaRQÄORS\`RÄORV
V[a`_QbPRQÄaÄaURÄ`R`aÄ\|SÄaURÄUR`Q&
ZV[VZbZ\$ÄaUV`Ä`U\byQÄZRN[ÄaUNaÄaURÄ
U_`RÄV`Ä\|aÄab`_RQÄ\|baÄdVaUÄ\|aUR`ÄU_`
N[QÄV`Ä`aNOYRQÄV[ÄNÄ`R]N_NaRÄ]N_aÄ\|S
fN`_QÄURÄU_`RÄ`U\byQÄ\|aÄORÄNY\|dRQÄ
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aUV`Ä]R`_VQ\$ÄN[QÄ`R]N_NaRÄR`^bV]ZR[aÄ
`U\byQÄORÄb`RQÄV[ÄaURÄT`_VZV[TÄN[QÄP
\|SÄaURÄ[RdÄU_`RÄR[aR`_Ä]`_RZV`R`\$ÄaUR
dVYYÄNY\|dÄaURÄU_`RÄa\ÄQRcRY\|ÄN[fÄP
`VT[|`Ä\|SÄQV`RN`RÄaUNaÄZNfÄORÄV[PbONa
NaÄaURÄaVZRÄ\|SÄN`_VcNY\$ÄNY\|dV[TÄcF
NQcVPRÄaÄaURÄ`_bTUaÄORS\`RÄ\|aUR`ÄU_`
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V\SRPaV\`b`ĀQV`RN`R`Ā`U\`bYQĀORĀQRaR_ZV\`RQĀ
V\ĀP\`bYaNaV\ĀdVaUĀf\`b`ĀcRa&Ā>aĀZNfĀNY`ĀQVTR`aV\ĀN[QĀaURfĀZNfĀRe]R_VR\PRĀQR
ORĀN]]_`_VNaRĀa\ĀP\QbPaĀNĀSNRPNYĀd\`_ZĀ]NV\&Ād\`R`ĀN[QĀXRR]R`Ā`U\`bYQĀY\XĀV
RTTĀP\`b[aĀORS\`RĀaURĀN[VZNYĀV`Āab`_RQĀ\`b`SĀ`VT\`Ā\`SĀaUV`Ā\`_OYRZ\$Ā`bPUĀN`2ĀUN
dVaUĀd\`_ZR`ĀTVcR\ĀVSĀ[RĀR`N`f`PURdRQĀS\QĀQ`_]]V\TĀ\`baĀ\`SĀaURĀZ\`baU

-&/&Ā>SĀNĀU\`_RĀ\ĀN[fĀ]_RZV`R`ĀV`ĀVYYĀdVaUĀN\`_ĀO\QfĀP\QVaV\ĀN[QĀYNPXĀ\`SĀR[R`Tf3
V\SRPaV\`b`Ā\`ĀP\`aNTV\`b`ĀQV`RN`R`Ā`f\`b`ĀcRaĀN[QĀNO\`_ZNYĀZ\`baUĀZ\`cRZR\`a`ĀdUR\Ā
`U\`bYQĀORĀP\`bYaRQĀN`Āa\ĀdUNaĀZRn`b`R`Ā`_VQQR\&ĀDYQR`ĀU\`_R`ĀZNfĀUNcRĀ`]R`PV
N_RĀ\RRQRQĀa\Āa`fĀa\Ā`_RcR[aĀaURĀ`_]`RNQĀ\`SĀ
aURĀQV`RN`RĀa\ĀaUR`ĀN[VZNY`&Ā>[ĀTR[R`N`Y\$Ā
ZRn`b`R`Āa\ĀORĀaNXR\ĀV\`PYbQRĀ`_RcR[aV\TĀ\`PRĀNĀfRĀ`_

`UN_V\TĀ\`SĀR`bV\ZR[aĀORadRĀRQĀS`_&))&ĀcR`fĀU\`_RĀ\`d\`R`ĀN[QĀXRR]R`Ā`U\`bYQĀ
U\`_R`\$ĀdN`UV\TĀUN\Q`ĀN[QĀ]`_`VOYfĀ`UNcRĀ`\ZRĀb\QR`_`aN[QV\TĀ\`SĀaURĀPN`RĀ
PUN\TV\TĀPY\`aUR`ĀORadRR\Ā`b`]RPaĀ\`SĀNĀU\`_RĀR`RĀĀN[QĀaURĀ\RRQĀa\Āa`RN
N[VZNY`ĀN[QĀURNYaUfĀN[VZNY`\$ĀV`\YNāV\TĀ`YNZR[R`Ā\`_Z\`aYfĀN[QĀS`_SRPaV`&Ā`f
NSRPaRQĀN[VZNY`ĀN[QĀUNcV\TĀQV`V\SRPaN\`aĀRaĀ`U\`bYQĀORĀa`_VZZRQĀ`RTbYN`YfĀO
S\`aONaU`ĀORadRR\Ā`aNOYR`&`P\Z\RaR[aĀ]R`_`\ĀN[QĀNaaR[aV\Ā`U\`bYQĀO

-&0&Ā>aĀV`Ā`a`_|\TYfĀ`RP\ZZR\QRQĀaUNaĀNYYĀ`_JNVQĀa\ĀaURV`ĀT`_daUĀN[QĀCUN\RR&Ā
U\`_R`ĀN`RĀcNPPV\NaRQĀNTNV\`aĀaRaN\`b`ĀN`Ā`U\`bYQĀ\`aĀORĀRe]RPaRQĀa\Ād\`_XĀNaĀNĀ
U\`_R`ĀN`RĀcR`fĀ`b`PR\`aVOYRĀa\ĀaUV`ĀSNāYĀ`_NO\cRĀaUNaĀdUVPUĀaURĀU\`cR`ĀN`RĀPN
P\QVaV\&Ā=\`_R`ĀPN\ĀNY`\ĀORĀcNPPV\NaRQĀ\`S\$ĀdURaUR`Ā`U\QĀ\`Āb\`UIQ&Ā>SĀU\`_R`Ā
NTNV\`aĀV\SRPaV\`b`ĀQV`RN`R`Ā`bPUĀN`Ā`b`RQĀb\`U\QĀaURfĀdVYYĀ\RRQĀa\ĀORĀPN
R`bV\RAUR`JR`ĀcV`b`Ā\`R`]V`Na\`fĀN[QĀ`_ZN\NTRQ\$ĀN[QĀ`RPRVcRĀ`RTbYN`ĀU\`SĀ

NO\`aV\ĀS\`_ZĀ\`Yf`\$Ā`a`_N\TYR`\$ĀN[QĀR`bV\RA`_which ensures that any use on difficult
influenza (often available as a combined`_`b`_SNPR`ĀQIR`Ā\`aĀPNb`RĀaURZĀa\ĀORPV
cNPPV\RAdVaUĀaRaM\`b`Ā`&Ā`bYQĀQV`Pb``Ā`_`\`_RĀN[QĀYNZR&
dVaUĀf\`b`ĀcRaĀdUNaĀcNPPV\NaV\`ĀN`RĀZ\`&Ā>\`ĀaURĀZNV\`\$ĀU\`_R`Ā`_VQQR\Ā\`ĀQ`_VcR\Ā
N]]_`_VNaRĀS\`Āf\`b`ĀU\`_RĀN`ĀaUV`ĀdVYYĀ`_`\NQ`Ā\`ĀUN`Q\$Ā`_bTUĀ`b`_SNPR`ĀdVYYĀ\`
QR]R\QĀ\ĀVa`ĀNTRĀN[QĀb`R&Ā`_`aĀORĀ`RTbYN`YfĀ`U\QĀOfĀNĀ`RTV`aR`R`

-&1&Ā>[%S\NYĀZN`R`ĀN`RĀNaĀ`_V`XĀS`_ZĀV\SRPaV\Ā`_SN`_RĀRĀ;N`_VR`Ā\GRTV`a`_SĀaĀ`Ā
dVaUĀR`bV\RAUR`JR`ĀcV`b`ĀdUVPUĀPN\ĀPNb`RĀ`_Ā`_Ā`_R`bV`_R`ĀN\`f\`RĀ`U\RV\TĀU\`_R`Ā
NO\`aV\&Ā:`bV\RAUR`JR`ĀcV`b`ĀV`ĀP\ZZ\Ā`_aĀ`_RTV`aR`_ĀRNPUĀfRN`ĀdVaUĀaURĀ;N`_
V\Āf\`b\TĀU\`_R`ĀaU\`b`Ā\`RT\N[aĀZN`R`Ā`_GRTV`a`_NaV\Ā8\`b\RVV&ĀV\`PYbQR`ĀaU\`RĀ
`U\`bYQĀORĀ`R]N`_NaRQĀS`_ZĀf\`b\TĀU\`_R`&`_JR\YRĀdU\Ā\`YfĀ`U\IRĀaURV`Ā\`d\ĀU\`_R`&Ā
A\`RĀ`U\IR`Ā`U\`bYQĀ`RPRVcRĀ\`_Z\`aĀ

-&)(&Ā`RRaUĀ`U\`bYQĀORĀV\`]RPaRQĀOfĀNĀcRaĀ\`_Ā`_NaaR[aV\ĀS`_ZĀNĀSN`_VR`Āa\Ā\`_RcR[aĀ]\`
7`_VaV\ĀP\`VNaV\Ā\`SĀ:`bV\RA9R[aNYĀ`_V\Wb&Ā=\`cR`Ā`U\`bYQĀORĀa`_VZZRQĀN[Q`\`
I`RPU\VPVN\`Ā!76:9\`ĀR`bV\RAQR[aNYĀ`_R`%`U\QĀN`ĀNQcV`RQĀOfĀa\`SĀS\`MPUĀR`
aRPU\VPVN\ĀNaĀYRN`aĀ\`PĀN\ĀN`_`U\`bYQĀb`bNYYfĀORĀRcR`fĀ,%0\`URĀR`X`&Ā
_N`JRQĀ\`ĀaUR`dV`RĀa`RNaRQĀV\$ĀRPR``N`_f`S`_R`bR\`PfĀ\`SĀU\`SĀa`_VZZV\TĀdVYYĀQR]R\`
Any treatment which is classified as`_`cN`_V\`b`ĀSNPa\`_ĀV\`PYbQV\TĀURNYaU\$Ā\`ba
N\ĀNPaĀ\`SĀcRaR`_V\N`fĀ`b`_TR`fĀZb`aĀORĀ`_NTRĀN[QĀaf\`RĀ\`SĀd\`_X&





-&)+&ÄYVR`ÄPN[ÄPNb`RÄNÄT_RNaÄQRNYÄISÄV **1. VEHNIERK**

aÄU\`R`\$Ä]N_aVPbYN_YfÄQb_V[TÄaÄÄ`bZZR
 N[QÄPN[ÄV[a_\QbPRÄV[SRPaV[ÄaÄdb[Q`Ä`&Ä>SÄfbÄQRPVQRÄaÄÖ_RRQÄS_\ZÄfb_ÄU\
 VSÄd[b[Q`Ä]PP\$ÄN[ÄN]]_\]_VNaRÄa_RNaZR[aÄ aUR_RÄN_RÄNÄ[bZOR_Ä]SÄP[|`VQR_NaV[|`
 S_\ZÄNÄcRaÄ`U|bYQÄORÄb`RQ&ÄBVQTR`ÄPN[Ä aÄORÄaNXR[ÄV[aÄNPNMbÄÄ`bYQÄ
 NY`ÄORÄNÄ`|b_PRÄ]SÄV__VaNaV[ÄQb_V[TÄaURÄ NY`dNf`ÄP[|`VQR_ÄdURaUR_Äfb_ÄU\
 `|_V[TÄN[QÄ`bZZR_ÄN[QÄPN[ÄPNb`RÄ `bVaNOYRÄPN[QVQNaRÄS\`ÄÖ_RRQV[T\$Äc
 `dRRaÄVaPUÄ!N[ÄNYR_TVPA`XV[ÄP[QVaV[|`&Ä aURÄ`aNYYV[ÄfbÄV[aR[QÄaÄb`RÄUN`ÄOR
 8[|`VQR_NaV[Ä`U|bYQÄORÄTVcR[ÄaÄ V[|`]RPaRQÄN[QÄV`ÄS_RRÄS_\ZÄUR_VaNOY
 preventative fly and midge control through P[|`QVaV[|`ÄN[QÄdURaUR_ÄfbÄP|bYQÄObfÄ|`
 the use of fly repellents, fly rugs or masks _RU|ZRÄNÄfb[T`aR_Ä_NaUR_ÄaUN[ÄÖ_RRQ
 N[Q\$ÄS\`ÄU\
 fly or midge bites, stabling at dawn and NÄSINY&Ä>[ÄNQQVaV[|\$ÄZN_R`ÄUNcRÄ`]R
 dusk when flies and particularly midges _R^bv_RZR[a`ÄQb_V[TÄ]_RTMÄB|NYV[TÄ
 are most active. If used, fly rugs or masks N[QÄaURÄ]`a%`SINYV[TÄ]R_V|QÄN[QÄfbÄ
 should be properly fitted to avoid rubbing `U|bYQÄZNXRÄ`b_RÄfbÄN_RÄNdN_RÄ]SÄaU
 N[QÄ`YV]]V[T& ORS\`RÄÖ_RRQV[TÄS_\ZÄfb_ÄURÄR&Ä
 PN_RÄ]SÄNÄfb[TÄS\NYÄPN[ÄORÄRe]R[|`VcR
 N[QÄ_R^bv_R`ÄNÄYN_TRÄV[cR`aZR[aÄ]SÄa
 UNcRÄNaÄYRN`aÄN[ÄN[[bNYÄcRaR_V[N_fÄ
 inspection to certify that they are fit for N[QÄaUR_RÄV`Ä|ÄTbN_N[aRRÄaUNaÄaURÄ
]b_]`R&ÄH]RPVNYÄ_RTN_QÄ`U|bYQÄORÄTVcR[Ä dVYYÄZNab_RÄV[aÄaURÄN[VZNYÄaUNaÄfbÄ
 aÄd\`X%_RYNaRQÄURNYaUÄV`bR`&]_R]N_RQÄS\`ÄaUV`ÄORS\`RÄÖ_RRQV[TÄS
 fb_ÄZN_R&

-&),&Ä>aÄV`Ä_RP\ZZR[QRQÄaUNaÄd\`XV[TÄU\
 UNcRÄNaÄYRN`aÄN[ÄN[[bNYÄcRaR_V[N_fÄ
 inspection to certify that they are fit for
]b_]`R&ÄH]RPVNYÄ_RTN_QÄ`U|bYQÄORÄTVcR[Ä
 aÄd\`X%_RYNaRQÄURNYaUÄV`bR`&

SÄfbÄQRPVQRÄaÄÖ_RRQÄS_\ZÄfb_ÄU\
 aUR_RÄN_RÄNÄ[bZOR_Ä]SÄP[|`VQR_NaV[|`
 aÄORÄaNXR[ÄV[aÄNPNMbÄÄ`bYQÄ
 NY`dNf`ÄP[|`VQR_ÄdURaUR_Äfb_ÄU\
 `bVaNOYRÄPN[QVQNaRÄS\`ÄÖ_RRQV[T\$Äc
 aURÄ`aNYYV[ÄfbÄV[aR[QÄaÄb`RÄUN`ÄOR
 V[|`]RPaRQÄN[QÄV`ÄS_RRÄS_\ZÄUR_VaNOY
 P[|`QVaV[|`ÄN[QÄdURaUR_ÄfbÄP|bYQÄObfÄ|`
 _RU|ZRÄNÄfb[T`aR_Ä_NaUR_ÄaUN[ÄÖ_RRQ
 NÄSINY&Ä>[ÄNQQVaV[|\$ÄZN_R`ÄUNcRÄ`]R
 _R^bv_RZR[a`ÄQb_V[TÄ]_RTMÄB|NYV[TÄ
 N[QÄaURÄ]`a%`SINYV[TÄ]R_V|QÄN[QÄfbÄ
 `U|bYQÄZNXRÄ`b_RÄfbÄN_RÄNdN_RÄ]SÄaU
 ORS\`RÄÖ_RRQV[TÄS_\ZÄfb_ÄURÄR&Ä
 PN_RÄ]SÄNÄfb[TÄS\NYÄPN[ÄORÄRe]R[|`VcR
 N[QÄ_R^bv_R`ÄNÄYN_TRÄV[cR`aZR[aÄ]SÄa
 N[QÄaUR_RÄV`Ä|ÄTbN_N[aRRÄaUNaÄaURÄ
 dVYYÄZNab_RÄV[aÄaURÄN[VZNYÄaUNaÄfbÄ
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]_R]N_RQÄS\`ÄaUV`ÄORS\`RÄÖ_RRQV[TÄS
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-&).&ÄaÄaURÄaVZRÄ]SÄ]bOYVPNaV[Ä]SÄaUV`ÄF
 |cR_]bYNaV[Ä]SÄU\
 aURÄJ@\$ÄN[QÄaURÄ]SÄV|bNYÄSbab_RÄ
 `U|bYQÄORÄ`RNYV`aVPNYYfÄaNXR[ÄV[aÄN
 MbÄ`U|bYQÄP[|`VQR_ÄVSÄfbÄdN[aÄaÄXRR
 aURÄN[VZNYÄfb`RYS\$ÄdUNaÄfbÄdVYYÄQ
 `U|bYQÄaURÄN[VZNYÄORÄb[|`bVaNOYRÄS\
]b_]`R`ÄN[QÄaUR_RS\`RÄdUNaÄ`RNYV`aVf
 ZN_XRaÄ!VSÄN[|`ÄaUR_RÄV`ÄS\`ÄMÄÄN[V
 `U|bYQÄNY`ÄP[|`VQR_ÄdURaUR_ÄfbÄdVYY
 NOYRÄaÄ_RP|b]ÄaURÄP|`a`ÄV[Pb__RQÄV[Ä
 O_RRQV[TÄ]_PR`ÄaU_`bTUÄ`NYRÄ]SÄaUR

@EHHPIV]ÄERHÄ7EVRIWW

-&)/&ÄHNQQYR_fÄN[QÄUN_[R`Ä`U`bYQÄORÄP__RPaYfÄ
 fitted, preferably by a qualified saddler
 or harness fitter. Regular checks should
 be carried out to ensure that the fit of
 `NQQR_fÄN[QÄUN_[R`Ä`UN`Ä\[\aÄPUN[TRQÄ`&*)&Ä`>aÄV`ÄR`R[aVN`ÄaUN`ÄaURÄcRUVPYRÄb`
 aU`bTUÄ`_baV[RÄb`RÄ`_ÄPUN[TRÄV[\ÄO\QfÄ` a_N[\`]_aV[TÄU\`R`ÄS\`ÄN[fÄYR[TaUÄ\`SÄ`
 P[\QVAV[\&Ä`^bV]ZR[aÄ`U`bYQÄORÄ`RTbYN`YfÄ` Wb`[RfÄV`Ä`NSR\$ÄV`ÄV[\ÄT\QÄd\`X\$ÄTÄ\`C`
 PYRN[RQÄN[QÄZNV[aNV[RQÄV[\ÄT\QÄ\`QR`ÄaÄ` has a suitable floor, and provides suitable
 R[\b`RÄP\ZS\`_a\$Ä`NSRafÄN[QÄ`R`&` b]]\`_aÄN[QÄ`]\NPRÄS\`_ÄaURÄU\`R`ÄORV[TÄ`
 a_N[\`]_aRQ&Ä=\`R`Ä`U`bYQÄdRN`_Äa`NcRY`
 O\la`ON[QNTR`ÄN[QÄNÄaN`VYÄON[QNTRÄd`
 a`NcRYV[T\$Äb[YR`ÄN`QcV`RQÄ[\aÄa`ÄOfÄ`
 MbÄ`U`bYQÄ`N`PÄ`RÄ`RÄ`ÄN]]YfV[TÄa`NcRYÄ`
 R`bV]ZR[aÄN[QÄP[\`VQR`_ÄaURÄN`Ä`PVNaRC`
 URNYaUÄN[QÄ`NSRafÄN`]RPa`&

-&)/0&Ä`YÄ`NQQR_fÄP`PYbQV[TÄOVa`\$ÄO`VQYR`\$Ä`
 [\`RON[Q`\$ÄUN_[R`R`ÄN[QÄa`NV[V[TÄ`
 NVQ`\$ÄV[PYbQV[TÄO\la`ÄN[QÄON[QNTR`ÄV`SÄ`
 b`RQ\$Ä`U`bYQÄORÄ`bVaNOYRÄS\`_ÄaURÄ]b`_]\`R\$Ä`
 correctly fitted to avoid discomfort or
 V[Wb_fÄN[QÄ\YfÄYRSaÄ\[\ÄS\`_ÄaURÄZV[VZbZÄ`
 aVZRÄ[RPR`MÄ`URfÄ`U`bYQÄ\YfÄORÄb`RQÄ`&`**&Ä`=\`R`Ä`U`bYQÄ\[\aÄORÄa`N[\`]_aRQÄb[YR`Ä`
 aURfÄN`RÄV[\ÄNÄT\QÄ`aNaRÄ\`SÄURNYaUÄ`
 aURfÄN`RÄa`NcRYV[TÄS\`_Äa`RNÄZR[aÄb`
 cRaR`V[N_fÄTbVQN[PR`&Ä`bVQRYV[R`ÄN`_`
 available to help you assess the fitness
 \SÄfb`ÄU\`RÄS\`_Äa`N[\`]_aÄ!`RRÄN[[ReÄ`
 3). If there is uncertainty over the fitness
 \SÄfb`ÄU\`RÄa\Äa`NcRY\$ÄaURÄN`QcVPRÄ`
 cRaR`V[N_fÄ`b`TR[\Ä`U`bYQÄORÄ`\bTUa&

-&)/1&Ä`MbÄ`U`bYQÄNc\`VQÄab`_V[TÄfb`_ÄU\`RÄ`
 \baÄdRN`_V[TÄNÄURNQÄP\YYN`_Äb[YR`ÄaUV`ÄV`Ä`
 R`R[aVN`Y&Ä`>SÄfb`_ÄU\`RÄQ\R`Ä[RRQÄa`ÄdRN`_`
 a head collar, ensure it is correctly fitted,
 \SÄNÄZNaR`_VNYÄaUNaÄPN[\ÄO`RN`XÄRN`VYfÄ`U`bYQÄ`
 aURÄU\`RÄORP\ZRÄPNbTUa\$ÄN[QÄV`ÄPURPX`RQÄ`
 N[QÄ`RZ\cRQÄQN`VYfÄa`ÄPURPXÄS\`_Ä`XV[\Ä`
 V`_VaNa`MÄ`Ä`U`bYQÄNY`ÄP[\`VQR`_ÄdUNaÄ`
 a`NV[V[TÄaURÄU\`RÄ`R`bV`R`Äa`Ä`RNPUÄaURÄ`
 `aNTRÄdUR`RÄVaÄ\ÄY\[\TR`Ä[RRQ`Äa`ÄdF`
 URNQÄP\YYN`_ÄdUVY`aÄAb`_RQÄ\ba&

ÄXERWTSVXMRKÄ7SVWIW

-&)*(&ÄURÄa`N[\`]_aNaV[\Ä\`SÄU\`R`ÄN[QÄ]\[VR`Ä`
 `U`bYQÄNYdNf`ÄORÄN`Ä`NSRÄN[QÄ`a`R`Ä`
 S`RRÄN`Ä]\`VOYRÄN[QÄV[\ÄNPP\`QN[PRÄ`
 Pb`_R[aÄ`bYR`ÄN[QÄ`RTbYNaV[\`Ä!`JÄ8b[\`
 GRTbYNaV[\Ä!`8`Ä`)*((-`\$ÄN`ÄVZ]YRZR[aRQÄ`
 V[\Ä`[TYN[QÄOfÄ`RYSN`RÄVZÄ`YÄ`
 !!`_N[\`]_a`Ä!`[TYN[Q`ÄD`QR`_Ä*((`&Ä`

>[\Ä]N`_aVPI\$ÄN[\f[RÄa`N[\`]_aV[TÄU\`R`Ä`
 V[\ÄP\[\[RPaV[\ÄdVaUÄN[\ÄRP\[\ZVPÄNPaVcVa`
 !Ob`V[R`Ä`RRQ`Äa`ÄORÄNbaU\`_V`RQÄa`ÄC`
 `ÄOfÄaURÄZNYÄ`ÄEYN[aÄ`R`Ä`RÄ`PÄ`
 !6E`6"&

&*)&Ä`>aÄV`ÄR`R[aVN`ÄaUN`ÄaURÄcRUVPYRÄb`
 a_N[\`]_aV[TÄU\`R`ÄS\`ÄN[fÄYR[TaUÄ\`SÄ`
 Wb`[RfÄV`Ä`NSR\$ÄV`ÄV[\ÄT\QÄd\`X\$ÄTÄ\`C`
 has a suitable floor, and provides suitable
 b]]\`_aÄN[QÄ`]\NPRÄS\`_ÄaURÄU\`R`ÄORV[TÄ`
 a_N[\`]_aRQ&Ä=\`R`Ä`U`bYQÄdRN`_Äa`NcRY`
 O\la`ON[QNTR`ÄN[QÄNÄaN`VYÄON[QNTRÄd`
 a`NcRYV[T\$Äb[YR`ÄN`QcV`RQÄ[\aÄa`ÄOfÄ`
 MbÄ`U`bYQÄ`N`PÄ`RÄ`RÄ`ÄN]]YfV[TÄa`NcRYÄ`
 R`bV]ZR[aÄN[QÄP[\`VQR`_ÄaURÄN`Ä`PVNaRC`
 URNYaUÄN[QÄ`NSRafÄN`]RPa`&

=\`R`Ä`U`bYQÄ\[\aÄORÄa`N[\`]_aRQÄb[YR`Ä`
 aURfÄN`RÄV[\ÄNÄT\QÄ`aNaRÄ\`SÄURNYaUÄ`
 aURfÄN`RÄa`NcRYV[TÄS\`_Äa`RNÄZR[aÄb`
 cRaR`V[N_fÄTbVQN[PR`&Ä`bVQRYV[R`ÄN`_`
 available to help you assess the fitness
 \SÄfb`ÄU\`RÄS\`_Äa`N[\`]_aÄ!`RRÄN[[ReÄ`
 3). If there is uncertainty over the fitness
 \SÄfb`ÄU\`RÄa\Äa`NcRY\$ÄaURÄN`QcVPRÄ`
 cRaR`V[N_fÄ`b`TR[\Ä`U`bYQÄORÄ`\bTUa&



-&*+&Ä\`R`Ä`U\`bYQÄ`RPRVcRÄS\QÄN[QÄdNaR`Ä`**4YXLEREWME**

NaÄ`RTbYN`ÄV[aR`cNY`ÄdUVYRÄÄ`ÄNcRYYV[IT&A
a_N[']\`aÄ`SÄS\NY`Ä`U\`bYQÄORÄP[']`VQR`RQÄ`&*+&ÄGR`RN_PUÄ`bTTR`a`ÄaUNaÄ\`[YfÄ1ÄÄ\`SÄ
PN`RSbYYfÄaÄ`NSRTbN`QÄaURÄdRYSN`RÄ\`SÄ`U\`R`ÄQVRÄ\`SÄ\`Nab`NYÄPNb`R`\$Ä`VÄ\`YN[']
O\`aUÄS\NYÄN[QÄQ`RÄ`ÄV[PYbQR`Ä`S\`ÄaURÄaVZRYfÄRbaUN[']`VNÄ\`SÄfb`ÄU\`
information on where to find more detailed NÄXRfÄ`R`[']`VOVYVafÄ\`SÄ\`d[R`UV]&ÄÄ`
NQcVPRÄ\`[Äa_N[']\`_aV[TÄU\`R`&

2EVIÄSJÄ=PHIVÄSVÄ8PPÄ7SVWIW

-&*+&Ä6`ÄU\`R`ÄORP\ZRÄ\YQR`ÄaURV`Ä[RRQ`ÄZNfÄ`
ORP\ZRÄT`RNaR`ÄN[QÄaURfÄZNfÄdRYYÄ`R`bV[']`RPaÄ\`SÄ`RP\`cR`fÄN[QÄS\`ÄdUVPUÄ`
V[P`RN`RQÄ`b]R`cV`V[ÄN[QÄNQQVaV[']NYÄ`[Äa`RNaZR[aÄV`ÄNcNVYNOYR\$Ä\`ÄdUR`R`
cRaR`V[']N`fÄPNURÄ`ÄZNfÄQRcRY\`]Ä`U\`RÄV`ÄV[Ä`bPUÄNÄP[QV`aV[ÄaUNaÄVaÄ`
NTR`%`RYNaRQÄP[QV`aV[']\$Ä`bPUÄN`ÄQR[aNYÄORÄV[UbZN[RÄa`ÄXRR]ÄVaÄNYVcR\$ÄaURÄ`
]`OYRZ`\$ÄN[QÄaURV`ÄVZZb[RÄ`f`aRZ`Ä`U\`bYQÄORÄUbZN[RYfÄQR`a`fRQÄdVaU\`ba`
may become less efficient. When a horse delay by a vet or a suitably qualified,
_RNPUR`ÄaURÄR[QÄ\`SÄVa`ÄNP`aVcRÄd\`XV[TÄYV`R`\$Ä`R[PRQÄN[QÄR`bV]]RQÄ]R`U\`[Ä`bPUÄ`
\`ÄV`ÄcR`fÄRY`ÄP[']YQR`NaV[Ä`U\`bYQÄ`N`ÄNÄYVPR[']RQÄ`YNbTUaR`ZN[&Ä`baUN[']`
ORÄTVcR[Äa`ÄdURaUR`ÄaURÄU\`RÄPN[ÄORÄ`U\`bYQÄNY`ÄORÄP[']`VQR`RQÄdUR[ÄMÄU\`
]`cVQRQÄdVaUÄNÄT\QÄ`bNYVafÄ\`SÄYVSRÄV[Ä`a`quality of life has deteriorated significantly
_RaV`RZR[a&ÄDd[R`ÄUNcRÄNÄ`R`[']`VOVYVafÄQbRÄa`ÄPU`V[VPÄ\`ÄNTR`%`RYNaRQÄP[QV`
aÄR[']b`RÄaUNaÄaURfÄ\`ÄdU\`RcR`ÄV`Ä`<bVQRYV[R`Ä\`ÄR[QÄ\`SÄYVSRÄQRPV`V[ÄZ`
R[a`b`aRQÄdVaUÄaURÄPN`RÄ\`SÄ`bPUÄNÄU\`RÄV`Ä]boYV`URQÄOfÄNÄ\`bZOR`Ä\`SÄR`bV[R`
SbYYfÄNdN`RÄ\`SÄaURÄ[RRQ`Ä\`SÄaUNaÄU\`R`&dRYSN`RÄPUN`VaVR`&

-&*+&ÄLUR`R\$ÄV[ÄaURÄ\`V[V[Ä\`SÄNÄcRa\$ÄNÄU\`
significantly suffering, has not responded

aÄa`RNaZR[aÄS\`ÄNÄ`R`V\`b`ÄV[Wb`fÄ\`Ä`
condition involving significant pain, has

NÄQV`RN`RÄ\`ÄV[Wb`fÄS`ZÄdUVPUÄaUR`
[Äa\`]RPaÄ\`SÄ`RP\`cR`fÄN[QÄS\`ÄdUVPUÄ`
[Äa`RNaZR[aÄV`ÄNcNVYNOYR\$Ä\`ÄdUR`R`
U\`RÄV`ÄV[Ä`bPUÄNÄP[QV`aV[ÄaUNaÄVaÄ`

U\`RÄV`ÄV[Ä`bPUÄNÄP[QV`aV[ÄaUNaÄVaÄ`
U\`RÄV`ÄV[Ä`bPUÄNÄP[QV`aV[ÄaUNaÄVaÄ`

U\`RÄV`ÄV[Ä`bPUÄNÄP[QV`aV[ÄaUNaÄVaÄ`
U\`RÄV`ÄV[Ä`bPUÄNÄP[QV`aV[ÄaUNaÄVaÄ`

U\`RÄV`ÄV[Ä`bPUÄNÄP[QV`aV[ÄaUNaÄVaÄ`
U\`RÄV`ÄV[Ä`bPUÄNÄP[QV`aV[ÄaUNaÄVaÄ`

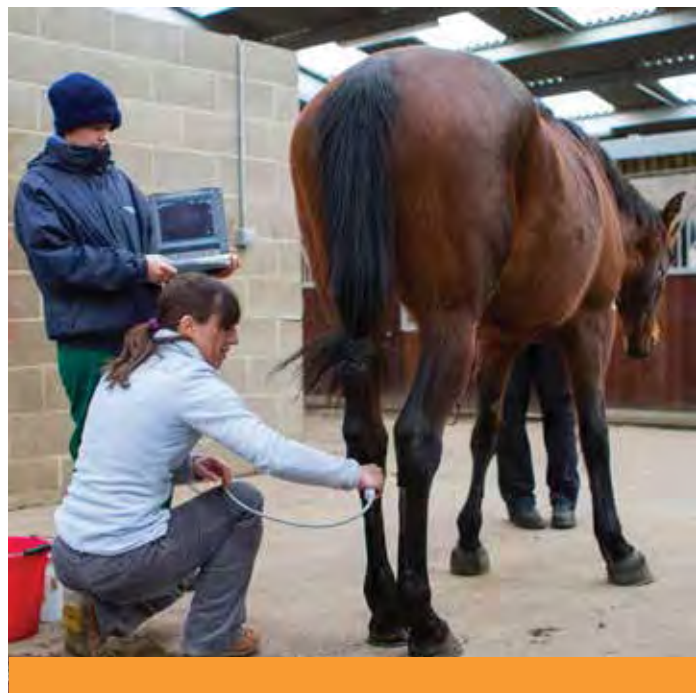
U\`RÄV`ÄV[Ä`bPUÄNÄP[QV`aV[ÄaUNaÄVaÄ`
U\`RÄV`ÄV[Ä`bPUÄNÄP[QV`aV[ÄaUNaÄVaÄ`

U\`RÄV`ÄV[Ä`bPUÄNÄP[QV`aV[ÄaUNaÄVaÄ`
U\`RÄV`ÄV[Ä`bPUÄNÄP[QV`aV[ÄaUNaÄVaÄ`

U\`RÄV`ÄV[Ä`bPUÄNÄP[QV`aV[ÄaUNaÄVaÄ`
U\`RÄV`ÄV[Ä`bPUÄNÄP[QV`aV[ÄaUNaÄVaÄ`

-&*/&ÄURÄU\`RÄdRYSN`RÄZb`aÄNYdNf`Ä`
come first. Therefore, in the interests

\`SÄaURÄU\`RÄN[QÄaÄ]`RcR[aÄaURÄU\`R`
`bSSR`V[TÄb[[RPR`N`fÄ]NV[ÄN[QÄQV`a`R`S`
\`d[R`Ä`U\`bYQÄTVcRÄaURÄV`bRÄaURV`ÄS`
P[']`VQR`NaV[ÄOfÄQRcRY\`V[TÄNÄ]YN[ÄS\`Ä`
R[QÄ\`SÄYVSRÄdRYYÄORS\`RÄaURÄaVZRÄ`
aÄZNXRÄNÄQRPMVW`ÄU\`bYQÄV[PYbQRÄ`
P[']`VQR`V[TÄaURÄY\`PNYYfÄNcNVYNOYRÄZ`
\`SÄRbaUN[']`VN\$ÄdUVPUÄV`ÄYVXRYfÄaÄO`
N]]\`VNaRÄS\`ÄaUNaÄV[QVcVQbNYÄU\`R`
aURÄP[']`a`ÄV[cYcRQ&ÄDd[R`Ä`U\`bYQÄORÄ`
NdN`RÄaUNaÄaURÄSbYYÄP[']`a`Ä\`SÄRbaUN[']`
N[QÄPN`PN`RÄQV`]]`NYÄN`RÄ`N`RYfÄP\`cR`
OfÄcRaR`V[']N`fÄV[']b`N[PRÄ]\`YVPVR`&



ORRIÄ&Ä"ÄLIVMRK

Tethering can be defined as securing an animal +& 6Ä`VaRÄV[ÄdUVPUÄNÄUVTUÄ]`_]_aV[Ä\SÄaU
 OfÄN[ÄN]]`_]_VNaRYfÄNaNPURQÄPUNV[\$ÄaÄNÄPRÄÄRÄÄ
 point or anchorage, causing it to be confined ,& IURÄ`VaRÄ`U`bYQÄ[ÄÄORÄdNaR`_YITTRQ&
 aÄNÄQR`V`RQÄN`ÄÄ`[T`RSÄ`NÄ`bVaNOYRÄ`& IURÄ`VaRÄ`U`bYQÄ[ÄÄORÄP`_`\`RQÄOfÄN[fÄ]b
 ZRaU`QÄ`\SÄY[IT%aR`ZÄZN[NTRZR[aÄ`\SÄN[ÄN[VZNY\$Ä`& IURÄ`VaRÄ`U`bYQÄ[ÄÄORÄP`_`\`RQÄOfÄN[fÄ]b
 ObaÄZNfÄORÄb`RSbYÄN`ÄN[ÄRePR]aV[ÄNYÄ`U`_a%aR`ZÄ`[T`RSÄ`NÄ`bVaNOYRÄ`& IURÄ`VaRÄ`U`bYQÄ[ÄÄORÄP`_`\`RQÄOfÄN[fÄ]b
 ZRaU`QÄ`\SÄN[VZNYÄZN[NTRZR[a"& .& IURÄ`VaRÄ`U`bYQÄ[ÄÄUNcRÄN[faUV[TÄ]\ÄVaÄ`
 ZVTUaÄV[Wb`RÄN[ÄN[VZNY&

0 Ä"Ä@YMXEFMPMXPÄBQÄERLIÄ /& IURÄ`VaRÄ`U`bYQÄ[ÄÄORÄb`RQÄdVaU`baÄaU
)& C\ÄÄNYÄN[VZNY`ÄN`RÄ`bVaNOYRÄS\`ÄaRaUR`_YITTRQ& IURÄ`VaRÄ`U`bYQÄ[ÄÄORÄP`_`\`RQÄOfÄN[fÄ]b
 *& =_R`Äb[QR`ÄadÄfRN`_`Ä`YQÄ`U`bYQÄ[ÄÄOR`_YITTRQ& IURÄ`VaRÄ`U`bYQÄ[ÄÄORÄP`_`\`RQÄOfÄN[fÄ]b
 aRaUR`RQ& NOVQRÄOfÄaUV`Ä8\QR&

+& E`RT[N[aÄN[VZNY`Ä`U`bYQÄ[ÄÄORÄaRaUR`RQÄM[V`QÄV[ÄNQQV`aV[Ä`SÄS`\$ÄÄ`RÄ`U`bYQÄORÄ`
 aURÄYN`aÄaUV`QÄ`\SÄ]&RT[N[Pf`Rea`NÄ`ÄZR`a`R`ÄORadRR[ÄaURÄUV[QÄ^bN`a`
 ,& Cb`_V[TÄZ\ÄUR`_`Ä`U`bYQÄ[ÄÄORÄaRaUR`RQ& \[RÄU`_`RÄN[QÄN[ÄUR`_`
 -& BN`R`Ä`U`bYQÄ[ÄÄORÄaRaUR`RQÄ[RN`Ä`aNYVYV[Ä`&

.& IURÄaRaUR`_V[TÄ`\SÄ`aNYVYV[Ä`U`bYQÄOR`
 b[QR`aNXR[Ä]\YfÄdVaUÄT`RNaÄPN`RÄN[QÄN`ÄN`
 aRZ]\`N`fÄZRN`b`R&)& Either a well-fitting leather head collar or
 /& HVPXÄN[VZNY`Ä`U`bYQÄ[ÄÄORÄaRaUR`RQ&]`RSR`NOYfÄNÄO`_`NQÄYRN`aUR`_Ä[RPXÄ`a`N`
 0& Old and infirm animals should be used. These should be fitted with a 360°
 [ÄÄORÄaRaUR`RQ& `dVcRYÄQRcVPRÄdUR`RÄaURÄPUNV[ÄV`ÄNa`
 1& I RaUR`RQÄN[VZNY`Ä`U`bYQÄ[ÄÄORÄaRaUR`RQÄ[VÄYR[TaU\$ÄN[QÄZb`aÄORÄ`a`_`[TÄR[ÄbTUÄa`
 N`_b[QÄS`RR%`_`NZV[TÄN[VZNY`&]`RcR[aÄO`RNxNTR\$ÄObaÄYVTUaÄR[ÄbTUÄa`
]`RcR[aÄ]`R`_`b`RÄ`\`R`ÄS`_`ZÄaURÄaRaUR`_V[
 RÄb[VZRÄ`&ÄG]\RÄ`_`Ä[fY[Ä`U`bYQÄ[ÄÄOR`_`
 b`RQ&

**1 Ä"Ä@MXIÄÄXLIÄEVIEÄXSÄ[LMGLÄXLIÄ
 XIXLIVIHÄERMQEPÄLEWÄEGGIWV**

)& IURÄ`VaRÄ`U`bYQÄORÄ`RN`\[NOYfÄYRcRY\$ÄUNcR`
 T\QÄT`N`_ÄP\c\$ÄN[QÄORÄS`RRÄ`\SÄN[fÄ]\OWRPäd`cRY&
 [Nab`NYÄ!`bPUÄN`Äa`RR`ÄN[QÄ`U`bO`_`Ä`_`ÄZN[%
 ZNQR\$ÄdUVPUÄP`bYQÄR[ÄN`RÄa`ÄÄ`RÄ`_`
 N`RNÄ`U`bYQÄNY`ÄORÄ]`_cVQRQÄ`ÄaUNaÄaUR`
 U`_`RÄPN[ÄYVRÄQd[Ä`&
 *& IURÄ`VaRÄ`U`bYQÄ[ÄÄNYÄdÄaURÄU`_`RÄNPPR`_`Äa\
 NÄ]bOYVPÄUVTUdNfÄ`_`Ä]bOYVPÄS\Äa]NaU`&

3Ä"Ä5SSHÄERERÄV

)& >[ÄZN[fÄPN`R`ÄaURÄ`VaRÄdVYYÄ]_lcVQRÄNQÄ`bNaUR`RQÄN[VZNY`Ä`R^bV`RÄNÄUVTUÄYRcR`
S\QÄV[ÄaURÄS\`ZÄ\SÄT`N`3ÄdUR`RÄaUV`ÄV`ÄUR`cV`V\[\$ÄN[QÄ`U`bYQÄORÄV[`]RPaRQÄ[VÄY`
PN`RÄaURÄaRaUR`Ä`VaRÄ`U`bYQÄORÄPUN[TRQÄ`NÄbR[aYfÄaUN[Ä`VeÄU`b`YfÄV[aR`cNY`ÄQb`
YRN`aÄ\|PRÄQNVYfÄaÄR[`]b`RÄaURÄ`bNYVafÄ`SÄ`ZUR`ÄdNXV[TÄU`b`\$ÄN[QÄNaÄYRN`aÄadVPP`
JN`ab`R&

*& If the grass is not sufficient for the animal's need, sufficient supplementary forage should ORÄNcNVYNOYRÄaU`bTU`baÄ`RNPUÄQNf

+& L NaR`Ä`U`bYQÄORÄZNQRÄNcNVYNOYRÄ\|ÄN`S`R^bR[aÄN[QÄ`RTbYN`ÄON`V`ÄaU`bTU`baÄ`UR`QNfÄV[ÄNÄ`]VYY%]_\\SÄP`&ÄV[ÄV`ÄP`bPVNY`V[ÄNYYÄdRNaUR`ÄP\|QVaV\|\$ÄÖbaÄR`]RPVNY`Y`Qb`V[TÄU`aÄdRN`ÄUR`

,& 8\|aNV[R`ÄS`ÄP\|PR[a`NaRÄS\|QÄ`U`bYQÄOR`XR]aÄV[ÄNÄPYRN[ÄN[QÄ`NSRÄP\|QVaV\|&

4Ä"Ä@LIPXIV

)& 6[VZNY`Ä`U`bYQÄ\|aÄORÄRe]`RQÄaÄRePR`VcR`URNaÄS`_ZÄaURÄ`b\|ÄaÄURNcfÄ`NV\|SÄ`[dÄ`+&`6YaR`[NaVcRYfÄaURÄN[VZNYÄP`bYQÄUNcRÄ`UNVY\$Ä`ÄaÄ`a`_|TÄdV[Q`ÄS`Ä`aUR`ÄaUN[ÄcRfÄ`m`U`aÄ]R`V|Q`&ÄHURYaR`Ä`U`bYQÄORÄ]_lcVQRÄ`Ä`YRN`Ä`Ä[RPXÄ`a`N]ÄTVcV[TÄSbYYÄQRaNV`aÄTVcRÄ]`_laRPaV\|ÄNTNV[`]aÄaURÄRYRZR[a`\$`XRR]R`Ä`Äd\|R`R`]RPVNYfÄÄNTNV[`]aÄRea`RZR`Ä`SÄ`dRNaUR`&

*& HURYaR`Ä`U`bYQÄ\$ÄNaÄNÄZV[VZbZ\$Ä]_lcVQRÄ`U`bYQÄ`S`_ZÄaURÄ`b\|ÄN[QÄS`_ZÄ`RcR`RÄdV[Q&Ä>|_]Y\|TRQÄ`NV\|SÄNÄdRYY%Q`NV[|RQÄN`RNÄZb`aÄ`OR`NcNVYNOYR&

5Ä"Ä4\IVGMWI

)& 6[VZNY`ÄZb`aÄORÄTVcR[ÄS`RRQZÄaÄReR`PV`R`VZNY`&`_SSÄaURÄaRaUR`ÄS`_ÄNÄ`RN`\|NOYRÄ]R`V|QÄNaÄYRN`a`_V\|PRÄNÄQ`f

6Ä"Ä@YTIVZMWMSR

)& E`_lcV`V\|Ä`U`bYQÄORÄZNQRÄaÄQRNYÄdVaU`_`VabNaV\|ÄdUR`RÄRea`RZR`Ä`SÄdRNaUR`Ä`_`laUR`ÄPV`PbZ`aN\|PR`Ä`Pb`_`

*& E`_lcV`V\|Ä`U`bYQÄORÄZNQRÄaÄQRNYÄdVaU`_`VabNaV\|ÄdUR`RÄRea`RZR`Ä`SÄdRNaUR`Ä`_`laUR`ÄPV`PbZ`aN\|PR`Ä`Pb`_`

Identification

such a way as to be permanently identifiable, and from this identification the keeper \`Ä`d[R`Ä`U`bYQÄORÄNOYRÄaÄORÄ`RNQVYf`P\|aNPaRQ&

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← [BACK TO ALL EVENTS](#)

UNDERST AND YOUR HORSE – BEHAVIOUR WORKSHOP

Saturday, 3
August 2019
9:45 am – 5:00
pm

All For Horses,
Silpho, North
Yorkshire, YO13
0JP
([map](#))

Would you like to understand your horse's behaviour and read his body language?



A better understanding of horse behaviour and body language can help you improve your relationship with your own horse and give you the confidence to make better-informed choices about riding, handling, training and competing.

This one day workshop is an introduction to horse behaviour and body language. The day will include presentations as well as observational exercises with horses. You will benefit from an improved understanding of how your own horse behaves and gain new practical skills to help keep, manage and train your horse.

You will learn about:

- different aspects of horse behaviour (including play, sleep, their social life, eating, drinking, movement, reproduction etc)
- the horse's behavioural needs
- tips to improve your horse's behaviour and reduce stress
- equine communication
- reading equine body language
- how to recognise pain, stress and fear
- how to assess emotional thresholds
- practical observation of the horse's body language

This workshop is aimed at horse owners, students and equestrian professionals interested in learning more about horse behaviour.

CPD attendance certificates will be available, please email Justine if you would like one.

TICKETS

Tickets are limited and need to be purchased in advance, no tickets will be available on the door.

This is Day 1 of a two day event

but you can buy either a one day or two day ticket. Ticket price includes refreshments but attendees are recommended to bring a packed lunch.

One day ticket - behaviour workshop only: £65

Quantity:

BUY NOW

Two day ticket - behaviour & training workshops: £120

Quantity:

BUY NOW

For information and tickets for the training workshop on 4 August [click here](#)

ABOUT JUSTINE

Justine is a fully certified member of the International Association of Animal

Behaviour Consultants (IAABC). She is also the organisation's UK Chair, a member of the Application Review Committee, and a Mentor for both the IAABC's Online Mentorship programme and the Animal Behaviour Consulting Principles & Practice course. Justine is also registered as an Accredited Animal Behaviourist with the Animal Behaviour and Training Council and the organisation's Vice Chair.

In addition to helping horse owners solve their horse behaviour problems Justine regularly writes for a number of equestrian magazines worldwide including Horse, Horse & Hound, Your Horse, Endurance GB, Horse & Rider (US & UK), Bit (Netherlands), Horses & People (Australia), Horse Deals (UK & Australia), The Sun, nutritional supplement company VetVits and Petplan Equine Insurance.

Justine lectures on the BSc (Hons) Behavioural Science Degree at Writtle University College and also acts as an expert consultant in legal disputes and court cases

involving equine behaviour.

For further information about Justine please click [here](#).

Posted in Weekend Workshops

Earlier Event: 21 July

UNDERSTAND YOUR HORSE

Later Event: 4 August

UNDERSTAND YOUR HORSE – TRAINING
WORKSHOP



1. Home (<https://www.gov.uk>)
2. Business and self-employed (<https://www.gov.uk/browse/business>)
3. Farming business (<https://www.gov.uk/browse/business/farming>)

Farm and livery horses

Contents

- Looking after horses (<https://www.gov.uk/farm-and-livery-horses>)
- Stables and livery yards (<https://www.gov.uk/farm-and-livery-horses/stables-and-livery-yards>)
- Dealing with waste
- Transporting horses (<https://www.gov.uk/farm-and-livery-horses/transporting-horses>)
- Death and disease (<https://www.gov.uk/farm-and-livery-horses/death-and-disease>)

Dealing with waste

Horse manure

Horse manure is not considered waste if all of the following apply:

- it is used as soil fertiliser
- it is used lawfully for spreading on clearly identified pieces of agricultural land
- it is only stored to be used for spreading on agricultural land

If you store or spread horse waste near to water, it can be a health hazard and could harm the environment. You will need to follow rules on Nitrate Vulnerable Zones (<http://www.environment-agency.gov.uk/business/sectors/54714.aspx>) and follow rules on the pollution of groundwater (<https://www.gov.uk/government/publications/protect-groundwater-and-prevent-groundwater-pollution/protect-groundwater-and-prevent-groundwater-pollution>).

Getting rid of solid waste

Solid waste includes things like:

- contaminated bedding
- food containers
- horse manure (if not used as soil fertiliser)
- empty pesticide and other chemical containers
- plastics such as silage wrap, bags and sheets
- tyres, batteries, clinical waste, old machinery and oil

You must use a licensed facility to get rid of solid waste - it's against the law to dump or burn it.

Contact the Environment Agency or your local authority for information on how to get rid of solid waste.

Environment Agency helpline

Find out about call charges (<https://www.gov.uk/call-charges>)

Some biodegradable waste can be composted. Composting plants (<http://www.environment-agency.gov.uk/business/topics/permitting/34785.aspx>) must be registered with the Environment Agency. You may need an environmental permit (<https://www.gov.uk/government/collections/standard-rules-environmental-permitting>) for on-site composting of some materials.

- ← Previous : Stables and livery yards (<https://www.gov.uk/farm-and-livery-horses/stables-and-livery-yards>)
- → Next : Transporting horses (<https://www.gov.uk/farm-and-livery-horses/transporting-horses>)

Print entire guide (<https://www.gov.uk/farm-and-livery-horses/print>)

Related content

- Getting and using a horse passport (<https://www.gov.uk/horse-passport>)

Explore the topic

- Farming business (<https://www.gov.uk/browse/business/farming>)

Find charities

[Find charities](#)
[Charity overview](#)
[Print charity details](#)
[Advanced Search](#)

Charity search

[Advanced Search](#)

1153649 -
ALL FOR HORSES

REMOVED CHARITY

Other names

None

Governing document

NO INFORMATION RECORDED

Area of benefit

NO INFORMATION RECORDED

Organisation type

STANDARD REGISTRATION

Where it operated

NORTH YORKSHIRE

Registration history

09 September 2015Removed - DOES NOT OPERATE

03 September 2013Registered

Charitable objects

1 FOR THE BENEFIT OF THE PUBLIC TO RELIEVE THE SUFFERING OF ANIMALS IN NEED OF CARE AND ATTENTION, PARTICULARLY BUT NOT EXCLUSIVELY HORSES AND PONIES AND, IN PARTICULAR TO PROVIDE AND MAINTAIN RESCUE HOMES OR OTHER FACILITIES FOR THE RECEPTION, CARE AND TREATMENT OF SUCH ANIMALS. 2 TO PROMOTE HUMANE BEHAVIOUR TOWARDS ANIMALS BY PROVIDING APPROPRIATE CARE, PROTECTION, TREATMENT AND SECURITY FOR ANIMALS THAT ARE IN NEED OF CARE AND ATTENTION BY REASON OF SICKNESS, MALTREATMENT, POOR CIRCUMSTANCES OR ILL USAGE AND TO EDUCATE THE PUBLIC IN MATTERS PERTAINING TO ANIMAL WELFARE IN GENERAL AND THE PREVENTION OF CRUELTY AND SUFFERING AMONG ANIMALS IN SUCH WAYS AS THE TRUSTEES SHALL THINK FIT.

Classification

What

- Education / training
- Animals
- Economic / community Development / employment

Who

- Children / young People
- Elderly / old People
- People With Disabilities
- People Of A Particular Ethnic Or Racial Origin
- The General Public / mankind

How

- Provides Services
- Provides Advocacy / advice / information

From:
To: [Planning](#)
Subject: Planning Application - Silpho Brow - NYM/2019/0431/FL
Date: 27 August 2019 15:39:06

Good afternoon.

I am writing to you in regards to Silpho Brow's application for planning permission.
NYM/2019/0431/FL

In April 2019, I found their website online while searching to rehome a horse. I found a mare by the name Fleur who had been in their care since 2015. I emailed back and forth for 3 days with Lou about the process of Rehoming one of their horses.

My partner and I travelled 2 hours to view Fleur and a couple more horses that were in their care.

On arrival, we were greeted warmly by Lou and another volunteer and shown around the yard and fields.

Some yard areas were cluttered with fencing equipment and machinery which needed to be moved.

We were taken to the large paddock across the lane to meet Fleur. The weather was cold so the horses had their rugs on so they were warm, and were all sharing some big bales of hay until the grass started to grow through. The herd was happy and calm, with no problems at all.

I met Fleur and started talking about the Rehoming process further in depth. The rescue workers suggested meeting the horses a minimum of 3 times before rehoming them, so they are calm and comfortable for when they move homes.

As my partner and I live 2 hours away from the rescue, we booked a 3 night stay in a local b&b that is only a 9 minute drive away a couple of weeks later.

During our stay, we visited the yard twice a day at different times. I brought Fleur in from the paddock to feed and groom her. I did some bonding techniques that the rescue suggested, such as walking her up and down the bridleway and let her eat some grass at the sides of the lane.

While doing this daily routine, we encountered 2 vehicles for the entire 3 days. One vehicle being a Royal mail van. Fleur was calm and unfazed, happily standing at the side of the road as the vehicle passed us.

While grooming, feeding and bonding with Fleur, it was apparent that all these horses were very well kept and loved so much. All their hooves has been trimmed, they were in good condition and Fleur was a happy, healthy girl.

On the last day of our visit, my partner and I witnessed first hand, all the work and love that goes into these horses. One pony by the name of Shadow became ill with colic. The vet visited the yard and the rescue team worked quickly and tirelessly to transport Shadow to the veterinary hospital for surgery.

When it came to bringing Fleur home, she was all ready to go by the time we arrived at the rescue. I signed a full loan contract, and was handed Fleur's passport and breeding certificate. I was also provided with a wormer as she was soon due. She settled right into her new home.

Since then, I have received endless support and compliments from the team about how Fleur is doing.

The rescue had been amazing with all their hard work around the clock and their support given to not only me, but to everyone else who has rehomed a horse from them. They are an amazing charity who do amazing work.

Thank you for your time,

Regards,
Amy Garbutt

225 Rotherham Road
Maltby
Rotherham
South Yorkshire
S66 8LL

From:
To: [Planning](#)
Subject: Re planning application NYM/2019/0431/FL.
Date: 27 August 2019 17:16:28

We are in favour of this application going through as this establishment is needed for the care of rescued and abandoned horses and ponies.

The people need all the help and support to continue the excellent care and welfare of the animals as they are doing at present.

Owen & Audrey Welford

Craigielee

Robin Hoods Bay

YO22 4RH

From: [Planning](#)
To: [Planning](#)
Subject: Comments on NYM/2019/0431/FL - Case Officer Mrs H Saunders - Received from Mrs Gill Dixon PGCE,MA,BHScHons,RGN at Riverside Farm,, Skelton, HOWDEN, EAST YORKSHIRE, DN147RP
Date: 27 August 2019 15:44:32

I am writing in support of this application. I have visited this site on several occasions without an appointment and have found a few very hard working people working tirelessly in their efforts to help ponies who would otherwise have been slaughtered or possibly abused. The horses all looked absolutely relaxed, well covered and stress free, living in a herd in as natural a way as possible. Mrs Edwards puts their welfare over and above everything and whilst the hours she works may detract from aesthetics in the cosmetic appearance of some areas of the land that is because the welfare of the ponies is considered the priority. Mrs Edwards is often up through the night assisting those that have additional welfare needs and she is very knowledgeable re the specific needs of these animals. You only have to see the horses to know that they are being well cared for and are happy in their environment. The world needs more people like Mrs Edwards and her volunteers and is a better place for them. The Charity is situated in a quiet and unhurried location and served by a narrow road which has always been free of any traffic when I have visited and there has never been an issue getting to the farm. I have never been blocked or blocked any other vehicle. This is a very worthy Charity and has my full support.

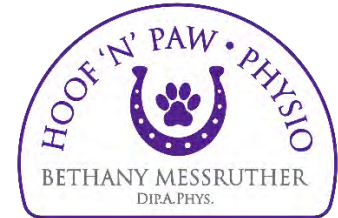
Comments made by Mrs Gill Dixon PGCE,MA,BHScHons,RGN of Riverside Farm,, Skelton, HOWDEN, EAST YORKSHIRE, DN147RP

Preferred Method of Contact is Email

Comment Type is Comment

Hoof 'n' Paw Physio

Bethany Messruther DipAPhys | 4 Vernon Grove, Scarborough, N. Yorkshire, YO12 6DP



To whom it may concern

NYM/2019/0431/FL

I regularly attend All For Horses in my capacity as an animal physiotherapist to treat their horses and ponies when needed and provide continued maintenance physiotherapy treatments.

The horses and ponies are very happy, relaxed and healthy (clearly as a rescue sanctuary some have life long health issues but they are all provided with long term required medical care). They enjoy living in a natural herd environment, along with care and support as needed from experienced and well qualified people. I treat horses at the sanctuary throughout the year.

I also keep my horse in the local area (and have done for a few years) so ride through and walk my dog in the area regularly at least once or twice a week at varying times and rarely meet any traffic on the road.

The sanctuary isn't the tidiest place but the owners and staff are currently clearly working on improving the aesthetic appearance; this obviously takes time and money and has to run alongside providing the horses with all their needs.

The sanctuary works hard to help and rehome as many horses and ponies as they can.

Yours Sincerely

Bethany Messruther DipAPhys

From:
To: [Planning](#)
Subject: Re: Horses NYM/2019/0431/FL
Date: 27 August 2019 15:51:22

My name and address are as follows, (NYM/2019/431)

Mrs V ALMOND
7 QUEENS DRIVE
GOOLE
DN146WB

Regarding Cathy Edwards, Silpow Brow farm.

This venture is of very low impact on wildlife, if anything it enhances it .
And is definitely in no way detrimental to this wonderful area of NYM, I've been a supporter of this wonderful horse sanctuary, and the wonderful work Cathy and her team of volunteers do, for lots of years and have been many times three out the year, like I said in my earlier email, NEVER met a soul!!!!,
Please help this lady carry on her great love and work for these beautiful creatures,
regards
V almond

Get [Outlook for Android](#)

From:
Sent: Tuesday, August 27, 2019 11:05:52 AM
To: >
Subject: Horses NYM/2019/0431/FL

Dear madam, sir

, I'm writing to offer my total support to Cathy Edwards at Silpho Brow, the application number for her application is NYM/2019/0431/FL.

This lady totally lives and breathes to help horses , she devotes her life to helping these beautiful creatures, ive been to

Visit on numerous occasions and never passed a soul on the road, I've even wondered if I was going to the right place when I first went!!.

The wonderful work this lady and her few volunteers do is a credit to human kindness,. Unfortunately some people think more about themselves ONLY, and have no room in their hearts for any thing else except there own egos!!,

This lady is out in all weather to make sure these horses are fed and watered, they live naturally in a herd and its wonderful to see,

Love and passion to help another living creature in not based on your house or farm in this case, looking like a shop front!!!, its based on on what's

In your heart and what these horses need, and they or Cathy and her team definitely do NOT deserve this , give Cathy full support to carry on helping these beautiful animals .

SOME PEOPLE HAVE NO CHARITY WHATSOEVER, and they live in a POORER WORLD!!!, ME ME ME, !!!, HOW SAD THEY ARE !!!,

KEEP UP THE GOOD WORK CATHY,

Regards Mrs v Almond

From: [Planning](#)
To: [Planning](#)
Subject: Comments on NYM/2019/0431/FL - Case Officer Mrs H Saunders - Received from Mrs Joanne Richardson at Lyndhurst, Main Road, Gilberdyke, HU15 2SW
Date: 27 August 2019 14:21:46

To whom it may concern

I am an experienced horse owner who just over a year ago was lucky to be able to support 'all for horses' at Silpho Brow Farm West horse sanctuary by taking on a very well looked after pony called 'Feather'. Myself and my husband visited the farm on four occasions before collecting Feather. On all occasions we never passed or even saw another vehicle on the single track down to the Farm and when collecting Feather we used a horse trailer and had no issue navigating the single track road. On first arrival the farm does look a little unkempt but when you actually get out and go in to meet the horses and ponies and the very caring team who look after them you can see they are well looked after. What is clearly not understood by some people is that this is a working farm with a high number of animals that have been rescued from extremely poor conditions - it will not look as neat and tidy as someone who may have one or two ponies at home. We visited during the winter months and yes it was muddy (as is to be expected) but horses were warm, dry and well fed. Although there are guidelines for the space required for horses in paddocks ultimately as long as they are fed, watered, dry and cared for they are very happy living as nature intended in a herd environment. I hope 'all for horses' can continue the great work they are doing in rescuing animals that are in desperate need and would ultimately be put to sleep, these horses and ponies can and do go on to have a great life.

Comments made by Mrs Joanne Richardson of Lyndhurst, Main Road, Gilberdyke, HU15 2SW

Preferred Method of Contact is Email

Comment Type is Comment

**Silpho Brow Farm East
Scarborough
YO13 0JP**

Hilary Saunders
North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
York YO62 5BP

24 August 2019
Your ref: NYM/2019/0431/FL

Dear Mrs Saunders

Re: Planning Application, Silpho Brow Farm West, Scarborough, YO13 0JP

Thank you for your various letters and your visit regarding this application. We respond as follows.

Introduction

We moved to Silpho Brow in 2015 and are immediate neighbours of the applicant.

We have sympathy with the aims of the applicant in running a horse rescue charity. This is a commendable activity that must require considerable determination and dedication. In principle, therefore we would like to be able to support this application. Unfortunately, we cannot. Our experience is that the applicant's single-mindedness leads to a reluctance to communicate over their plans and activities and a real blindness as to the impact of their activities on their neighbours and on the environment generally.

It is very unfortunate that works and activities have been undertaken by the applicant for some years prior to obtaining the necessary consents that are now being sought. We are particularly concerned that approval of this application will be regarded as a "green light" and lead to a further expansion in existing commercial activities, and potentially other new activities being introduced, as discussed below.

Proposal 1: Change of use of agricultural buildings for the purposes of stabling horses and commercial storage in connection with the use of the site as a Horse Rescue, Rehabilitation and Horse Rehoming Charity.

1.1 Change of use of premises

Prior to 2014, Silpho Brow Farm West was a residential dwelling, whereas the site has now largely been "industrialised". This change of use, for which retrospective permission is now sought, has had significant impact on traffic and the local environment, as detailed below. While it is not a

material consideration for planning purposes, we would point out that the contention that the property "... is a farm", and the historical information in the "Background" section of the applicant's supporting information is incorrect. In fact, Silpho Brow Farm West was carved out of the original title to Silpho Brow Farm and sold in January 1994 under a new title with a covenant restricting its use to that of "private dwelling house and/or a smallholding" (Land Registry Ref: NYK148861).

We note that since submission of the application, the applicant has revised the red line identifying the area for which consent is sought. However, the revised red line still does not encompass the whole area already used for commercial storage, as the storage currently extends beyond the revised red line externally to the north and into another outbuilding not identified in the application.

We are aware that the applicant advertised "open days" at the property during the summer of 2018, and advertised a "Horse Behaviour Workshop" at the property earlier this month (See Annex A). Both of these initiatives could have led to a sudden, unexpected increase in traffic to the site with none of the infrastructure in place to support a large number of visitors. The possible development of the site as a training centre is not referred to in the application and would be a great concern to us.

We submit that the site is and will remain wholly unsuitable for any use or event that is open to the public or a section thereof, and if this application were to be granted we would ask for a condition to be imposed prohibiting any such use or event.

1.2 Highways and access

The unsuitability of the lane giving access to the property has been adequately described in other comments on this application and we will not repeat them. We would add, though, that the increased use of the lane by commercial vehicles creates a particular hazard for walkers and horse riders who are among the main users of the lane. The lack of verges for much of its length means that there is no means of stepping off the very narrow lane safely if a vehicle is encountered, and larger commercial vehicles are often unable to reverse safely to an informal passing space (there being no official passing spaces).

Despite the applicant's comments, it appears that there is still no satisfactory means for commercial vehicles to turn at the applicant's property. The private entrance to our drive and the adjoining property is still regularly used for turning, and on occasion drivers of delivery vehicles have opened our gates and entered our property to use our turning area, which is situated several hundred metres from the public highway. This is unacceptable.

1.3 Environmental considerations

The applicant's activities in the field referred to in the application as "15 Acre Field" leaves the highway immediately outside the entrance to our property awash with liquid mud throughout the winter months. We acknowledge that the earthworks undertaken in this field eighteen months or so ago were a bona fide attempt by the applicant to solve the problem of mud. However, in reality, they made it worse, largely because it appears that field drains were destroyed in the process, leading to flooding of the field. We therefore fully endorse the Local Highway Authority construction requirement for this location as detailed in their response to the application.

We have considerable concern about the nature of the commercial storage being undertaken by the applicant. For example, the applicant is currently storing approximately 150 used car tyres at the property. These are stacked externally, outside the revised red line on this application and within a few metres of our property. We understand that used tyres create a range of hazards, including an increased risk of vermin, and that specific regulations cover their storage. We do not know if more tyres or other hazardous items are being stored inside the applicant's buildings.

2. Retention of touring caravan for workers rest room and retention of portacabin for use as workers accommodation.

We would point out that although again it is not a material consideration for planning purposes, the applicant is in breach of a covenant established when the property was first sold: *"not to bring or keep caravans on the property except not more than one caravan ... for personal or domestic use ..."*

3. Siting of replacement summerhouse.

We have no objection in principle. However, we would ask that a planning condition be created restricting the use of any new summerhouse to social or domestic purposes only, so that a new structure cannot be used for further commercial storage or for the accommodation of more workers.

4. Gravel surfacing of field entrance to assist with drainage.

We have covered this above at 1.3. We acknowledge that the applicant is seeking to resolve problems with the washing of mud onto the highway, and this needs to be resolved urgently. Given difficulties that have previously arisen with this task, however, we would ask for a condition to be imposed to ensure proper professional supervision of all further works, so that the Local Highway Authority construction requirement is followed.

Yours sincerely

Ian and Christine Mackenzie

Annex A: Screen print: Horse Behaviour Workshop Advertisement

[← BACK TO ALL EVENTS](#)

UNDERSTAND YOUR HORSE – BEHAVIOUR WORKSHOP

Saturday, 3 August 2019
9.45 am – 5.00 pm

All For Horses, Silpho, North Yorkshire, YO13 9JP
[\(map\)](#)

Would you like to understand your horse's behaviour and read his body language?

A better understanding of horse behaviour and body language can help you improve your relationship with your own horse and give you the confidence to make better-informed choices about riding, handling, training and competing.

This one day workshop is an introduction to horse behaviour and body language. The day will include presentations as well as observational exercises with horses. You will benefit from an improved understanding of how your own horse behaves and gain new practical skills to help keep, manage and train your horse.

You will learn about:

- different aspects of horse behaviour (including play, sleep, their social life, eating, drinking, movement, reproduction etc)
- the horse's behavioural needs
- tips to improve your horse's behaviour and reduce stress
- equine communication



From:
To: [Planning](#)
Subject: Horses NYM/2019/0431/FL
Date: 27 August 2019 11:05:56

Dear madam, sir

, I'm writing to offer my total support to Cathy Edwards at Silpho Brow, the application number for her application is NYM/2019/0431/FL.

This lady totally lives and breathes to help horses , she devotes her life to helping these beautiful creatures, ive been to

Visit on numerous occasions and never passed a soul on the road, I've even wondered if I was going to the right place when I first went!!.

The wonderful work this lady and her few volunteers do is a credit to human kindness,. Unfortunately some people think more about themselves ONLY, and have no room in their hearts for any thing else except there own egos!!,

This lady is out in all weather to make sure these horses are fed and watered, they live naturally in a herd and its wonderful to see,

Love and passion to help another living creature in not based on your house or farm in this case, looking like a shop front!!!, its based on on what's

In your heart and what these horses need, and they or Cathy and her team definitely do NOT deserve this , give Cathy full support to carry on helping these beautiful animals . SOME PEOPLE HAVE NO CHARITY WHATSOEVER, and they live in a POORER WORLD!!!, ME ME ME, !!!, HOW SAD THEY ARE !!!, KEEP UP THE GOOD WORK CATHY,

Regards Mrs v Almond

-----Original Message-----

From: Planning

Sent: 27 August 2019 14:04

To: Hilary Saunders

Subject: New application post - NYM/2019/0431/FL Silpho Brow Farm West, Sur Gate, Silpho - Third Party

-----Original Message-----

From: Pauline Lupton

Sent: 26 August 2019 2

To: Planning

Subject: NYM/2019/0431/FL

Dear Sir

I write in support of the work in rescue and rehabilitation for horses carried out in Silpho at All for Horses. They were the only charity to support me when due to a secondary cancer diagnosis and loss of rental premises in Leeds, I was faced with rehoming several horses. One in particular Alice who is still with Lou as she had behavioural issues beyond the scope of most people I was facing putting her to sleep so I approached them in desperation. They responded straight away and have given Alice the times she needs to let go of some of her past trauma. I have visited her several times in the past 2 years and have tried to support Lou by doing home checks for horses lucky enough to be offered a new private home after rehabilitation . Maybe Alice's time will come but until then I know she is safe well cared for and living a natural existence in a herd with others.

Lou takes great care to match owners and horses so that there is less chance of a mismatch. This takes into account the horses ability and personality with that of the client -she insists that potential adopters visit and spends time with a potentially suitable horse so that she can assess their compatibility . To do this she needs accommodation to make the visits economical as the farm is off the beaten track. She also needs accommodation for staff and students as horses need care 24/7 every day of the year. Keeping good staff in that location is dependent on good facilities for them to live on site.

I have only ever seen minimal traffic going to the farm belonging to staff and helpers.

Lou has forged good relationships with local farms who provide hay and haylage for the horses at good rates.

This is a huge expense but due to local support has been plentiful.

Lou is starting an education programme on horse behaviour for students to enrol so that adopters can understand the needs and requirements to keep horses happy and healthy. This is to ensure the long term future of rehomed horses and the welfare of the wider horse population which she hopes will prevent neglect and ignorance .

I strongly support All for Horses -they stepped up for me and I owe them a great debt. Please give them the provision they need to take their work to the next level in horse welfare education and rehabilitation.

Kind regards

Pauline Lupton

132 Hailgate Howden

East Yorkshire

Sent from my iPhone

From: [Julia Bullock](#) on behalf of [General](#)
To: [Planning](#)
Subject: FW:
Date: 19 August 2019 09:47:39

From: Shirley baines
Sent: 17 August 2019 08:41
To: General
Subject:

I am writing regarding an application for a farm to continue as a Horse rescue centre called All for horses at Silpho. I realise now I have missed the date for objections but I must tell you what I saw when I rode through the land in winter months as an observer and horse lover. This is a Bridleway so my observations were quite valid. At the time that day as I rode towards and past 30+ ponies.

1. The landscape had changed considerably since I last rode through there. Mud from corner to corner of all the fields the ponies were in. Ponies were standing knee deep in mud.
2. The ponies had a small amount of old haylage. No obvious water trough.
3. Many ponies had their heads down looking depressed standing in mud and nothing to eat.
4. Many had rugs on which didn't look waterproof. Had slipped back and looked very uncomfortable.
5. Fencing looked in a poor state and there were metal objects in the lower field.

I was horrified and concerned as a horse lover that ponies could be kept like this. I made enquiries and was informed this was a rescue centre but I felt these ponies needed rescuing again. I know mud is inevitable with horses in winter but there were too many together and no spare fields to rotate and rest. I was and have been concerned about them but was told they had been reported to the National parks.

My name is
Shirley Baines
89 Hoxton road
Scarborough
YO12 7 SX

From: [Planning](#)
To: [Planning](#)
Subject: Comments on NYM/2019/0431/FL - Case Officer Mrs H Saunders - Received from Mr John and Jane Duffy at Surgate Brow Farm, Silpho, Scarborough, North Yorkshire, YO13 OJP
Date: 18 August 2019 19:10:05

We wish to object strongly to application NYM19/431/FL.

Our farm is situated at the end of the single track lane leading to Silpho Brow Farm West. When we bought the farm in 1990, Silpho Brow Farm was farmed as a single small dairy farm, along with an adjoining small cottage. There was very little traffic on the lane. The farm was then sold and divided into 3 dwellings, this was initially opposed by the NYM planning department on the grounds that it was unsafe to have more traffic on such a narrow lane. Most of the land was sold off to neighbouring farmers. This generated more traffic as each dwelling had two or three vehicles and heavy farm machinery used the lane to access the fields, now owned by other farms. More recently further permission was given for a holiday cottage to be added to one of the dwellings. The lane is also used by walkers, horse riders and cyclists.

Our farm land is on either side of this increasingly busy lane. We rely on being able to drive our sheep along the lane from the fields to our farm buildings. This is becoming increasingly difficult. The lane is single track with a blind double bend where it crosses a stream. It is bounded by high hedges and bracken and it is not possible to see vehicles coming on some sections. There is one passing place between the bend and Silpho Brow Farm, but none on our section of the lane. Our field gateways are increasingly being used as passing places, leaving them muddy with deep ruts in winter and making access to our fields more difficult.

We have several concerns with this application.

1. The charity is seeking, via their website, to recruit volunteers. This proposal suggests living accommodation will be provided for them in an existing portacabin or that local people could volunteer on a daily basis. This would generate further traffic on the lane. The applicants have suggested that volunteers could arrive by foot or bicycle, this is totally impractical as the farm is situated on a steep hill and subject to severe weather in winter.

2. If planning permission is granted for the conversion of the existing agricultural buildings into stables for 30 horses, the property ceases to be a farm and becomes stables. There would be nothing to prevent the current owners or any future owner from using the site as a riding stable or livery yard. This would generate an enormous volume of traffic, as horse owners visit their horses 3 or 4 times daily and take their horses out to shows, pony club etc using trailers and horse boxes. So a yard with 30 stables could generate 120 vehicle movements (there and back) daily.

3. We have noticed in recent times an increase in the number of delivery vans using the lane. Many of them stopping at our farm asking for directions to Silpho Brow Farm West. We now realise that much of this traffic is generated by the online sales business which the applicants apparently run from the farm. The application to change the use of the agricultural buildings to use for "commercial storage" surely represents an escalation of these business activities.

For all the reasons given above and to protect the tranquility of this part of the National Park, we urge the NYM planning committee to refuse this application.

Comments made by Mr John and Jane Duffy of Surgate Brow Farm, Silpho, Scarborough, North Yorkshire, YO13 OJP

Preferred Method of Contact is Email

Comment Type is Comment

Highbank

Wrea Head

Scalby

Scarborough

YO13 0PB

4 August 2019

Ref 2019/0431/FL – Silpho Brow Farm West

Notice of Objection

Dear Sir

I am writing to object to the above planning application relating to the use of the property for a horse rescue charity.

As a horse owner and frequent user of the bridleway and road which passes this property I am concerned as to the suitability and conditions these horses are already been kept in.

I am concerned that the plans have no provision for isolation or quarantine stabling. Equine flu and strangles, both highly contagious diseases have been identified in this area. Yet there appears to be no provision for dealing with an outbreak of infectious disease which would impact both the rescue horses/ponies and those equines passing by on the public access routes.

On a recent occasion I counted approximately 30 equines on the land relating to this application. Given recommended stocking densities are 1 – 1.5 acres per equine, depending on size breeding etc I am concerned at the number of equines on the available grazing. I appreciate native ponies are hardy and good doers but even taking this into account I still have concerns over the numbers involved. There appears to be very little grass currently and this situation will only deteriorate as we progress into winter.

The equines on pasture to the south of the property have very little or no shelter and are in open exposed fields. Shelter in summer from flies, sun and heat is as important as being able to shelter from winter weather.

I also find it unacceptable the appearance of the property and its land, it is an eyesore. Given this is in the National Park it has more resemblance to a scrap yard than an area of natural beauty.

The charity number quoted on the applicants' website, All for Horses, is listed on the charity commissions website as The Animal Hostel Trust, registered in Baildon, Shipley, not an equine charity based in Scarborough. The accounts for the charity are over due and I would question the suitability of the applicants. Whilst I appreciate how the charity is run is not relevant to the planning application the tardiness of the charity administration adds to my concerns over the suitability of the applicants and the property to run an equine rescue centre from these premises.

Yours Faithfully

Sarah Woodward

From: [Planning](#)
To: [Planning](#)
Subject: Comments on NYM/2019/0431/FL - Case Officer Mrs H Saunders - Received from Mrs Elaine Tranter at 2,Suspension Bridge Cottage, Sneaton Lane, Ruswarp, Whitby, YO22 5HN
Date: 02 August 2019 18:31:49

I would question if the above premises are in fact a rescue, rehabilitation and rehoming charity as there seems little evidence of rehabilitation and rehoming. There appears to be at least 30 horses on 10 hectares. (The Code of Practice for the welfare of Horses and ponies is one acre per horse.: DEFRA) The fields are in an appalling condition with excrement not removed with the associated risk to animal welfare. The fields are scattered with dangerous objects and unsafe features and the fencing is inadequate with horses often loose on the road. Overall the premises is an unsightly eyesore in an otherwise beautiful area of the National Park.

The caravan and portacabins appear totally inadequate for staff/volunteers accomodation.

The proposed stabling does not describe an isolation box for new arrivals or sick horses.

I understand that through the planning framework (Section 17) this property should be a private residence and smallholding, not for other use.I have been appalled ,particularly in winter time when using the bridleways and footpaths in the area.N

Comments made by Mrs Elaine Tranter of 2,Suspension Bridge Cottage, Sneaton Lane, Ruswarp, Whitby, YO22 5HN

Preferred Method of Contact is Email

Comment Type is Comment

From:
To: [Planning; Rosie Gee](#)
Cc:
Subject: FAO Hilary Saunders NYM/2019/0431/FL Silpho Brow Farm West YO13 0JP
Date: 25 July 2019 19:04:28
Attachments:

Dear Hilary

I hope you are well, we have not spoken for such a long time.

I write regarding the above application. Whilst I will respond at a later date on many other matters it is with some urgency that I write regarding the applicants comments regarding the sewage for the development.

To provide background, in 2016 the Environment Agency contacted the applicants and ourselves to advise that the septic tank which serves both properties was not working and was polluting a waterway. The Environment Agency put us on notice that it required an urgent replacement.

Under guidance from the Environment Agency, the applicants and ourselves jointly employed a reputable firm 'R A Dalton' to calculate the size of the system required and to correctly install it. This was done in full consultation with the Environment Agency and building regulatory requirements. I am sure you are already aware that the calculations for such 'domestic' systems are done on a 'bedroom' basis. This meant that we jointly required a 12 person system. The applicants and ourselves both have a 3 bed semi detached house and therefore each has a waste requirement of 5 persons (Environment Agency legislation and Building Regulations). In addition we have the 1 bedroom holiday let which rates as 2 persons. We had a Conder AP12 (12 person unit) installed and R A Daltons invoiced both the applicants and us for our proportion of the installation costs separately. We paid 7/12 of the costs and the applicants paid 5/12ths.

Both of the Applicants (Trustees) were fully involved during the consultation and installation. You may recall the previous occupant of Silpho Brow Farm West obtained planning permission for holiday cottages and the current applicants advised that should they carry out that development or require any other additional sewage requirements that they would install a separate system.

The proportionate costs paid by each party are not relevant to the current application however the current system will not cope with the additional usage proposed. Even if the applicants employees/volunteers use the toilet in the house the number of toilets is irrelevant, the Environment Agency / Building Regulation requirements are based on the number of bedrooms for domestic properties. We were unaware that the portacabin was used as accommodation. The Conder AP12 is a 12 person unit and is designed only to deal with that discharge, the applicants use of the portacabin as an additional 2 bedrooms plus the use by employees/volunteers is overloading the system and it is not working correctly.

The new Conder AP12 system failed its last tests by the Environment Agency. Given the close consultation and observations by the Environment Agency they did not take action on that occasion however they were unaware (and so were we) of the additional usage by the applicant. As this is a retrospective application, it appears that the actions of the applicant has been overloading the system for some time and this means that untreated effluent has been discharged into the waterway.

Now that this has been brought to your attention it requires immediate action that cannot wait for a Committee Meeting. Similarly, as pollution is occurring and the system is significantly over loaded by the applicants actions, to grant planning permission with a standard 3 year completion date is inappropriate. As the application is for retrospective permission, the applicant should be advised that the sewage is an immediate and pre-requisite requirement to the consideration of any such planning approval.

I attach the original quote and calculations from R A Dalton dated July 16 and a letter received from them this morning confirming that the current system is inadequate for the current application.

In view of the pollution currently being caused please may I have your comments as to what happens now as a matter of urgency?

Please note that I shall write at a later date with regards to other matters and please record that I would like to speak as an objector at the planning committee meeting.

Kind regards

Jacqui Shipman

Attachments x 2

Silpho Brow Cottage
Silpho Brow
Scarborough
YO130JP



RA DALTON

waste water specialists

Mr and Mrs Shipman
Silpho Brow
West Silpho
Scarborough
YO13 0JP

HEAD OFFICE:
BURTREE FORD
COWSHILL
BISHOP AUCKLAND
CO. DURHAM
DL13 1DB

Dear Mr and Mrs Shipman

Ref: Condor ASP 12 Population

I can confirm that the system installed at your property is a Condor 12 population ASP which is designed to treat a maximum 2.4 cubic metres per day as peak load. This serves a 3-bedroom property, which at peak is 5 population, 1-bedroom holiday cottage which at peak is 2 population and another 3-bedroom property which again at peak is 5 population. This is the maximum occupancy based on the peak flows and loads as per both the Environmental Agency and Building Control guidelines.

The system installed will not deal with the proposed planning application as this will add another 4 population at peak and does not comply with the original building regulations.

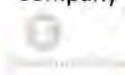
If you would like any further information please do not hesitate to contact me.

Yours sincerely,

Alistair Dalton
Managing Director

All correspondence to Head Office Address above

V.A.T Reg. No. 827 7242 15 Company No. 04880888





RA DALTON

waste water specialists

12 July 2016

Mr & Mrs Shipman
Silho Brow
West Silpho
Scarborough

HEAD OFFICE:
BURTREE FORD
COWSHILL
BISHOP AUCKLAND
CO. DURHAM
DL13 1DB

Ref: Sewage Treatment System

Dear Mr & Mrs Shipman

Further to my visit regarding upgrading the present failing foul drainage system to serve the No. 2 - 3 bedroom properties along with the No.1 bedroom holiday let attached to your property, I can confirm that the most cost effective and least noisy type of treatment plant is the Klargester Bio Disc. However, as discussed you have concerns about the reliability of the system. Therefore, we can offer the following options of air blown treatment systems:

1. Klargester Bio Tec 2 vessel supplied to site.
2. Condor ASP12 treatment vessel to site.

Please find enclosed information on each of these treatment units.

- Supply of a Klargester Bio Tec 2 vessel to site @ £2,571.00 plus VAT.

Or

- Supply of a Conder ASP12 vessel to site @ £2,210.00 plus VAT. *

Excavation and installation of either vessel in a full concrete encasement. Connect the inlet drainage to the existing foul pipe work. Connect the outfall from the proposed treatment plant via a sample point back into the existing outfall drainage system that flows to the water course. Install a dedicated power supply from the stable complex with the inclusion of a power consumption meter.

Total estimated cost to carry out the above works will be £2,800.00 plus VAT. *

To de-commission the existing septic tank which will involve a full empty and wash down. In-fill with gravel with a concrete plug placed in the access point will be £350.00 plus VAT. *

2210
2800 + VAT = £6372.
300

All correspondence to Head Office Address above



RA DALTON

waste water specialists

We have made no allowance within the above cost for:

1. Removal of spoil from the site.
2. Hard excavation materials.
3. Shoring if we find the ground to be unstable.
4. A water Supply to ballast the vessel.
5. Welfare facilities if required.
6. Emptying of any existing system if required.
7. Building notice or environment agency permit if required.

We would advise that the works are covered by building control.

Payment Terms:

Full payment of the treatment vessel prior to delivery.
Remaining costs 30 days from date of invoice.

If we can help further please let me know.

Yours sincerely

pp. K. Devlin

Alistair Dalton

All correspondence to Head Office Address above

QSF Period re Testing / Connected to
BSEN 12566

END AUG / START SEPT

ASP range



the conder **ASP range** of package sewage treatment plants

clereflo™ ASP 6-25



demand special treatment

Designed and tested in accordance with BSEN12566-3:2005 and with the British Water Code of Practice for Flows and Loads, the Clereflo ASP will serve a population range from 6-20 persons and is suitable for residential and commercial projects where mains drainage is not available. Typical applications include single dwellings, small communities or developments, refurbishments and rural barn conversions.

For homeowners and self-builders the key features of the new Clereflo ASP are its discreet below ground installation, its quiet odourless operation and the low ongoing maintenance and running costs. For builders and developers, as well as being price competitive, the Clereflo ASP's compact design offers a low-cost, easy installation process.

FEATURES AND BENEFITS

- Independently Tested to BSEN12566-3:2005
- Value for money
- Completely below-ground installation
- Easy to install – reduced costs
- Proven technology with reliable performance
- Quiet, odourless operation
- Compact design with no moving parts
- Typically 1 to 3-year desludging period
- Deeper inverts available with a standard extension kit
- Option for pumped influent or effluent
- Effluent Standard: 20mg/l BOD; 30mg/l SS; 20mg/l NH3
- Suitable for discharge to ground or watercourse (subject to Environment Agency consent)

All applications should be specified to comply with the British Water Code of Practice for Flows and Loads. Further advice and assistance is available from our experienced internal and external sales teams. Site visits and assessments are recommended to ensure the correct equipment is proposed for each application.

Standard range plants produce an effluent quality of 20mg/l BOD; 30mg/l SS; 20mg/l NH3. The correct plant should be selected to meet the requirements of the discharge consent granted by the Environment Agency, SEPA or EHS.

PRODUCT REFERENCE (pe)	MAX FLOW PER DAY (M ³)	MAX LOAD PER DAY	
		BOD g	NH3 g
ASP06	1.2	360	48
ASP12	2.4	720	96
ASP16	3.2	960	128
ASP20	4	1200	160
ASP25	5	1500	200



about conder environmental solutions

Protecting the water environment has been the mission of Conder Environmental Solutions, since it was established in the early 1970s. The business is organised into specialist divisions: Conder Products, Conder Technical Solutions, Conder Pumping Solutions. Our full capability extends beyond our successful range of 'sealed-design' commodity products, to providing expert consultancy and design for hi-specification bespoke solutions across all areas of wastewater pollution control. Conder works closely with engineers, architects, specifiers, developers and self-builders. Providing support from detailed site surveys, plant selection, full technical proposals and liaison with regulatory bodies where necessary, we will ensure that our client achieves the most environmentally sound and cost-effective solution.



CONDER PRODUCTS

Our specialist commodity division offers a portfolio of products ranging from oil separators and small sewage treatment plant, to pumping stations and attenuation or storm water balancing tanks. Our Clereflo range of small-scale domestic sewage treatment plants serve 6-50 population equivalents, utilising either Activated Sludge Plant (ASP) or Submerged Aerated Filter (SAF) technology. Highly price-competitive, with minimal running costs, the Clereflo range is the low energy solution for applications where access to mains drainage is not available.

CONDER TECHNICAL SOLUTIONS

The capability of Conder's Technical Solutions division illustrates the breadth of the company's expertise and has established Conder as the authority in hi-specification projects. As a solutions provider our expertise extends across a product range that includes SAF technology unitank and modular sewage treatment systems up to 1800pe, Membrane BioReactor sewage treatment systems up to 5000pe, attenuation, engineered vessels and other specialist tanks.

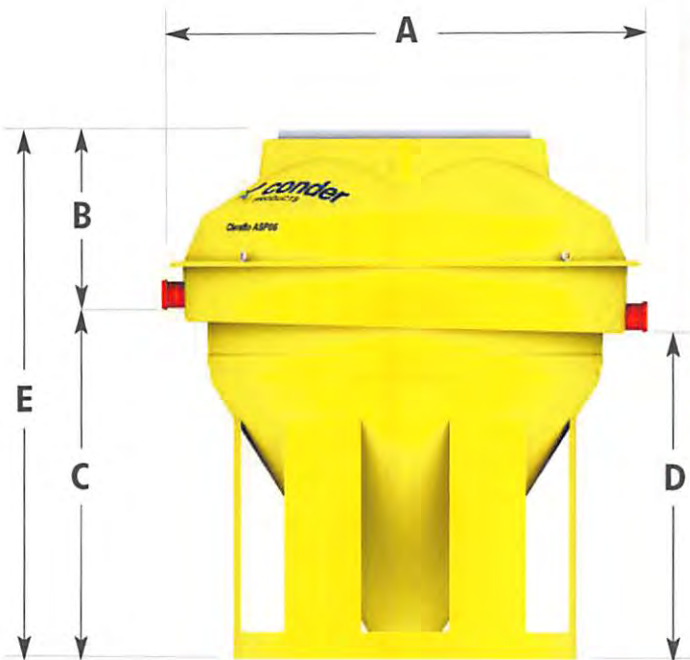
CONDER PUMPING SOLUTIONS

We offer a range of water and wastewater pumping solutions for domestic, commercial and industrial applications from off the shelf packages, through to custom-built pumping solutions.

SERVICE

Products installed to protect the environment must be maintained and serviced regularly to ensure that they continue to operate efficiently and effectively. Failure to do this will undoubtedly lead to pollution of the water environment, which is an offence and may result in prosecution. Through a nationwide network of British Water accredited engineers, Conder's service partners offer a full service and technical package which can include product support, commissioning, waste management and ongoing service and maintenance programmes.

specification



CLEREFLO UNIT	ASP06	ASP12	ASP16	ASP20	ASP25
Population Equivalent	6	12	16	20	25
Hydraulic Load (l/day)	1200	2400	3200	4000	5000
Organic Load (g BOD5/per day)	360	720	960	1200	1500
NH3 (g per day)	48	96	128	160	200
O/A Diameter (mm)	A	2080	2080	2080	2080
Standard Inlet Invert (mm)	B*	780	780	780	780
Inlet Invert to Base (mm)	C	1500	1800	1900	2000
Outlet Invert to Base (mm)	D	1400	1700	1800	1900
O/A Depth (mm)	E*	2280	2580	2680	2780
Pipework Fitting (mm)		110	110	110	110
Max Rated Power (Watts)		135	225	225	300
Estimated Power Consumption at working pressure (Watts)		100	170	165	220
Cover Size		750 SQ	750 SQ	750 SQ	750 SQ
Plant Weight		230kg	260kg	300kg	360kg

* Deeper inverts can be accommodated with extension shafts.

OPTIONAL EXTRAS

Extension kit

Deeper inverts can be accommodated by means of an access extension kit which is available in 1.0m and 2.0m lengths. These are designed to be cut to suit on site and can also be retrofitted, again on site, taking away the worries of installing at incorrect levels.

Package Pump Stations

Inlet sewage and final effluent pump chambers are available in single or dual units, at varying inverts designed to suit the customer's on site requirements. Again these can be retrofitted if problems occur during installation.

Sample Chamber

A Sample Chamber is required in order for the regulatory authority to take representative samples of the final effluent for testing.

SERVICE

Package sewage treatment plants are installed to treat wastewater and to protect the environment. They must be cared for and maintained so that they can continue to operate effectively. Failure to do this will undoubtedly lead to pollution of the water environment, which is an offence and may result in prosecution.

For the Clereflo ASP, Conder Products recommends that a maintenance agreement is taken out to service the plant as indicated in the Environment Agency Guideline PPG4. A plant de-sludge should be carried out between 1 and 3 years (depending on the plant loading).

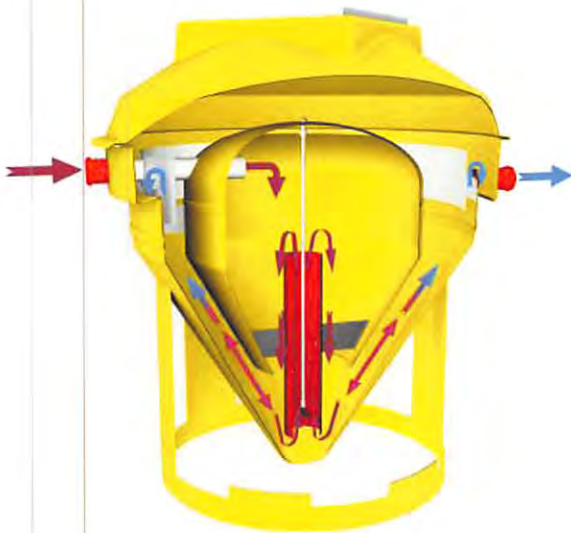
Through a nationwide network of British Water accredited service engineers, Conder's partners offer a comprehensive range of services including commissioning and ongoing service contracts.



process and plant description

The Clereflo ASP treatment plant comprises a single tank. Within the tank there is an inner central bio-zone chamber and an outer settlement zone. The plant accepts and treats the incoming sewage, using the extended aeration principle, in the central bio-zone chamber. A simple coarse bubble diffuser, housed in a draft tube, introduces the air that provides the oxygen to the bacteria, which then treats the sewage. The bio-zone retains the mixture of sewage and bacteria until the level of treatment has been achieved.

The treated effluent then enters the settlement zone where settlement takes place. The settled solids are drawn back towards the draft tube, with the diffuser in it, and are returned via the airlift principle to the bio-zone for further treatment. The treated (final) effluent subsequently leaves the plant over a weir, at the outlet level, that extends around the circumference of the tank. The movement of fluid through the whole system is by gravity displacement. There are no moving parts in the treatment plant.



installation

Conder Products advises the use of a suitably experienced and qualified installation company to install any of its products. For suggested installers in your area, please contact our sales team on: 08702 640004. Care should be taken to fully assess the site ground conditions prior to commencement of installation. The ASP range requires a relatively low cost installation, typically using only a 200mm deep concrete base followed by pea shingle or self compacting backfill.

Detailed installation guidelines are provided for each product. All electrical work should be carried out in accordance with current regulations (for example NIC EIC/Building Regulations).



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ASP 6-20pe Package Sewage Treatment Plant



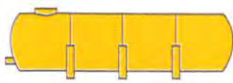
NSAF 25-50pe



Techflo SAF 60-600pe
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We reserve the right to alter specification without prior notice.

TM – Techflo is a registered Trade Mark

TM – Clereflo is a registered Trade Mark

North York Moors National Park Authority

Scarborough Borough Council (South) Parish: Harwood Dale	App No. NYM/2019/0431/FL
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Proposal: change of use of agricultural buildings for the purposes of stabling horses and commercial storage in connection with the use of the site as a horse rescue, rehabilitation and horse rehoming charity, retention of touring caravan for workers rest room, retention of portacabin for use as workers accommodation, siting of toilet block, replacement summerhouse and gravel surfacing of field entrance to assist with drainage together with fenced external storage area

Location: Silpho Brow Farm West, Sur Gate, Silpho

Applicant: Edwards, Silpho Brow Farm West, Sur Gate, Silpho, Scarborough, YO13 0JP

Date for Decision: 09 September 2019

Grid Ref: 498091 493296

Director of Planning's Recommendation

Approval subject to the following conditions:

1. PLAN01 Strict Accordance With the Documentation Submitted or Minor Variations
2. WPDR12 Site Licence Required
3. RSU001 Use Restricted to That Specifically Proposed (horse rescue centre and associated commercial storage)(Class B8 or D2)
4. RSU000 The portacabin workers accommodation hereby approved shall not be occupied as a separate independent dwelling and shall remain ancillary to the business known as "All for Horses" at Silpho Brow Farm West, and shall not be sold or leased separately without a further grant of planning permission from the Local Planning Authority.
5. RSU000 There shall be no commercial use of the stables hereby permitted and it shall be used only for the horses kept in association with the horse rescue charity ancillary to the occupation of the property known as Silpho Brow Farm West and for no other purposes, including livery or riding lessons, unless a separate grant of planning permission has first been obtained from the Local Planning Authority.
6. RSU000 No open days or training events shall be held at the development hereby approved unless otherwise agreed in writing by the Local Planning Authority.
7. RSU000 The summerhouse hereby approved shall only be used for domestic purposes ancillary to the occupation of the host dwelling and for no other purpose.
8. GACS01 Hours of Use of Machinery
9. GACS00 No goods shall be displayed, stored, sold or offered for sale and no storage of materials, machinery, vehicles, waste or other items shall take place outside the areas edged in red on the amended site plan received on 22/08/2019 without the prior written agreement of the Local Planning Authority.
10. GACS07 External Lighting – Submit Details

Application No: NYM/2019/0431/FL

Conditions continued

11. GACS19 Details of Manure Storage and Waste to be Agreed
12. DRGE00 Within 3 months of the date of this permission the development hereby permitted shall be carried out in accordance with the approved non-mains drainage assessment (Foul Drainage Assessment Form) dated 18th October 2019 including the following specific mitigation measures detailed therein:
- Work on the new installation should not commence until a permit is granted
 - Soakaways to be constructed to BS6297:2007
 - No connection to watercourse or land drainage system and no part of the soakaway system is within 10 metres of any ditch or watercourse
 - No siting of the septic tank within 50 metres or upslope of any well, spring or borehole used for private water supply
13. HWAY00 Within 3 months of the date of this permission the access(es) to the site shall be set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements:
- a. The crossing of the highway verge (to be used as a field access only) shall be constructed in accordance with the approved details and/or Standard Detail number E9A.
 - b. Any gates or barriers shall be erected a minimum distance of 2 metres back from the carriageway of the existing highway and shall not be able to swing over the existing or proposed highway.
 - c. Provision to prevent surface water from the site/plot discharging onto the existing or proposed highway shall be constructed in accordance with the approved details shown on drawing (insert drawing number) and maintained thereafter to prevent such discharges.
 - d. The final surfacing of any private access within 2 metres of the public highway shall not contain any loose material that is capable of being drawn on to the existing or proposed public highway.
- All works shall accord with the approved details unless otherwise agreed in writing by the Local Planning Authority.
14. HWAY00 Within 3 months of the date of this permission full details of the following shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority:
- i) vehicular turning arrangements;
 - ii) manoeuvring arrangements;
 - iii) loading and unloading arrangements.
15. HWAY00 Within 4 months of the date of this permission the approved vehicle access, parking, manoeuvring and turning areas approved under condition number 12 shall be:
- i) constructed in accordance with the submitted drawing to be submitted under Condition 14 above;
 - ii) are available for use unless otherwise approved in writing by the Local Planning Authority.
- Once created these areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

Application No: NYM/2019/0431/FL

Conditions continued

16. HWAY00 Within 4 months of the date of this permission the details of the following off site required highway improvement works, works listed below shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Local Highway Authority:
- a. 2 no constructed passing places - The provision of two passing places at locations to be fully agreed but generally in the section of lane, one northeast of the double bends and one between the bends and Silpho Brow Farms, each place shall provide a 5 metre minimum width carriageway width for a distance of 6 metres in length and provide 30 degree entry and exit tapers when completed, each passing place shall be constructed in accordance with NYCC standard passing place details unless otherwise agreed.
 - b. A programme for the completion of the proposed works has been submitted to and approved writing by the Local Planning Authority in consultation with the Local Highway Authority.
17. HWAY00 Unless otherwise approved in writing by the Local Planning Authority in consultation with the Highway Authority, within 4 months of the date of this permission the following highway works shall have been constructed in accordance with the details approved in writing by the Local Planning Authority under condition number 16:
- a. 2 no constructed passing places - The provision of two passing places at locations to be fully agreed but generally in the section of lane one northeast of the double bends and one between the bends and Silpho Brow Farms, each place shall provide a 5 metre minimum width carriageway width for a distance of 6 metres in length and provide 30 degree entry and exit tapers when completed, each passing place shall be constructed in accordance with NYCC standard passing place details unless otherwise agreed.
18. RSU00 The portacabin workers accommodation hereby approved shall be removed from the site within 5 years of the date of this permission.

Informatives

1. Private Access/Verge Crossings: Construction Requirements
2. Details of Access, Turning and Parking
3. Adjacent Public Rights of Way





27/03/2018 09:53

Application No: NYM/2019/0431/FL

Consultations

Parish – 16/9/2019 – Object – It seems that many of the things proposed in the application are already taking place. Concerns were expressed regarding the impact & problems caused by the number of vehicles accessing the property on a regular basis, since this included courier vans delivering/collecting items for the online retail business as well as staff. There were also concerns in respect of the land drainage and adequacy of the septic tank and the impact this would have on the nearby watercourse. A breach of covenant was also referred to - apparently when Silpho Brow Farm West had come into being in 1994 (by the original Silpho Brow Farm being split into three separate properties) a covenant had been placed on Silpho Brow Farm West requiring it only to be used as a private dwelling house and/or a smallholding.

Council is of the view that while the sentiment behind the enterprise is good, the proposals are an over-intensification.

The access road is part highway and part private - it is single track and there are no passing places yet there will be extra traffic. It is believed that some of the gates to fields adjacent the access road open into the road, which is not acceptable. There are concerns regarding the land drainage and the adequacy/drainage of the septic tank serving the property.

Council therefore objects to the application as submitted on the grounds it is contrary to:-

- NYMNP Adopted Local Plan Policy 17 and NYMNP Pre-Submission Draft Local Plan (April 2019) Policies BL11 Commercial horse Related Development
- NYMNP Adopted Local Plan Development Policy 1 and NYMNP Pre-Submission Draft Local Plan (April 2019) Policies ENV7 Environment Protection

Highways – 3/9/2019 – Recommend Conditions – Beacon Brow Road is a narrow single track road with no passing places or turning head, the number of large vehicles required to deliver hay and straw to the property would be considered an intensification of use.

Comments superseded by those received on 24/12/2019

30/9/2019 – The measurements on the turning plan show that it meets the requirements for general small vehicles, cars and small transit type vans but would not be large enough for some of the larger vehicles which could reasonably be expected, e.g. horse boxes or vehicles with trailers. The turning area should be suitable for a minimum of rigid vehicles, such as a horse box or a vehicle with a horse trailer. There are turning space requirement drawings within the residential highway design guide on our website.

The intensification of use of Beacon Brow Road either for the provision of food/bedding or other horse related items or for the supporting web sales business would require passing places for the safety of all highway users, gates to open inwards and for the provision of a suitable sized turning space within the property. There should not be a turning area within the excavated unsurfaced area in the adjacent field which causes vehicles to also use the narrow highway and the opposite driveways and has on a number of occasions deposited significant quantities of mud on the highway. The new widened gateway should be surfaced within the highway to the local highway authority standard as submitted with my recommendation and as previously requested.

24/12/2019 – This intensification could only be accommodated with improvements to the highway by construction of 2 no. passing places in locations as identified along the length of Beacon Brow Road, to be constructed to the satisfaction of the local Highway Authority.

Application No: NYM/2019/0431/FL

Consultations continued

The application also intends to gravel a field access. The use of loose material within the highway is not acceptable; any works within the highway should be constructed to the satisfaction of the local Highway Authority. The location was an existing gate into a field, however the applicant has excavated an area of the field for use as a turning area for vehicles delivering or collecting from the site. This area has not been surfaced and is currently soil, which during inclement weather is not suitable for any vehicles as should the vehicles not get stuck, they deposit mud over the highway. This is not an acceptable location for a turning area as it requires vehicles to reverse onto the highway at the junction of two other drive accesses. A turning area to service Silpho Brow Farm West has been identified within the curtilage of the farm itself and should be large enough to allow any vehicle which may be required at the property to turn without encroaching onto the highway verge. Vehicles should not be reversing along this narrow single track road to find a suitable turning point. On my recent site inspection the field gate was still able to open out across the public highway causing an obstruction. Any gates should be required to open into the field and not be permitted to swing over the highway.

Environment Agency – 21/8/2019 – Object – Because it involves the use of a non-mains foul drainage system but inadequate assessment of the risks of pollution to the water environment has been provided by the applicant. The application form indicates that foul drainage is to be discharged to a non-mains drainage system. In these circumstances the planning practice guidance (PPG) (ref ID 34-020-20140306) advises that applications for developments relying on anything other than connection to a public sewage treatment plant should be supported by sufficient information to understand the potential implications for the water environment. In this instance inadequate information has been submitted.

In particular, the submitted application fails to provide sufficient information to demonstrate that the current foul drainage system is of adequate capacity and is appropriately designed.

Overcoming our objection

The applicant should provide a full FD1 assessment. This information must satisfactorily demonstrate to the Local Planning Authority that the risk to controlled waters has been fully understood and can be addressed through appropriate measures. This information should include:

- Details of an upgraded package STW, and submission of details of a reputable contractor to demonstrate that the discharge will be brought back into compliance with the General Binding rules.

3/10/2019 – We have reviewed and note the additional information submitted by the applicant, however we must maintain our previous objection to the proposal as set out in our letter dated 21 August 2019. The applicant should still provide a full FD1 assessment as previously requested. This information must satisfactorily demonstrate to the Local Planning Authority that the risk to controlled waters has been fully understood and can be addressed through appropriate measures. A separate tank may be required for either excess load, or to separate from the neighbours altogether.

30/10/2019 – We have reviewed the following additional information submitted with the application;

- Document titled 'septic tank information' dated 2019-10-21, (including FDA1 Form)

Application No: NYM/2019/0431/FL

Consultations continued

Based on our review of the above we can now **remove objection** to the proposal. It will be acceptable if the measure(s) detailed in the non-mains drainage assessment submitted with this application are implemented and secured by way of a planning condition on any planning permission.

Contrary to the assertion in the FDA1, this proposed discharge is **NOT** compliant with the General Binding Rules, and as such, a permit is required, due to the volume being in excess of 2m³ for a discharge to ground. The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

3/12/2019 – Thank you for your re-consultation regarding the above proposal which was received on 19 November 2019. We have reviewed the information submitted and our previous comments in our letter dated 30 October 2019 remain valid.

Environmental Health –

27/8/2019 – Licencing – the licensing regime does not cover such activities unless there is an element of “riding establishment” which I’m not aware there is with this one.

Police – Traffic**North Yorkshire Building Control Partnership –****British Horse Society –****Fire Officer –****Advertisement Expiry Date – 29 August 2019****Others – 25/7/2019 – Jacqui Shipman, Silpho Brow Cottage, Silpho Brow – Object**

The septic tank which serves both properties was not working and was polluting a waterway. The Environment Agency put us on notice that it required an urgent replacement. This was done in full consultation with the Environment Agency and building regulatory requirements. You may recall the previous occupant of Silpho Brow Farm West obtained planning permission for holiday cottages and the current applicants advised that should they carry out that development or require any other additional sewage requirements that they would install a separate system.

The current system will not cope with the additional usage proposed. As this is a retrospective application, it appears that the actions of the applicant have been overloading the system for some time and this means that untreated effluent has been discharged into the waterway.

27/8/2019 - In 1994 Silpho Brow Farm was divided into three properties with a covenant that states that “*The purchaser (now The Applicant) covenants ‘Not to use the property or any part of it or suffer it to be used otherwise than as a private dwelling house and/or a smallholding’.*”

The application address has not ‘always been a farm’ and since the 7 January 1994 the Application address has **not** been a ‘Farm’. The Applicants requirement for ‘Commercial Storage’ is contrary to the Covenant. The Applicants request to use the site for horse rescue & rehabilitation is also contrary to the Covenant.

Application No: NYM/2019/0431/FL

Others continued

Object for the following reasons:-

- The application does not fit any Core Policy within 'The Planning Framework'
- The only 'Core Policy' that should be given further consideration is Core Policy H Supporting the Rural Economy
- It is considered by many to be an 'eyesore' and other objections refer to this.
- The applicant has inconvenienced and caused nuisance to neighbouring properties.
- The 1.5 jobs created appear to have been filled by two of the three Trustees of the charity who are the occupants of the premises. The one full time and additional part-time employment opportunities that may have been created are far outweighed by the adverse impact the development has had both on the natural beauty of the landscape and the local community.
- Manure - The current manure pile has not been removed or spread since 2015 and continues to increase in size.
- If manure is exchanged with neighbouring farms for straw then the removal of the manure and the delivery of straw will create additional traffic.
- The portacabin spans two almost bays of the agricultural barn
- The caravan & portacabin can be viewed from footpaths, bridleways and other public rights of way and are not in keeping with the other buildings or the open countryside in which this property sits. They are particularly unsightly and poorly maintained.
- The summerhouse sits well away from the property and does not appear to have been granted the necessary permissions for its initial construction. Furthermore it is immediately adjacent to a local authority maintained highway.
- The area of the gravel surfacing of field entrance is excessive.
- Road Traffic - There are several delivery vans each day that deliver and collect to & from the property. As the property sits on a single track lane and there is no turning point, the delivery vans use private land belonging to ourselves and our neighbours upon which to turn around. In addition, there are many deliveries of hay and straw on articulated tractor & trailer combinations.
- In parts, the application documents are misleading, incorrect and do not detail the applicants full activities. The intensity of numbers that graze the land exceed both the Planning Authorities guideline of 1 equine per 2 acres and also the Department for Environment, Food and Rural Affairs guidance of 0.5 to 1 hectare per equine (The applicant states the total site is 10.11 hectares and there is usually in excess of 30 ponies upon it.
- The applicant has erected a fence on the boundary of the highway which is unsightly and approximately 2 metres high when the permitted height is 1 metre.
- The applicant advises that the existing sewage treatment plant that serves the property is sufficient to process the effluent from the proposed development. This is incorrect and has been addressed separately by us, The Environment Agency and the company who installed the system.
- The fencing of the fields and along the highway is in poor condition and is insufficient.
- Failure to Enhance the National Park. It is questionable what the Applicant has done to enhance the natural beauty of the National Park.

For these reasons the application should be refused.

27/9/2019 - Following the submission of further comments by the applicant I am writing to confirm that my objection still stands.

Application No: NYM/2019/0431/FL

Others continued

The restrictive covenants (relating to farm use only) should be considered by the Planning Authority as they were applied at the time the Planning Authority granted permissions for the farm to be developed into three properties.

The Environment Agency has objected to the application, NYCC Highways Department have objected for the reasons that they have stated and the local Parish Council voted unanimously to object to this application. The applicant and five objectors attended the meeting.

The applicant has stated that their activities cause minimal traffic but the owners of the only other 3 properties on the lane have all objected because the traffic has increased substantially. Visitors and delivery vans attending the applicants address use the private drive entrances of other properties on the lane to turn around and also pull into private properties to request directions. At the Parish Council meeting, a local Parish Councillor also advised other Councillors how 'many white vans' entered his own yard requesting directions to the Applicants address each week. The applicant has submitted confidential information to the Planning Officer to show that their online sales are low. All three immediate neighbours disagree and there is information available on the Charity Commission Website that is published for public viewing and supports my objection, it can be found here;

The applicant purchased the application address in 2015 and Internet Sales according to the publicly published charity accounts for 2015 – 2018 range between £3,000 to £8,000. This shows a significant year on year increase and provides further evidence of the goods arriving and leaving the applicants address and hence the increased volumes of large delivery vans that we have encountered. The increased traffic causes significant inconvenience and unauthorised use of our private properties.

31/10/2019 - The Environment Agency and NYCC Highways have made further comments. In response to those comments I would like to make the following comments;

The EA response advises that in order to overcome the EA objection, the applicant should provide a full FD1 Assessment and submit details of a reputable contractor to demonstrate that the discharge will be brought back in line with the General Binding Rules.

NYCC advise that it is necessary for the construction of passing places along Beacon Brow Road and I assume these will be at the Applicants cost. Where will these be and, given the previous excess mud deposits on the road will there be a requirement for them to be constructed to highway standards by a contractor whom is authorised to work within a public highway? With regards to the construction of passing places (and for the safety of all users of Beacon Brow Road) what will be the timescale for the installation of them? Whilst the Applicant has provided further information regarding a turning area, there don't appear to be any comments to address either the prevention of surface water discharge onto the existing highway or the correct construction of the verge crossing. As this is a retrospective application, I assume both of the above are currently required before the application is considered at a planning meeting.

2/8/2019 – Mrs Elaine Tranter, 2 Suspension Cottages, Sneaton Lane, Ruswarp – There seems to be little evidence of rehabilitation and rehoming. There appears to be at least 30 horses on 10 hectares, the fields are in an appalling condition and are scattered with dangerous objects and inadequate fencing with horses often loose on the road. Overall the premises are an unsightly eyesore in an otherwise beautiful area of the National Park. The portacabin and caravans appear totally inadequate for staff/volunteers.

Application No: NYM/2019/0431/FL

Others continued

6/8/2019 – Sarah Woodward, Highbank, Wrea Head, Scalby – Object. I am concerned as to the suitability and conditions these horses are already been kept in. The plans have no provision for isolation or quarantine stabling. Equine flu and strangles, both highly contagious diseases have been identified in this area. Yet there appears to be no provision for dealing with an outbreak of infectious disease which would impact both the rescue horses/ponies and those equines passing by on the public access routes.

On a recent occasion I counted approximately 30 equines on the land relating to this application. Given recommended stocking densities are 1 – 1.5 acres per equine, depending on size breeding etc I am concerned at the number of equines on the available grazing. I appreciate native ponies are hardy but even taking this into account I still have concerns over the numbers involved. There appears to be very little grass currently and this situation will only deteriorate as we progress into winter.

The equines on pasture to the south of the property have very little or no shelter and are in open exposed fields. Shelter in summer from flies, sun and heat is as important as being able to shelter from winter weather.

I also find it unacceptable the appearance of the property and its land, it is an eyesore. Given this is in the National Park it has more resemblance to a scrap yard than an area of natural beauty.

18/8/2019 - Mr John and Jane Duffy of Surgate Brow Farm, Silpho – Object. Our farm is situated at the end of the single track lane leading to Silpho Brow Farm West. Silpho Brow Farm was originally farmed as a single dairy farm, along with an adjoining small cottage. The farm was then sold and divided into three dwellings; this was initially opposed by the NYM planning department on the grounds that it was unsafe to have more traffic on such a narrow lane. Most of the land was sold off to neighbouring farmers, generating more traffic as each dwelling had two or three vehicles and heavy farm machinery used the lane to access the fields, now owned by other farms. More recently further permission was given for a holiday cottage to be added to one of the dwellings. The lane is also used by walkers, horse riders and cyclists.

Our farm land is on either side of this increasingly busy lane. We rely on being able to drive our sheep along the lane from the fields to our farm buildings. This is becoming increasingly difficult. The lane is single track with a blind double bend where it crosses a stream. It is bounded by high hedges and bracken and it is not possible to see vehicles coming on some sections. There is one passing place between the bend and Silpho Brow Farm, but none on our section of the lane. Our field gateways are increasingly being used as passing places, leaving them muddy with deep ruts in winter and making access to our fields more difficult.

We have several concerns with this application.

1. The charity is seeking to recruit volunteers. This would generate further traffic on the lane. The applicants have suggested that volunteers could arrive by foot or bicycle; this is totally impractical as the farm is situated on a steep hill and subject to severe weather in winter.

2. If planning permission is granted for the conversion of the existing agricultural buildings into stables for 30 horses, the property ceases to be a farm and becomes stables. There would be nothing to prevent the current owners or any future owner from using the site as a riding stable or livery yard. This would generate an enormous volume of traffic, using trailers and horse boxes. So a yard with 30 stables could generate 120 vehicle movements (there and back) daily.

Application No: NYM/2019/0431/FL

Others continued

3. Increase in the number of delivery vans using the lane. We now realise that much of this traffic is generated by the online sales business which the applicants apparently run from the farm. The application to change the use of the agricultural buildings to use for "commercial storage" surely represents an escalation of these business activities.

For all the reasons given above and to protect the tranquillity of this part of the National Park, we urge the NYM planning committee to refuse this application.

19/8/2019 – Shirley Baines, 89 Hoxton Road, Scarborough – Object. This is a Bridleway and I rode through the land in winter months. At the time that day as I rode towards and past 30+ ponies.

1. The landscape had changed considerably since I last rode there. Mud from corner to corner of all the fields the ponies were in with ponies standing knee deep in mud.
2. The ponies had a small amount of old haylage. No obvious water trough.
3. Many ponies had their heads down looking depressed standing in mud and nothing to eat.
4. Many had rugs on which didn't look waterproof and looked very uncomfortable.
5. Fencing looked in a poor state and there were metal objects in the lower field.

I was horrified and concerned that ponies could be kept like this and felt these ponies needed rescuing again. I know mud is inevitable with horses in winter but there were too many together and no spare fields to rotate and rest.

24/8/2019 – Ian and Christine Mackenzie, Silpho Brow Farm East – Object. We are immediate neighbours of the applicant and have sympathy with the aims of the applicant in running a horse rescue charity; therefore we would like to be able to support this application. Unfortunately, we cannot. It is very unfortunate that works and activities have been undertaken by the applicant for some years prior to obtaining the necessary consents that are now being sought. We are particularly concerned that approval of this application will be regarded as a "green light" and lead to a further expansion in existing commercial activities, and potentially other new activities being introduced.

Prior to 2014, Silpho Brow Farm West was a residential dwelling, whereas the site has now largely been "industrialised". This change of use has had significant impact on traffic and the local environment, as detailed below. We submit that the site is and will remain wholly unsuitable for any use or event that is open to the public

Highways and access is unsuitable -Despite the applicant's comments, it appears that there is still no satisfactory means for commercial vehicles to turn at the applicant's property. The private entrance to our drive and the adjoining property is still regularly used for turning, and on occasion drivers of delivery vehicles have opened our gates and entered our property to use our turning area, which is situated several hundred metres from the public highway. This is unacceptable.

Environmental considerations - the entrance to our property is awash with liquid mud throughout the winter months. We also have considerable concern about the nature of the commercial storage being undertaken.

We have no objection in principle to the summerhouse. However, we would ask that a planning condition be created restricting the use of any new summerhouse to social or domestic purposes only, so that a new structure cannot be used for further commercial storage or for the accommodation of more workers.

26/8/2019 – Pauline Lupton, 132 Hailgate Howden – Support. They were the only charity to support me when due to illness and loss of rental premises; I was faced with rehoming

Application No: NYM/2019/0431/FL

Others continued

several horses. One in particular I was facing putting to sleep due to behavioural issues. They have given Alice the times she needs to let go of some of her past trauma. I have visited her several times in the past two years and have tried to support them by doing home checks for horses. They take great care to match owners and horses. She insists that potential adopters visit and spends time with a potentially suitable horse so that she can assess their compatibility. To do this she needs accommodation to make the visits economical. She also needs accommodation for staff and students as horses need care 24/7 every day of the year. I have only ever seen minimal traffic going to the farm belonging to staff and helpers. The applicant has forged good relationships with local farms who provide hay and haylage for the horses at good rates. This is a huge expense but due to local support has been plentiful. They are starting an education programme on horse behaviour for students to enrol so that adopters can understand the needs and requirements to keep horses happy and healthy.

27/8/2019 – Mrs Joanne Richardson of Lyndhurst, Main Road, Gilberdyke – Support.

I am an experienced horse owner who just over a year ago was lucky to be able to support 'all for horses' by taking on a very well looked after pony. Myself and my husband visited the farm on four occasions before collecting Feather. On all occasions we never passed or even saw another vehicle on the single track down to the Farm and when collecting Feather we used a horse trailer and had no issue navigating the single track road. On first arrival the farm does look a little unkempt but when you actually get out and go in to meet the horses and ponies you can see they are well looked after. What is clearly not understood by some people is that this is a working farm with a high number of animals that have been rescued from extremely poor conditions. We visited during the winter months and yes it was muddy (as is to be expected) but horses were warm, dry and well fed. I hope 'all for horses' can continue the great work they are doing in rescuing animals that are in desperate need and would ultimately be put to sleep, these horses and ponies can and do go on to have a great life.

27/8/2019 – Mrs Gill Dixon PGCE,MA,BHScHons,RGN, Riverside Farm, Skelton, Howden – Support. I have visited this site on several occasions and have found a few very hard working people working tirelessly in their efforts to help ponies who would otherwise have been slaughtered or possibly abused. The horses all looked absolutely relaxed, well covered and stress free, living in a herd in as natural a way as possible. Mrs Edwards puts their welfare over and above everything and whilst the hours she works may detract from aesthetics in the cosmetic appearance of some areas of the land that is because the welfare of the ponies is considered the priority. Mrs Edwards is often up through the night assisting those that have additional welfare needs and she is very knowledgeable re the specific needs of these animals. The Charity is situated in a quiet location and served by a narrow road which has always been free of any traffic when I have visited and there has never been an issue getting to the farm.

28/8/2019 – Mrs V Almond, 7 Queens Drive, Goole – Support. This venture is of very low impact on wildlife and if anything it enhances it. It is not detrimental to this wonderful area. The applicant devotes her life to helping these beautiful creatures. I've been to visit on numerous occasions and never passed a soul on the road. The wonderful work this lady and her few volunteers do is a credit to human kindness. This lady is out in all-weather to make sure these horses are fed and watered, they live naturally in a herd and it's wonderful to see.

28/8/2019 - Bethany Messruther, 4 Vernon Grove, Scarborough – Support.

I regularly attend All For Horses in my capacity as an animal physiotherapist to treat their horses and ponies when needed and provide continued maintenance physiotherapy treatments. The horses and ponies are very happy, relaxed and healthy.

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Others continued

They enjoy living in a natural herd environment, along with care and support as needed from experienced and well qualified people. I treat horses at the sanctuary throughout the year. I also keep my horse in the local area so ride through and walk my dog in the area regularly at least once or twice a week at varying times and rarely meet any traffic on the road. The sanctuary isn't the tidiest place but the owners and staff are currently clearly working on improving the aesthetic appearance; this obviously takes time and money and has to run alongside providing the horses with all their needs.

27/8/2019 – Owen & Audrey Welford, Craigielee, Robin Hoods Bay – Support.

This establishment is needed for the care of rescued and abandoned horses and ponies. The people need all the help and support to continue the excellent care and welfare of the animals as they are doing at present.

28/8/2019 – Amy Garbutt, 225 Rotherham Road, Maltby, Rotherham – Support. I found their website while searching to rehome a horse. I found a mare that had been in their care since 2015. We viewed the mare and a couple more horses that were in their care. The weather was cold so the horses had their rugs on so they were warm, and were all sharing some big bales of hay until the grass started to grow through. The herd was happy and calm, with no problems at all. The rescue workers suggested meeting the horses a minimum of three times before rehoming them, so they are calm and comfortable for when they move homes.

During our stay, we visited the yard twice a day at different times. While doing this daily routine, we encountered two vehicles for the entire three days, one vehicle being a Royal mail van.

The rescue had been amazing with all their hard work around the clock and their support given to not only me, but to everyone else who has rehomed a horse from them. They are an amazing charity who does amazing work.

11/9/2019 – Lesleyanne Freeman, Deepdale, Main Road, Beelsby, Grimsby – Support.

I decided to offer a home to a rescue animal and went 3 times to see a specific horse as it is the rescue's policy that prospective owners get to know the horse and it you.

The horse I was interested in had been mistreated before she arrived at the rescue and had been very nervous of people. Cathy and her team had nurtured and cared for her for over a year; showing her kindness and helping her to trust again. The horse has absolutely thrived and is a pleasure to own and ride and I was so glad I could offer a horse in need a loving home for life. My donation was also helpful towards food and vet bills and all the other costs there are for horses

These horse rescues up and down the country are a lifeline for abused and unwanted horses and ponies and they are essential for animal welfare. The charity does an excellent and essential job.

I cannot imagine why anyone would object to the plans for the farm, especially given its very rural location and it not being in anyone's way or causing any detriment to anyone. The location is ideal for helping horses who have been abused or abandoned to regain their confidence and trust.

If the plans are not approved the horses could lose their home and once again face fear and an uncertain future.

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Others continued

12/9/2019 – Sandra Bewell-Frost, David T Frost, Amy Curtis, Chloe Curtis, 5 Hewley Drive, West Ayton – Support. We have been dedicated supporters of this horse rescue charity for a number of years and visit the farm to spend time with the horses and ponies, grooming and giving what love we can to these animals desperately in need. We are full of admiration for the love and care given by all those who work with the horses, for their skills, and for the specialist care they give to horses who can barely just suck in liquid food, who are almost too weak to stand, and to those whose painful wounds and infections need treatment. It is also a beautiful sight to see these horses recovering, regaining their trust and confidence, and enjoying the peaceful retreat of the grassland pastures on the farm. It is also clear to see that all the resources and donations are invested in the work of the charity. The farm facilities are basic but adequate, although it is equally clear to see how well organised and run this charity is, and how much hard work is going into improvements on an ongoing basis.

The farm is beautifully peaceful at the end of the country lane, perfect for this place of rescue. On our numerous visits we have only once encountered another vehicle, which was the council bin collection reversing into the nearby drive - this did not cause us or them any inconvenience.

We feel that it is in keeping with farm use, is properly managed, and is a much-needed resource in the Scarborough area where there is a high level of horse and pony ownership and the unfortunate hardships this brings for many animals in these difficult economic times - without the rescue work on this farm I fear that our area would suffer much as others such as the north east where malnourished and abandoned horses and ponies are commonplace for the authorities to deal with.

23/9/2019 - Ann Owen, 143 Stepney Rd, Scarborough - I have worked for All for horses since end of September 2018. I work five days a week 8.30- 4.30/5 caring for the horses I am a BHSAI with 40 years' experience working with horses.

Background

Silpho Brow Farm West is situated in an isolated location and comprises one of a group of three dwellings; a pair of semi-detached properties and a detached dwelling that is a converted barn.

The properties are reached via a long and winding single track lane, which is also a public bridleway. Vehicular access is gained onto this lane, via a steep and narrow junction with another partly single track lane known as Waites Lane, an unclassified road which leads from Silpho to Harwood Dale and Burniston.

Silpho Brow Farm West comprises the main house (the western half of the pair of semis) two substantial Dutch barns, and an L-shaped pair of traditional stone barns. To the North East, is the converted barn that comprises the adjacent property and its garaging, previously known as "The Shippon" but now known as "Silpho Brow Farm East". To the east is the attached dwelling known as "Silpho Brow Cottage".

In 2008, planning permission was granted to convert the traditional barn attached to the house into a two bedroom holiday cottage. This permission was never implemented.

This current application seeks retrospective planning permission for the change of use of the agricultural buildings within the curtilage of Silpho Brow Farm West to the stabling of horses and commercial storage in connection with a horse rescue, rehabilitation and horse rehoming charity. The application includes the retention of a touring caravan and portacabin,

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Background continued

situated between the house and the agricultural buildings, used as a workers restroom and workers overnight accommodation (two single bedrooms). It is also proposed to site a replacement domestic summerhouse adjacent the western boundary of the property and to provide a toilet block, located immediately to the rear of the barn to provide two toilets and shower room.

The summerhouse would be timber clad with a maximum height of 2.2m, 3.04m wide x 2.3m deep. The toilet building would be a small lean-to structure faced with blockwork to match the barn with dark grey roof, possibly with solar panels installed. The building would measure 3m wide x 1.6m deep with a height to the eaves of 2.10m and to the highest part of the roof of 2.7m. Foul water drainage would be dealt with by a new sewerage treatment plant, to which the Environment Agency does not object.

In support of the application the applicant has stated that:-

The charity houses horses as a response to the UK horse crisis, as somewhere was needed to keep horses and ponies in need of a care until a suitable long-term home can be found. Horses typically stay for a few months to a couple of years.

The two modern barns are used for stabling and storage and the remainder of the barns are used for farm operations, such as feed and machinery storage.

The overnight accommodation is for volunteer workers who help look after the animals; many are veterinary and other students attending the farm as part of their studies. Typical stays range from 2-4 weeks. The two portacabin is used *instead* of the house bedrooms, so there is no increased usage created by the planning application. We try to have two students all the time, but do have gaps where we don't have any students, especially between September and April. We have one full time staff member who works five days a week, and one part time member who works two days per week.

Our day volunteers come from a wide range of society, including ex-military recovering from PTSD, local people of all ages and some are referred by health support agencies, such as those suffering from dementia or learning difficulties that are otherwise excluded from volunteering opportunities.

We have between 20 and 30 horses; but the number depends on their size and types. Mainly the horses live in small herds in the fields as they are mostly small hardy native ponies. They only come in if in need of veterinary attention, so there are only a small number of stables. They are sometimes fed in the fields during the worst winter weather, usually in round bale feeders. Tractors do deliver hay and straw – three to six deliveries per year; they both unload and turn around in our property. Statements that a large number of vans call at our farm are untrue.

We are not planning to use gravel in the top gateway, but intend to use locally quarried stone; 30 mm clean on top and larger stone beneath. None of our gateways open onto the public highway; we changed all the gateways to open inwards immediately upon purchasing the farm.

In terms of commercial storage, we sell donated and other items on line to raise funds for the charity, mostly horse bridles and rugs etc. Our staff and volunteers mostly collect donated items in their vehicles and bring them when they come and occasionally members of the public bring donations. If someone purchases online and wants to collect in person, this is done by arrangement. Collection in this way happened about six times in the last 6 months. Most items are dispatched in small packages and collected by Royal Mail or courier.

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Background continued

In terms of employment we have created one new permanent full time job, since 2014, which involves looking after the farm, land, horses and volunteers. We are not a retail operation and do not have opening hours but volunteers normally come between 10am and 4pm.

In summary, in addition to being sustainable and of benefit to our local community, we feel that our use of the farm and buildings is better all-round and with less environmental impact than that of a non-farming family living here and commuting to work and school.

We make good use of the buildings without causing the noise/smells etc. usually associated with livestock farms which could affect neighbours.

The red line denoted compound area is big enough to accommodate all non-agricultural items out of sight, and when the suggested enclosing fence is completed the whole farm will look much better.

The Parish Council's comments and decision were understandably based on the information they had before them on the day, and we feel the points they raised have now been addressed.

Main Issues**Planning Policy**

Core Policy A of the NYM Local Development Plan seeks to ensure that new development conserves and enhances the Park's special qualities; with priority being given to ensuring development does not detract from the quality of life of local residents and supports the character of a settlement.

Core Policy H of the Local Development Plan seeks to strengthen and support the rural economy by providing local communities with a range of opportunities for entrepreneurship, education and training in various ways.

Development Policy 1 seeks to ensure that the special qualities of the National Park are conserved and enhanced, and consequently seeks to only permit development where, amongst other criteria, it will not have an unacceptable impact on surface and ground water, soil, air quality and agricultural land; where it will not generate unacceptable levels of noise, vibration, activity or light pollution; and stability can be achieved without causing unacceptable environmental or landscape impact.

Development Policy 3 seeks to maintain and enhance the distinctive character of the National Park by ensuring that the siting, layout and density of development preserves or enhances views into and out of the site; that the scale, height, massing and design are compatible with surrounding buildings; that the standards of design are high; that there is satisfactory landscaping and that the design takes into account the safety, security and access needs for all potential users of the development.

Development Policy 10 seeks to permit the re-use of an existing buildings for employment and training purposes where the building is of sound construction, there is sufficient land, storage space and parking, the building does not have an adverse impact on the character of the area and there are existing adequate access arrangements.

Development Policy 17 seeks to permit proposals for commercial horse related development only where no new dwelling is required, neighbouring amenities would not be harmed, the site is accessible by an adequate network of safe equestrian routes, there is sufficient car parking provision and the proposal is of an appropriate scale.

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Main Issues continued

Draft Local Plan

Policy BL1 (Employment and Training) of the Draft Local Plan seeks to support development of small scale employment development in the open countryside where it re-uses existing permanent buildings; is linked to an existing business, does not have a detrimental impact on the character of the local and wider landscape, there is sufficient land for storage and parking and there is no unacceptable harm in terms of noise, activity or traffic generation.

Policy BL11 (Commercial Horse Related Development) seeks to permit commercial horse related development where there is an existing dwelling, there is no adverse visual impact on the locality, there is no harm to neighbouring amenity, there are safe equestrian routes, there is adequate car parking and the development is of an appropriate scale.

Policy CO2 (Transport states that new development will only be permitted where it is of a scale which the adjacent road network has the capacity to serve.

However, whilst the Draft Local Plan has been through its Examination in Public, these draft Policies can only be given limited weight.

Material Considerations**Landscape Impact**

The use of the site is largely contained within existing buildings and defined outside area immediately to the west of the buildings and consequently, the visual impact of activities and storage from within the site is well screened from the wider area and the bridleway which runs to the north west, particularly as the access to the property is screened by tree planting.

The buildings used in conjunction with the horse rescue charity were originally built for agricultural purposes and will not be altered externally; consequently, the appearance of the site remains of an agricultural nature, albeit with horse related paraphernalia and storage of items for sale, in addition to other farm equipment.

The caravan and portacabin are also located well within the site, screened from the neighbouring properties by existing buildings. Again whilst this area of the site is untidy and the structures are not of particularly good quality, they would not result in undue harm to the landscape, due to their context immediately adjacent the large modern agricultural buildings.

The proposed summerhouse is small in scale and replaces an existing structure and the blockwork lean-to toilet block would be attached to the blockwork modern agricultural building. Neither of these structures would have a detrimental impact on the character of the locality.

Storage is, and has been undertaken in other parts of the site, but if permission is granted with the recommended conditions, the Authority can ensure, through a Breach of Condition Notice if necessary, that the activities related to this charity are confined to the areas approved, which are away from neighbouring residential properties.

The impact on landscape character is considered acceptable, and there is no conflict with Core Policy A or Development Policy 1 of the Local Development Plan.

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Main Issues continued

Activity levels and Highway safety

The development does generate activity in terms of volunteers and staff, but it is not considered that the comings and goings generated by this are greater than could be expected from managing the associated land for agricultural purposes. Whilst it is accepted that the business is likely to result in an increase in courier vans, this is a wider issue resulting from increased online shopping. However, the Highway Authority has not objected, provided that the applicant agrees to create passing places along the Highway, turning facilities are provided within the site and the access to the field is surfaced satisfactorily. The applicant has agreed to this and such a requirement would be subject to conditions attached to any planning permission.

Equestrian Use

This proposal is not for a commercial equestrian use, and it is not a facility providing horse riding, schooling or livery. Consequently, the activity levels generated by such a commercial equestrian use would not occur, albeit some additional activity is generated by the selling of goods to generate an income for the charity. Furthermore, the proposal does not relate to the use of the surrounding land as the horses are grazing the land, rather than being kept. Whilst the numbers of horses are often more than would normally be expected to be grazed, the majority of horses are smaller or hardier species, which don't require the same quality and amount of grassland. However, the proposal is considered to meet the requirements set out by Development Policy 17.

Neighbouring Amenity

Objections have been received regarding activity levels, increased traffic, the untidy nature of the site and concerns that the foul drainage facilities are inadequate.

Storage of materials has occurred on the northern side of the site, between the buildings and the access drive to Silpho Brow Farm East. This has resulted in harm to the amenities of that adjacent dwelling, due to the visual impact from their property. However, the revised site plan requested defines the area of storage to be within the buildings and on the land immediately to the west of the buildings, away from the neighbouring properties, and this would be conditioned.

On the basis that the area for storage will be controlled by conditions and the Highway Authority has no objections, subject to conditions, it is considered that these concerns have been satisfactorily addressed.

Foul Drainage

The applicants have worked with the Environment Agency and have revised the proposed drainage arrangements in accordance with their requirements, and are proposing to install a separate sewage treatment plant.

It is therefore considered that the concerns expressed by the neighbouring occupiers, relating to this issue have been satisfactorily addressed.

Conclusion

It is considered that on the basis of the additional information submitted, and that the Highway Authority and Environment Agency consider that the concerns expressed by third parties can be dealt with by conditions, the operation of a Horse Rescue facility at this site

Application No: NYM/2019/0431/FL

Main Issues continued

represents a suitable re-use of these modern farm buildings and associated agricultural land which would not have a detrimental impact on the character of the locality and would not be contrary to the Local Development Plan Policies referred to above.

Consequently approval is recommended.

Pre-commencement Conditions

N/A

Contribution to Management Plan Objectives

There are no relevant Policies within the Management Plan.

Explanation of how the Authority has Worked Positively with the Applicant/Agent

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and recommended changes to the proposal including the inclusion of passing places, improved foul drainage facilities, and defined outside storage areas.

Members Update Sheet

Item 1 **NYM/2019/0769/TN**

Additional Background Information

The North Yorkshire County Council (NYCC) Mobile Coverage Officer has advised that the reason ICNIRP have not completed studies in the 868/870 Mhz may be that the further down the spectrum you go the less effect the frequency will have. The mobile phone operators have been using the 800 Mhz since it was available in 2013 and to date there have been no negative reports. As it moves into the 400 Mhz spectrum area for the smart meter installation there is less likelihood of any issues. The lower end spectrum has been used for radio and television for decades. As 5G is deployed the 3.6 Ghz – 3.8 Ghz spectrum will be used in dense urban areas with the 700Mhz spectrum being deployed in rural areas. The reasons being is that the 3.6 – 3.8 Ghz frequency does not travel very far but it has greater data capacity, as opposed to the 700Mhz which can travel further but it will have less capacity.

The NYCC Officer has also referred to a recent article published by the BBC, which sets out the general consensus on the subject relating to 5G.
<https://www.bbc.co.uk/news/world-europe-48616174>

Others - 13/01/2020 – Roy Frankland , 2 Feversham Road, Helmsley – Object. There is an existing antenna site at the entrance to Ashdale Wood which was installed due to previous refusals. This new application would not be in keeping with the residential area. If this pole were to be erected, could it be added to without further address. The development could cause a blight to the surrounding properties effecting value together with serious health, safety, environmental and security concerns. There are also discrepancies in the heights shown on the plans. Would change of use be required from a telephone exchange to a telephone exchange and metering station?

As the exchange is located at the southern boundary of my garden I completely object to the present and any further proposals for any alterations or additions internally or externally to the building or site, which would provide health, safety and visual issues or any proposals that may affect equipment in the surrounding residential properties, i.e. TV and radio equipment or health machinery, let alone the detrimental effect it could have on the health of the surrounding residents together with the damning effect on property values.

13/01/2020 – Simon Winstanley, 36 Orchard Way, Helmsley – Object. Have read a little on the potentially damaging effects of radio frequency radiation and that smart meters radiate considerably more than other electronic devices. The general public are not in any position to challenge these issues but the burgeoning level of health problems and reliance on medication should be indication enough that all is not well. We are having to ensure the worst excesses of an unregulated free market economy that appears to be wholly supported by successive governments and is one that places major emphasis on profit and appears to ignore any injurious characteristics.

14/01/2020 – Gill Hardacre, Primary Director, The Ryedale Federation, Kirkbymoorside CP School – Object. The School consider that the mast is too close to Helmsley Community Primary School. We ask that other suitable sites be considered as we are concerned there could be health issues or perceived health issues, it being so close to the School.

Item 2 NYM/2019/0431/FL

This planning application has been removed from the Planning Committee Agenda due to an objection having been received from North Yorkshire Fire & Rescue Service, on the basis that until sufficient information has been submitted to determine if adequate access and facilities for the fire service can be met, there may be an unacceptable life risk due to people sleeping in the portacabin. This issue needs to be resolved before the application is considered by the Planning Committee.

Item 3 NYM/2018/0653/FL

14/1/2020 - Ebberston with Yedingham Parish Council (which includes Bickley) (adjacent Parish Council) – Object. Have only just been made aware of this planning application and feel that the architecture and size of this building is not suitable for a rural area in the National Park. It is totally overwhelming for a small village. The road infrastructure is not suitable for the increase in traffic this venue is likely to cause. The roads are narrow and twisty and not suitable for large vehicles including coaches which seem to appear on the plans.

The Parish Council has had very little time to consider these plans in full but would like their opposition to the plans to be considered.

Item 4 NYM/2019/0393/FL

Please note that Condition 23 is in effect a duplicate of Condition 6 and therefore can be removed.

For clarity the full wording on Condition 6 should read as follows:

6. This permission has been granted in accordance with the details specified in the survey prepared by RO Birdsall of BHD Partnership received on 03 July 2017, The Geotechnical report from GeoInvestigate received on 09 October 2019 and the proposed Structural Details shown on D11549-05 Rev A received on 06 December 2019. More extensive works of demolition and rebuilding that does not accord with these details may render the permission invalid and may require a further grant of planning permission from the Local Planning Authority.

North York Moors National Park Authority

Scarborough Borough Council (South) Parish: Harwood Dale	App No. NYM/2019/0431/FL
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Proposal: change of use of agricultural buildings for the purposes of stabling horses and commercial storage in connection with the use of the site as a horse rescue, rehabilitation and horse rehoming charity, retention of touring caravan for workers rest room, retention of portacabin for use as workers accommodation, siting of toilet block, replacement summerhouse and gravel surfacing of field entrance to assist with drainage together with fenced external storage area (part retrospective)

Location: Silpho Brow Farm West, Sur Gate, Silpho

Applicant: Edwards, Silpho Brow Farm West, Sur Gate, Silpho, Scarborough, YO13 0JP

Date for Decision: 09 September 2019

Grid Ref: 498091 493296

Director of Planning's Recommendation

Approval subject to the following conditions:

1. PLAN01 Strict Accordance With the Documentation Submitted or Minor Variations
2. WPDR12 Site Licence Required
3. RSUO01 Use Restricted to That Specifically Proposed (horse rescue centre and associated commercial storage)(Class B8 or D2)
4. RSUO00 The portacabin workers accommodation hereby approved shall not be occupied as a separate independent dwelling and shall remain ancillary to the business known as "All for Horses" at Silpho Brow Farm West, and shall not be sold or leased separately without a further grant of planning permission from the Local Planning Authority.
5. RSUO00 There shall be no commercial use of the stables hereby permitted and it shall be used only for the horses kept in association with the horse rescue charity ancillary to the occupation of the property known as Silpho Brow Farm West and for no other purposes, including livery or riding lessons, unless a separate grant of planning permission has first been obtained from the Local Planning Authority.
6. RSUO00 No open days or training events shall be held at the development hereby approved unless otherwise agreed in writing by the Local Planning Authority.
7. RSUO00 The summerhouse hereby approved shall only be used for domestic purposes ancillary to the occupation of the host dwelling and for no other purpose.
8. GACS01 Hours of Use of Machinery

Application No: NYM/2019/0431/FL

Conditions continued

9. GACS00 No goods shall be displayed, stored, sold or offered for sale and no storage of materials, machinery, vehicles, waste or other items in association with the use hereby approved shall take place outside the areas edged in red on the amended site plan received on 22/08/2019 without the prior written agreement of the Local Planning Authority. There shall also be no storage of materials, machinery, vehicles, waste or other items on the land immediately to the northwest of the red line, adjoining the boundary of Silpho Brow Farm East. For the avoidance of doubt this includes all the areas edged in blue on the submitted plans.
10. GACS07 External Lighting – Submit Details
11. GACS19 Details of Manure Storage and Waste to be Agreed
12. DRGE00 Within 3 months of the date of this permission the development hereby permitted shall be carried out in accordance with the approved non-mains drainage assessment (Foul Drainage Assessment Form) dated 18 October 2019 including the following specific mitigation measures detailed therein:
- Work on the new installation should not commence until a permit is granted
 - Soakaways to be constructed to BS6297:2007
 - No connection to watercourse or land drainage system and no part of the soakaway system is within 10 metres of any ditch or watercourse
 - No siting of the septic tank within 50 metres or upslope of any well, spring or borehole used for private water supply
13. HWAY00 Within 3 months of the date of this permission the access(es) to the site shall be set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements:
- a. The crossing of the highway verge (to be used as a field access only) shall be constructed in accordance with the approved details and/or Standard Detail number E9A.
 - b. Any gates or barriers shall be erected a minimum distance of 2 metres back from the carriageway of the existing highway and shall not be able to swing over the existing or proposed highway.
 - c. Provision to prevent surface water from the site/plot discharging onto the existing or proposed highway shall be constructed in accordance with the approved details shown on drawing (insert drawing number) and maintained thereafter to prevent such discharges.
 - d. The final surfacing of any private access within 2 metres of the public highway shall not contain any loose material that is capable of being drawn on to the existing or proposed public highway.
- All works shall accord with the approved details unless otherwise agreed in writing by the Local Planning Authority.
14. HWAY00 Within 3 months of the date of this permission full details of the following shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority:
- i) vehicular turning arrangements;
 - ii) manoeuvring arrangements;
 - iii) loading and unloading arrangements.

Application No: NYM/2019/0431/FL

Conditions continued

15. HWAY00 Within 4 months of the date of this permission the approved vehicle access, parking, manoeuvring and turning areas approved under condition number 12 shall be:
- i) constructed in accordance with the submitted drawing to be submitted under Condition 14 above;
 - ii) are available for use unless otherwise approved in writing by the Local Planning Authority.
- Once created these areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.
16. HWAY00 Within 3 months of the date of this permission the details of the following off site required highway improvement works, works listed below shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Local Highway Authority:
- a. 2 no constructed passing places - The provision of two passing places at locations to be fully agreed but generally in the section of lane, one northeast of the double bends and one between the bends and Silpho Brow Farms, each place shall provide a 5 metre minimum width carriageway width for a distance of 6 metres in length and provide 30 degree entry and exit tapers when completed, each passing place shall be constructed in accordance with NYCC standard passing place details unless otherwise agreed.
 - b. A programme for the completion of the proposed works has been submitted to and approved writing by the Local Planning Authority in consultation with the Local Highway Authority.
17. HWAY00 Within 4 months of the date of this permission the following highway works shall have been constructed in accordance with the details approved in writing by the Local Planning Authority under condition number 16:
- a. 2 no constructed passing places - The provision of two passing places at locations to be fully agreed but generally in the section of lane one northeast of the double bends and one between the bends and Silpho Brow Farms, each place shall provide a 5 metre minimum width carriageway width for a distance of 6 metres in length and provide 30 degree entry and exit tapers when completed, each passing place shall be constructed in accordance with NYCC standard passing place details unless otherwise agreed.
18. RSU00 The portacabin workers accommodation hereby approved shall be removed from the site within five years of the date of this permission.
19. LNDS01 Landscaping Scheme Required (hedge planting along the south eastern boundary)
20. MISC00 Within 3 months of the date of this permission, a fence of at least 1.6 metre in height shall be installed around the perimeter of the external storage area hereby approved shall thereafter be so maintained.
21. GACS00 No more than 30 horses or ponies shall be stabled or grazed at any time on any of the land within the red and blue line of the development hereby approved unless otherwise agreed in writing by the Local Planning Authority.

Application No: NYM/2019/0431/FL

Informatives

1. Private Access/Verge Crossings: Construction Requirements
2. Details of Access, Turning and Parking
3. Adjacent Public Rights of Way
4. The applicant should consult with both North Yorkshire Building Control and North Yorkshire Fire Service to ensure that all relevant regulations are complied with.



North York Moors
National Park
Authority

Application Number: NYM/2019/0431/FL

Scale: 1:1500





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Consultations

Parish – 16/9/2019 – Object – It seems that many of the things proposed in the application are already taking place. Concerns were expressed regarding the impact & problems caused by the number of vehicles accessing the property on a regular basis, since this included courier vans delivering/collecting items for the online retail business as well as staff. There were also concerns in respect of the land drainage and adequacy of the septic tank and the impact this would have on the nearby watercourse. A breach of covenant was also referred to - apparently when Silpho Brow Farm West had come into being in 1994 (by the original Silpho Brow Farm being split into three separate properties) a covenant had been placed on Silpho Brow Farm West requiring it only to be used as a private dwelling house and/or a smallholding.

Council is of the view that while the sentiment behind the enterprise is good, the proposals are an over-intensification.

The access road is part highway and part private - it is single track and there are no passing places yet there will be extra traffic. It is believed that some of the gates to fields adjacent the access road open into the road, which is not acceptable. There are concerns regarding the land drainage and the adequacy/drainage of the septic tank serving the property.

Council therefore objects to the application as submitted on the grounds it is contrary to:-

- NYMNP Adopted Local Plan Policy 17 and NYMNP Pre-Submission Draft Local Plan (April 2019) Policies BL11 Commercial horse Related Development
- NYMNP Adopted Local Plan Development Policy 1 and NYMNP Pre-Submission Draft Local Plan (April 2019) Policies ENV7 Environment Protection

Highways – 3/9/2019 – Recommend Conditions – Beacon Brow Road is a narrow single track road with no passing places or turning head, the number of large vehicles required to deliver hay and straw to the property would be considered an intensification of use (Comments superseded by those received on 24/12/2019).

30/9/2019 – The measurements on the turning plan show that it meets the requirements for general small vehicles, cars and small transit type vans but would not be large enough for some of the larger vehicles which could reasonably be expected, e.g. horse boxes or vehicles with trailers. The turning area should be suitable for a minimum of rigid vehicles, such as a horse box or a vehicle with a horse trailer.

The intensification of use of Beacon Brow Road either for the provision of food/bedding or other horse related items or for the supporting web sales business would require passing places for the safety of all highway users, gates to open inwards and for the provision of a suitable sized turning space within the property. There should not be a turning area within the excavated unsurfaced area in the adjacent field which causes vehicles to also use the narrow highway and the opposite driveways and has on a number of occasions deposited significant quantities of mud on the highway. The new widened gateway should be surfaced within the highway to the local highway authority standard.

24/12/2019 – This intensification could only be accommodated with improvements to the highway by construction of 2 no. passing places in locations as identified along the length of Beacon Brow Road, to be constructed to the satisfaction of the local Highway Authority.

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Consultations continued

The application also intends to gravel a field access. The use of loose material within the highway is not acceptable; any works within the highway should be constructed to the satisfaction of the local Highway Authority. The location was an existing gate into a field, however the applicant has excavated an area of the field for use as a turning area for vehicles delivering or collecting from the site. This area has not been surfaced and is currently soil, which during inclement weather is not suitable for any vehicles as should the vehicles not get stuck, they deposit mud over the highway. This is not an acceptable location for a turning area as it requires vehicles to reverse onto the highway at the junction of two other drive accesses. A turning area to service Silpho Brow Farm West has been identified within the curtilage of the farm itself and should be large enough to allow any vehicle which may be required at the property to turn without encroaching onto the highway verge. Vehicles should not be reversing along this narrow single track road to find a suitable turning point. On my recent site inspection the field gate was still able to open out across the public highway causing an obstruction. Any gates should be required to open into the field and not be permitted to swing over the highway.

Environment Agency – 21/8/2019 – Object – In this instance inadequate information has been submitted. In particular, the submitted application fails to provide sufficient information to demonstrate that the current foul drainage system is of adequate capacity and is appropriately designed.

Overcoming our objection - The applicant should provide a full FD1 assessment. This information must satisfactorily demonstrate to the Local Planning Authority that the risk to controlled waters has been fully understood and can be addressed through appropriate measures. This information should include:

- Details of an upgraded package STW, and submission of details of a reputable contractor to demonstrate that the discharge will be brought back into compliance with the General Binding rules.

3/10/2019 – Additional information - Maintain our previous objection. The applicant should still provide a full FD1 assessment as previously requested. This information must satisfactorily demonstrate to the Local Planning Authority that the risk to controlled waters has been fully understood and can be addressed through appropriate measures. A separate tank may be required for either excess load, or to separate from the neighbours altogether.

30/10/2019 – Further additional information – **Remove objection** - Have reviewed the Document titled 'septic tank information' dated 2019-10-21, (including FDA1 Form). It will be acceptable if the measure(s) detailed in the non-mains drainage assessment are implemented and secured by way of a planning condition on any planning permission. However, contrary to the assertion in the FDA1, this proposed discharge is **NOT** compliant with the General Binding Rules, and as such, a permit is required. The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

3/12/2019 – We have reviewed the information submitted and our previous comments in our letter dated 30 October 2019 remain valid.

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Consultations continued

Environmental Health – 27/8/2019 – Licencing – the licencing regime does not cover such activities unless there is an element of “riding establishment”. **Housing Team** – no comments received.

Police – Traffic – No response received

North Yorkshire Building Control Partnership – 17/01/2020 – The only building work that will require Building Regulation approval is for the construction of the proposed toilet block and as such building regulation compliance will be assessed as part of the building control process once the applicant submits the details for the work to their chosen building control body. The Building Regulations only apply when building works are carried out to materially alter or change the use of the building as described in The Building Regulations 2010. Any concerns regarding the fire safety of an existing non-domestic building should be directed to the local Fire and Rescue Service. Similarly any concerns relating to living conditions should be directed to the Environmental Health department at Scarborough Borough Council.

British Horse Society – No comments received

North Yorkshire Fire & Rescue Service – No objection

10/01/2020 – Object on the basis that until sufficient information has been submitted to determine if adequate access and facilities for the fire service can be met, there may be an unacceptable life risk due to people sleeping in the portacabin.

15/01/2020 – No comment/objection (These comments submitted by the Fire Officer following his visit to the site. A site visit was arranged by the Fire Officer in order to properly understand the plans and also to look at the access route and assess if suitable for a fire engine to be able to get to and turn around at the premises.

Advertisement Expiry Date – 29 August 2019

Others – 25/7/2019 – Jacqui Shipman, Silpho Brow Cottage, Silpho Brow – Object

The septic tank which serves both properties was not working and was polluting a waterway. The Environment Agency put us on notice that it required an urgent replacement. This was done in full consultation with the Environment Agency and building regulatory requirements. You may recall the previous occupant of Silpho Brow Farm West obtained planning permission for holiday cottages and the current applicants advised that should they carry out that development or require any other additional sewage requirements that they would install a separate system.

The current system will not cope with the additional usage proposed. As this is a retrospective application, it appears that the actions of the applicant have been overloading the system for some time and this means that untreated effluent has been discharged into the waterway.

27/8/2019 - In 1994 Silpho Brow Farm was divided into three properties with a covenant that states that “*The purchaser (now The Applicant) covenants ‘Not to use the property or any part of it or suffer it to be used otherwise than as a private dwelling house and/or a smallholding’.*”

The application address has not ‘always been a farm’ and since the 7 January 1994 the Application address has **not** been a ‘Farm’. The applicants requirement for ‘Commercial Storage’ is contrary to the Covenant. The applicants request to use the site for horse

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Others continued

rescue & rehabilitation is also contrary to the Covenant.

Object for the following reasons:-

- The application does not fit any Core Policy within 'The Planning Framework'
- The only 'Core Policy' that should be given further consideration is Core Policy H Supporting the Rural Economy
- It is considered by many to be an 'eyesore' and other objections refer to this.
- The applicant has inconvenienced and caused nuisance to neighbouring properties.
- The 1.5 jobs created appear to have been filled by two of the three Trustees of the charity who are the occupants of the premises. The one full time and additional part-time employment opportunities that may have been created are far outweighed by the adverse impact the development has had both on the natural beauty of the landscape and the local community.
- Manure - The current manure pile has not been removed or spread since 2015 and continues to increase in size.
- If manure is exchanged with neighbouring farms for straw then the removal of the manure and the delivery of straw will create additional traffic.
- The portacabin spans almost two bays of the agricultural barn
- The caravan & portacabin can be viewed from footpaths, bridleways and other public rights of way and are not in keeping with the other buildings or the open countryside in which this property sits. They are particularly unsightly and poorly maintained.
- The summerhouse sits well away from the property and does not appear to have been granted the necessary permissions for its initial construction. Furthermore it is immediately adjacent to a local authority maintained highway.
- The area of the gravel surfacing of field entrance is excessive.
- Road Traffic - There are several delivery vans each day that deliver and collect to & from the property. As the property sits on a single track lane and there is no turning point, the delivery vans use private land belonging to ourselves and our neighbours upon which to turn around. In addition, there are many deliveries of hay and straw on articulated tractor & trailer combinations.
- In parts, the application documents are misleading, incorrect and do not detail the applicants full activities. The intensity of numbers that graze the land exceed both the Planning Authorities guideline of 1 equine per 2 acres and also the Department for Environment, Food and Rural Affairs guidance of 0.5 to 1 hectare per equine (The applicant states the total site is 10.11 hectares and there is usually in excess of 30 ponies upon it.
- The applicant has erected a fence on the boundary of the highway which is unsightly and approximately 2 metres high when the permitted height is 1 metre.
- The applicant advises that the existing sewage treatment plant that serves the property is sufficient to process the effluent from the proposed development. This is incorrect and has been addressed separately by us, The Environment Agency and the company who installed the system.
- The fencing of the fields and along the highway is in poor condition and is insufficient.
- Failure to Enhance the National Park. It is questionable what the Applicant has done to enhance the natural beauty of the National Park.

For these reasons the application should be refused.

27/9/2019 - Following the submission of further comments by the applicant I am writing to confirm that my objection still stands.

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Others continued

The restrictive covenants (relating to farm use only) should be considered by the Planning Authority as they were applied at the time the Planning Authority granted permissions for the farm to be developed into three properties.

The Environment Agency has objected to the application, NYCC Highways Department have objected for the reasons that they have stated and the local Parish Council voted unanimously to object to this application. The applicant and five objectors attended the meeting.

The applicant has stated that their activities cause minimal traffic but the owners of the only other three properties on the lane have all objected because the traffic has increased substantially. Visitors and delivery vans attending the applicants address use the private drive entrances of other properties on the lane to turn around and also pull into private properties to request directions. At the Parish Council Meeting, a local Parish Councillor also advised other Councillors how 'many white vans' entered his own yard requesting directions to the Applicants address each week. The applicant has submitted confidential information to the Planning Officer to show that their online sales are low. All three immediate neighbours disagree and there is information available on the Charity Commission Website that is published for public viewing and supports my objection.

The applicant purchased the application address in 2015 and Internet Sales according to the publicly published charity accounts for 2015 – 2018 range between £3,000 to £8,000. This shows a significant year on year increase and provides further evidence of the goods arriving and leaving the applicants address and hence the increased volumes of large delivery vans that we have encountered. The increased traffic causes significant inconvenience and unauthorised use of our private properties.

31/10/2019 - The Environment Agency and NYCC Highways have made further comments. In response to those comments I would like to make the following comments;

The EA response advises that in order to overcome the EA objection, the applicant should provide a full FD1 Assessment and submit details of a reputable contractor to demonstrate that the discharge will be brought back in line with the General Binding Rules.

NYCC advise that it is necessary for the construction of passing places along Beacon Brow Road and I assume these will be at the Applicants cost. Where will these be and, given the previous excess mud deposits on the road will there be a requirement for them to be constructed to highway standards by a contractor whom is authorised to work within a public highway? With regards to the construction of passing places (and for the safety of all users of Beacon Brow Road) what will be the timescale for the installation of them? Whilst the applicant has provided further information regarding a turning area, there don't appear to be any comments to address either the prevention of surface water discharge onto the existing highway or the correct construction of the verge crossing. As this is a retrospective application, I assume both of the above are currently required before the application is considered at a planning meeting.

2/8/2019 – Mrs Elaine Tranter, 2 Suspension Cottages, Sneaton Lane, Ruswarp – Object. There seems to be little evidence of rehabilitation and rehoming. There appears to be at least 30 horses on 10 hectares, the fields are in an appalling condition and are scattered with dangerous objects and inadequate fencing with horses often loose on the road. Overall the premises are an unsightly eyesore in an otherwise beautiful area of the National Park. The portacabin and caravans appear totally inadequate for staff/volunteers.

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Others continued

6/8/2019 – Sarah Woodward, Highbank, Wrea Head, Scalby – Object. I am concerned as to the suitability and conditions these horses are kept in. The plans have no provision for isolation or quarantine stabling. Equine flu and strangles, both highly contagious diseases have been identified in this area. Yet there appears to be no provision for dealing with an outbreak of infectious disease which would impact both the rescue horses/ponies and those equines passing by on the public access routes. On a recent occasion I counted approximately 30 equines on the land relating to this application. Given recommended stocking densities are 1 – 1.5 acres per equine, depending on size breeding etc. I am concerned at the number of equines on the available grazing. I appreciate native ponies are hardy but even taking this into account I still have concerns over the numbers involved. There appears to be very little grass currently and this situation will only deteriorate as we progress into winter.

The equines on pasture to the south of the property have very little or no shelter and are in open exposed fields. Shelter in summer from flies, sun and heat is as important as being able to shelter from winter weather.

I also find it unacceptable the appearance of the property and its land, it is an eyesore. Given this is in the National Park it has more resemblance to a scrap yard than an area of natural beauty.

18/8/2019 - Mr John and Jane Duffy of Surgate Brow Farm, Silpho – Object. Our farm is situated at the end of the single track lane leading to Silpho Brow Farm West. Silpho Brow Farm was originally farmed as a single dairy farm, along with an adjoining small cottage. The farm was then sold and divided into three dwellings; this was initially opposed by the NYM planning department on the grounds that it was unsafe to have more traffic on such a narrow lane. Most of the land was sold off to neighbouring farmers, generating more traffic and heavy farm machinery used the lane to access the fields. More recently further permission was given for a holiday cottage to be added to one of the dwellings. The lane is also used by walkers, horse riders and cyclists.

Our farm land is on either side of this increasingly busy lane. We rely on being able to drive our sheep along the lane from the fields to our farm buildings. This is becoming increasingly difficult. The lane is single track with a blind double bend where it crosses a stream. It is bounded by high hedges and bracken and it is not possible to see vehicles coming on some sections. There is one passing place, but none on our section of the lane. Our field gateways are increasingly being used as passing places, leaving them muddy with deep ruts in winter and making access to our fields more difficult.

We have several concerns with this application.

1. The charity is seeking to recruit volunteers, generating further traffic on the lane. The applicants have suggested that volunteers could arrive by foot or bicycle; this is totally impractical as the farm is situated on a steep hill and subject to severe weather in winter.
2. If planning permission is granted for the conversion of the existing agricultural buildings into stables for 30 horses, the property ceases to be a farm and becomes stables. There would be nothing to prevent the current owners or any future owner from using the site as a riding stable or livery yard. This would generate an enormous volume of traffic, using trailers and horse boxes. So a yard with 30 stables could generate 120 vehicle movements (there and back) daily.

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Others continued

3. Increase in the number of delivery vans using the lane. Much of this traffic is generated by the online sales business run from the farm. The application to change the use of the agricultural buildings to use for "commercial storage" surely represents an escalation of these business activities.

For all the reasons given above and to protect the tranquillity of this part of the National Park, we urge the NYM planning committee to refuse this application.

14/01/2020 – We note that the volume of traffic has declined significantly while the application is pending. We would suggest that the applicant could use a PO Box, possibly at Burniston or Ayton, meaning the applicant could visit the post office every couple of days which would involve significantly less vehicle movements.

We are also concerned about the proposed passing places. We have farmed here for 30 years and have in that time have renovated hedges and looked after verges at our own expense and have never used pesticides so are full of wild flowers. In 1994 the National Park considered more passing places would be harmful to this ancient road. Creating passing places would damage this beautiful environment. Instead we would like you to consider ways in which the applicants could reduce traffic.

19/8/2019 – Shirley Baines, 89 Hoxton Road, Scarborough – Object. This is a Bridleway and I rode through the land in winter months when there were 30+ ponies.

1. The landscape had changed considerably, mud from corner to corner of all the fields the ponies were in with ponies standing knee deep in mud.
2. The ponies had a small amount of old haylage. No obvious water trough.
3. Many ponies had their heads down looking depressed standing in mud and nothing to eat.
4. Many had rugs on which didn't look waterproof and looked very uncomfortable.
5. Fencing looked in a poor state and there were metal objects in the lower field.

I was horrified and concerned that ponies could be kept like this and felt these ponies needed rescuing again. I know mud is inevitable with horses in winter but there were too many together and no spare fields to rotate and rest.

24/8/2019 – Ian and Christine Mackenzie, Silpho Brow Farm East – Object. We are immediate neighbours and have sympathy with the aims of the applicant in running a horse rescue charity; therefore we would like to be able to support this application. Unfortunately, we cannot. It is very unfortunate that works and activities have been undertaken by the applicant for some years prior to obtaining the necessary consents that are now being sought. We are particularly concerned that approval of this application will be regarded as a "green light" and lead to a further expansion in existing commercial activities, and potentially other new activities being introduced.

Prior to 2014, Silpho Brow Farm West was a residential dwelling, whereas the site has now largely been "industrialised". This change of use has had significant impact on traffic and the local environment, as detailed below. We submit that the site is and will remain wholly unsuitable for any use or event that is open to the public

Highways and access is unsuitable - Despite the applicant's comments, it appears that there is still no satisfactory means for commercial vehicles to turn at the applicant's property. The private entrance to our drive and the adjoining property is still regularly used for turning, and on occasion drivers of delivery vehicles have opened our gates and entered our property to use our turning area, which is situated several hundred metres from the public highway. This is unacceptable.

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Others continued

Environmental considerations - the entrance to our property is awash with liquid mud throughout the winter months. We also have considerable concern about the nature of the commercial storage being undertaken.

We have no objection in principle to the summerhouse. However, we would ask that a planning condition be created restricting the use of any new summerhouse to social or domestic purposes only, so that a new structure cannot be used for further commercial storage or for the accommodation of more workers.

26/8/2019 – Pauline Lupton, 132 Hailgate, Howden – Support. They were the only charity to support me when I was faced with rehoming several horses. One in particular I was facing putting to sleep due to behavioural issues. I have visited several times in the past two years and have tried to support them by doing home checks for horses. They take great care to match owners and horses and insist that potential adopters visit and spend time with a potentially suitable horse to assess their compatibility. To do this she needs accommodation to make the visits economical. She also needs accommodation for staff and students as horses need care 24/7 every day of the year. I have only ever seen minimal traffic going to the farm belonging to staff and helpers. The applicant has forged good relationships with local farms who provide hay and haylage for the horses at good rates.

27/8/2019 – Mrs Joanne Richardson of Lyndhurst, Main Road, Gilberdyke – Support. I am an experienced horse owner who just over a year ago took on a very well looked after pony. We visited the farm on four occasions before collecting. On all occasions we never passed or even saw another vehicle on the single track down to the Farm and when collecting we used a horse trailer and had no issue navigating the single track road. On first arrival the farm does look a little unkempt but when you go in to meet the horses and ponies they are well looked after. What is clearly not understood by some people is that this is a working farm with a high number of animals that have been rescued from extremely poor conditions. We visited during the winter months and yes it was muddy (as is to be expected) but horses were warm, dry and well fed. I hope 'all for horses' can continue the great work they are doing in rescuing animals that are in desperate need and would ultimately be put to sleep, these horses and ponies can and do go on to have a great life.

27/8/2019 – Mrs Gill Dixon PGCE,MA,BHScHons,RGN, Riverside Farm, Skelton, Howden – Support. I have visited this site on several occasions and have found hard working people working tirelessly in their efforts to help ponies who would otherwise have been slaughtered or possibly abused. The horses all looked absolutely relaxed, well covered and stress free, living in a herd in as natural a way as possible. Mrs Edwards puts their welfare over and above everything and whilst the hours she works may detract from aesthetics in the cosmetic appearance of some areas of the land that is because the welfare of the ponies is considered the priority. Mrs Edwards is often up through the night assisting those that have additional welfare needs and she is very knowledgeable re the specific needs of these animals. The Charity is situated in a quiet location and served by a narrow road which has always been free of any traffic when I have visited and there has never been an issue getting to the farm.

28/8/2019 – Mrs V Almond, 7 Queens Drive, Goole – Support. This venture is of very low impact on wildlife and if anything it enhances it. It is not detrimental to this wonderful area. The applicant devotes her life to helping these animals. I've been to visit on numerous occasions and never passed a soul on the road. The wonderful work this lady and her few volunteers do is a credit to human kindness. This lady is out in all-weather to make sure these horses are fed and watered, they live naturally in a herd and it's wonderful to see.

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Others continued

28/8/2019 – Bethany Messruther, 4 Vernon Grove, Scarborough – Support.

I regularly attend All For Horses in my capacity as an animal physiotherapist to treat their horses and ponies when needed and provide continued maintenance physiotherapy treatments. The horses and ponies are very happy, relaxed and healthy.

They enjoy living in a natural herd environment, along with care and support as needed from experienced and well qualified people. I treat horses at the sanctuary throughout the year. I also keep my horse in the local area so ride through and walk my dog in the area regularly at least once or twice a week and rarely meet any traffic on the road. The sanctuary isn't the tidiest place but the owners and staff are currently clearly working on improving the appearance; this obviously takes time and money and has to run alongside providing the horses with all their needs.

27/8/2019 – Owen & Audrey Welford, Craigielee, Robin Hoods Bay – Support.

This establishment is needed for the care of rescued and abandoned horses and ponies. The people need all the help and support to continue the excellent care and welfare of the animals as they are doing at present.

28/8/2019 – Amy Garbutt, 225 Rotherham Road, Maltby, Rotherham – Support. I found a mare that had been in their care since 2015. We viewed the mare and a couple more horses that were in their care. The weather was cold so the horses had their rugs on so they were warm, and were all sharing some big bales of hay until the grass started to grow through. The herd was happy and calm, with no problems at all. The rescue workers suggested meeting the horses a minimum of three times before rehoming them, so they are calm and comfortable for when they move homes. During our stay, we visited the yard twice a day at different times. While doing this daily routine, we encountered two vehicles for the entire three days, one vehicle being a Royal mail van.

The rescue had been amazing with all their hard work around the clock and their support. They are an amazing charity who does amazing work.

11/9/2019 – Leslyanne Freeman, Deepdale, Main Road, Beelsby, Grimsby – Support.

I went three times to see a specific horse as it is the rescue's policy that prospective owners get to know the horse and it you. The horse I was interested in had been mistreated before she arrived and had been very nervous of people. Cathy and her team had nurtured and cared for her for over a year. The horse has absolutely thrived and is a pleasure to own and ride and I was so glad I could offer a horse in need a loving home for life. My donation was also helpful towards food and vet bills and all the other costs. These horse rescues up and down the country are a lifeline for abused and unwanted horses and ponies and they are essential for animal welfare. The charity does an excellent and essential job.

I cannot imagine why anyone would object to the plans for the farm, especially given its very rural location and it not being in anyone's way or causing any detriment to anyone. The location is ideal for helping horses who have been abused or abandoned to regain their confidence and trust.

If the plans are not approved the horses could lose their home and once again face fear and an uncertain future.

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Others continued

12/9/2019 – Sandra Bewell-Frost, David T Frost, Amy Curtis, Chloe Curtis, 5 Hewley Drive, West Ayton – Support. We have been dedicated supporters of this horse rescue charity for a number of years and visit the farm to spend time with the horses and ponies, grooming and giving what love we can to these animals. We are full of admiration for the love and care given, for their skills, and for the specialist care they give to horses who can barely just suck in liquid food, who are almost too weak to stand, and to those whose painful wounds and infections need treatment. It is also a beautiful sight to see these horses recovering, regaining their trust and confidence, and enjoying the peaceful retreat of the grassland pastures on the farm. It is also clear to see that all the resources and donations are invested in the work of the charity. The farm facilities are basic but adequate, although it is equally clear to see how well organised and run this charity is, and how much hard work is going into improvements on an ongoing basis.

The farm is beautifully peaceful at the end of the country lane, perfect for this place of rescue. On our numerous visits we have only once encountered another vehicle, which was the council bin collection reversing into the nearby drive - this did not cause us or them any inconvenience.

We feel that it is in keeping with farm use, is properly managed, and is a much-needed resource in the Scarborough area where there is a high level of horse and pony ownership. Without the rescue work on this farm I fear that our area would suffer much as others such as the north east where malnutrition and abandoned horses and ponies are commonplace for the authorities to deal with.

23/9/2019 - Ann Owen, 143 Stepney Rd, Scarborough - I have worked for All for horses since end of September 2018. I work five days a week 8.30- 4.30/5 caring for the horses I am a BHSAI with 40 years' experience working with horses.

Background

Silpho Brow Farm West is situated in an isolated location and comprises one of a group of three dwellings; a pair of semi-detached properties and a detached dwelling that is a converted barn.

The properties are reached via a long and winding single track lane, which is also a public bridleway. Vehicular access is gained onto this lane, via a steep and narrow junction with another partly single track lane known as Waites Lane, an unclassified road which leads from Silpho to Harwood Dale and Burniston.

Silpho Brow Farm West comprises the main house (the western half of the pair of semis) two substantial Dutch barns, and an L-shaped pair of traditional stone barns. To the north east, is the converted barn that comprises the adjacent property and its garaging, previously known as "The Shippon" but now known as "Silpho Brow Farm East". To the east is the attached dwelling known as "Silpho Brow Cottage".

In 2008, planning permission was granted to convert the traditional barn attached to the house into a two bedroom holiday cottage. This permission was never implemented.

This current application follows on from investigations by the Authority's Enforcement Team and seeks retrospective planning permission for the change of use of the agricultural buildings within the curtilage of Silpho Brow Farm West to the stabling of horses and commercial storage in connection with a horse rescue, rehabilitation and horse rehoming charity. The application includes the retention of a touring caravan and portacabin, situated

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Background continued

between the house and the agricultural buildings, used as a workers restroom and workers overnight accommodation (two single bedrooms). It is also proposed to site a replacement domestic summerhouse adjacent the western boundary of the property and to provide a toilet block, located immediately to the rear of the barn to provide two toilets and shower room.

The summerhouse would be timber clad with a maximum height of 2.2m, 3.04m wide x 2.3m deep. The toilet building would be a small lean-to structure faced with blockwork to match the barn with dark grey roof, possibly with solar panels installed. The building would measure 3m wide x 1.6m deep with a height to the eaves of 2.10m and to the highest part of the roof of 2.7m. Foul water drainage would be dealt with by a new sewerage treatment plant, to which the Environment Agency does not object.

Officers are aware of press reports citing a general increase in horses and ponies being abandoned or not being properly cared for following the recession of 2008.

In support of the application the applicant has stated that:-

The farm was purchased as a place for horses and ponies to graze in herds and recover. The charity grazes horses here, finds them new homes and sells donated items by mail order to raise funds to cover running costs. Horses typically stay for a few months to a couple of years. The fields provide them with more than enough grass, and they are in a good, safe, herd environment. Our horses are well cared for by skilled and experienced people, and all the welfare officers sent here by 3rd parties have always been very happy with both our experience and the quality of the horse care that we provide.

If the ponies did not have enough to eat or were not in a healthy condition then this would have been mentioned by the various welfare officers from larger welfare Charities who have been called to the site on several occasions. On each occasion they have been happy with the care we provide.

Livestock density is based on the weight of the animal and the DEFRA guidelines apply to horses (variable weight but typically around 500kg), not to the small native ponies that we typically care for. We have only four horses; the others are ponies that typically weigh around 200 - 300kg, although some weigh far less.

We are not seeking planning permission for 30 stables. We have fewer than 30 ponies, in three fields and are seeking permission to retain the five existing stables, located in the existing barn, originally created from the sheep pens which were already in there when we bought the farm. The ponies only come in if in need of veterinary attention. The rest of the two modern barns are used for storage, and for farm operations, such as feed and machinery storage. This makes good use of the buildings without causing the noise/smells etc. usually associated with livestock farms which could affect neighbours.

The overnight accommodation is for volunteer workers who help look after the animals; many are veterinary and other students attending the farm as part of their studies. Typical stays range from 2-4 weeks. The portacabin is used *instead* of the house bedrooms, so there is no increased usage. We try to have two students all the time, but do have gaps where we don't have any students, especially between September and

Application No: NYM/2019/0431/FL

Background continued

April. We have one full time staff member who works five days a week, and one part time member who works two days per week.

Our day volunteers come from a wide range of society, including ex-military recovering from PTSD, local people of all ages and some are referred by health support agencies, such as those suffering from dementia or learning difficulties that are otherwise excluded from volunteering opportunities.

They are sometimes fed in the fields during the worst winter weather, usually in round bale feeders. Tractors do deliver hay and straw – three to six deliveries per year; they both unload and turn around in our property. Statements that a large number of vans call at our farm are untrue.

We are not planning to use gravel in the top gateway, but intend to use locally quarried stone; 30 mm clean on top and larger stone beneath. None of our gateways open onto the public highway; we changed all the gateways to open inwards immediately upon purchasing the farm.

In terms of commercial storage, we sell donated and other items on line to raise funds for the charity, mostly horse bridles and rugs etc. Our staff and volunteers mostly collect donated items in their vehicles and bring them when they come and occasionally members of the public bring donations. If someone purchases online and wants to collect in person, this is done by arrangement. Collection in this way happened about six times in the last six months. Most items are dispatched in small packages and collected by Royal Mail or courier.

In terms of employment we have created one new permanent full time job, since 2014, which involves looking after the farm, land, horses and volunteers. We are not a retail operation and do not have opening hours but volunteers normally come between 10am and 4pm.

In summary, in addition to being sustainable and of benefit to our local community, we feel that our use of the farm and buildings is better all-round and with less environmental impact than that of a non-farming family living here and commuting to work and school.

The red line denoted compound area is big enough to accommodate all non-agricultural items out of sight, and when the suggested enclosing fence is completed the whole farm will look much better.

The Parish Council's comments and decision were understandably based on the information they had before them on the day, and we feel the points they raised have now been addressed.

Main Issues**Planning Policy**

Core Policy A of the NYM Local Development Plan seeks to ensure that new development conserves and enhances the Park's special qualities; with priority being given to ensuring development does not detract from the quality of life of local residents and supports the character of a settlement.

Core Policy H of the Local Development Plan seeks to strengthen and support the rural economy by providing local communities with a range of opportunities for entrepreneurship, education and training in various ways.

Application No: NYM/2019/0431/FL

Main issues continued

Development Policy 1 seeks to ensure that the special qualities of the National Park are conserved and enhanced, and consequently seeks to only permit development where, amongst other criteria, it will not have an unacceptable impact on surface and ground water, soil, air quality and agricultural land; where it will not generate unacceptable levels of noise, vibration, activity or light pollution; and stability can be achieved without causing unacceptable environmental or landscape impact.

Development Policy 3 seeks to maintain and enhance the distinctive character of the National Park by ensuring that the siting, layout and density of development preserves or enhances views into and out of the site; that the scale, height, massing and design are compatible with surrounding buildings; that the standards of design are high; that there is satisfactory landscaping and that the design takes into account the safety, security and access needs for all potential users of the development.

Development Policy 10 seeks to permit the re-use of an existing building for employment and training purposes where the building is of sound construction, there is sufficient land, storage space and parking, the building does not have an adverse impact on the character of the area and there are existing adequate access arrangements.

Development Policy 17 seeks to permit proposals for commercial horse related development only where no new dwelling is required, neighbouring amenities would not be harmed, the site is accessible by an adequate network of safe equestrian routes, there is sufficient car parking provision and the proposal is of an appropriate scale.

Draft Local Plan

Policy BL1 (Employment and Training) of the Draft Local Plan seeks to support development of small scale employment development in the open countryside where it re-uses existing permanent buildings; is linked to an existing business, does not have a detrimental impact on the character of the local and wider landscape, there is sufficient land for storage and parking and there is no unacceptable harm in terms of noise, activity or traffic generation.

Policy BL11 (Commercial Horse Related Development) seeks to permit commercial horse related development where there is an existing dwelling, there is no adverse visual impact on the locality, there is no harm to neighbouring amenity, there are safe equestrian routes, there is adequate car parking and the development is of an appropriate scale.

Policy CO2 (Transport) states that new development will only be permitted where it is of a scale which the adjacent road network has the capacity to serve.

However, whilst the Draft Local Plan has been through its Examination in Public, these draft Policies can only be given limited weight.

Material Considerations**Landscape Impact**

A public bridleway runs immediately to the north west of the application site. There are also other footpaths and bridleways in the locality but these are at some distance away. The application site itself is largely contained within existing buildings and the defined outside area immediately to the west of the buildings. The fields to the north west and south east are used for grazing and do not form part of the application and consequently the visibility of these from such public viewpoints are not a material planning consideration in the context of this application (the fields are used for horse grazing and this does not constitute a change

Application No: NYM/2019/0431/FL

Main Issues continued

of use requiring planning permission) As set out above, the majority of the development is contained within existing buildings and it is not considered that the visual impact of activities and storage in the defined storage area, closely related to existing buildings on the site, or the visual impact of the caravan and portacabin would have an unacceptable wider landscape impact. The site is well screened from the wider area and, with the access to the property being screened by tree planting and a recently installed boundary fence.

However, it is acknowledged that the screening of the south eastern boundary could be improved with additional hedge planting, to screen the caravan, portacabin and compound.

The buildings used in conjunction with the horse rescue charity were originally built for agricultural purposes and will not be altered externally, other than the addition of a small timber lean-to to provide a toilet; consequently, the appearance of the site remains of an agricultural nature, albeit with horse related paraphernalia and storage of items for sale, in addition to other farm equipment.

The caravan and portacabin are located well within the site, screened from the neighbouring properties by existing buildings. Again whilst this area of the site is untidy and the structures are not of particularly good quality, they would not result in undue harm to the landscape, due to their context immediately adjacent the large modern agricultural buildings. However, the use of portacabins to meet long term needs are not considered appropriate within the National Park setting and consequently, it is recommended that this is only given a temporary permission, whilst the applicants consider a more appropriate means of accommodating volunteers.

The proposed summerhouse is small in scale and replaces an existing structure and the blockwork lean-to toilet block would be attached to the blockwork modern agricultural building. Neither of these structures would have a detrimental impact on the character of the locality.

Outside storage is, and has been undertaken in other parts of the site and appears visually unattractive, but if permission is granted with the recommended conditions, the Authority can ensure, through a Breach of Condition Notice if necessary, that the unattractive storage activities related to this charity are confined to the areas approved, which are away from neighbouring residential properties and not prominent in the landscape and thus achieve a net environmental improvement.

In view of the above, the impact on landscape character is considered acceptable, and there is no conflict with Core Policy A or Development Policy 1 of the Local Development Plan.

Activity Levels and Highway safety

The development does generate activity in terms of volunteers and staff and online charity sales, but it is not considered that the comings and goings generated by this are greater than could be expected from managing the associated land for agricultural purposes. Whilst it is accepted that the business is likely to result in an increase in courier vans, this is a wider issue resulting from ever increasing online shopping. However, the Highway Authority has not objected, provided that the applicant agrees to create passing places along the Highway, that turning facilities are provided within the site and the access to the field is surfaced satisfactorily. The applicant has agreed to this and such a requirement would be subject to conditions attached to any planning permission. Concerns have been raised by third parties regarding the ecological impact resulting from the proposed passing places and consequently, the Highway Authority are liaising with the Authority's Woodland and Ecology Officers to ensure the best location and means of construction of such places.

Application No: NYM/2019/0431/FL

Main Issues continued

The Highway Authority has suggested the most appropriate locations for passing places where there is sufficient level highway available to allow a passing place to be constructed. Most other locations with enough available verge are not flat enough and would require significant engineering to retain the land to prevent the adjacent higher land from slipping into the highway. Furthermore, one is currently partially constructed and used as field accesses and an informal passing place already.

The Highway Authority has clarified that the works would be paid for by the applicant who would also have to enter into a legal agreement (S278 of the Highways Act 1980) before works could begin. The LHA would closely supervise the construction, which would have to be undertaken by an approved contractor to the specification of the LHA.

Fire Safety and Building Regulations

Both the Fire Officer at North Yorkshire Fire & Rescue and North Yorkshire Building Control Partnership has been consulted on this application, following concerns expressed by third parties. They were not originally consulted as the development does not fall within the criteria set out by these regulatory bodies for when they wish to be consulted. The application was deferred last month to allow them to comment before the Planning Committee assessed the application. The Fire Officer has visited the site and has advised they have no objections to the development at the site and are satisfied that the fire authority can satisfactorily access the site. North Yorkshire Building Control has also confirmed that they have no objections and that the proposed toilet building would be considered under a separate building regulations application.

Consequently, due to these comments, there are no material planning grounds to refuse this application for fire safety or building regulations reasons.

Equestrian Use and Animal Welfare

This proposal is not for a commercial equestrian use, and it is not a facility providing horse riding, schooling or livery. Consequently, the activity levels generated by such a commercial equestrian use would not occur, albeit some additional activity is generated by the selling of goods to generate an income for the charity. Furthermore, the proposal does not relate to the use of the surrounding land as the horses are 'grazing' the land (a continuation of agricultural use), rather than the use of the land being changed to the "keeping of horse for recreational purposes". This does not constitute development. Whilst the numbers of horses are often more than would normally be expected to be grazed, the majority of horses are smaller or hardier pony species, which don't require the same quality and amount of grassland. Nevertheless, the proposal is considered to meet the requirements set out by Development Policy 17, as there is a dwelling on site, the site is close to equestrian routes, and the use of the buildings for stabling and associated storage would not harm neighbouring amenities by reason of disturbance or smell.

Third parties have expressed concerns regarding animal welfare conditions. The applicant has set out why she considers the application supports animal welfare. The British Horse Society has been consulted on this application but has made no comments.

Neighbouring Amenity

Objections have been received regarding activity levels, increased traffic, the untidy nature of the site and concerns that the foul drainage facilities are inadequate.

Application No: NYM/2019/0431/FL

Main Issues continued

Storage of materials has occurred on the northern side of the site, between the buildings and the access drive to Silpho Brow Farm East. This has resulted in harm to the amenities of that adjacent dwelling, due to the visual impact from their property. However, the revised site plan requested defines the area of storage to be within the buildings and on a fenced compound on the land immediately to the west of the buildings, away from the neighbouring properties, and this would be conditioned, and enforced through a Breach of Condition Notice if necessary.

On the basis that the area for storage will be controlled by conditions and the Highway Authority has no objections, subject to conditions, it is considered that these concerns have been satisfactorily addressed.

Foul Drainage

The applicants have worked with the Environment Agency and have revised the proposed drainage arrangements in accordance with their requirements, and are proposing to install a separate sewage treatment plant.

It is therefore considered that the concerns expressed by the neighbouring occupiers, relating to this issue have been satisfactorily addressed.

Conclusion

It is considered that on the basis of the additional information submitted, and that the Highway Authority and Environment Agency consider that the concerns expressed by third parties can be dealt with by conditions, the operation of a Horse Rescue facility at this site represents a suitable re-use of these modern farm buildings which would not have a detrimental impact on the character of the locality and would not be contrary to the Local Development Plan Policies referred to above.

Consequently approval is recommended.

Pre-commencement Conditions

N/A

Contribution to Management Plan Objectives

There are no relevant Policies within the Management Plan.

Explanation of how the Authority has Worked Positively with the Applicant/Agent

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and recommended changes to the proposal including the inclusion of passing places, improved foul drainage facilities, and defined outside storage areas.

Item circulated at
Committee

Silpho Brow Cottage
Silpho Brow
Scarborough
YO13 0JP

Dear Sir/Madam

Committee Meeting 27th February 2019

Item 1 – NYM 2019/0431/FL

Please find attached 30 copies of the documents I shall refer to when I address the Committee on Thursday on behalf of the residents of Silpho Brow.

If you have any concerns regarding these documents, please let me know immediately and direct me to specific and publicised guidance that refers to your concerns.

Kind regards

Jacqui Shipman



Core Strategy & Development Policies

Spatial Portrait of the North York Moors

2.2 The 1995 Environment Act sets out two purposes for National Park Authorities, as follows:

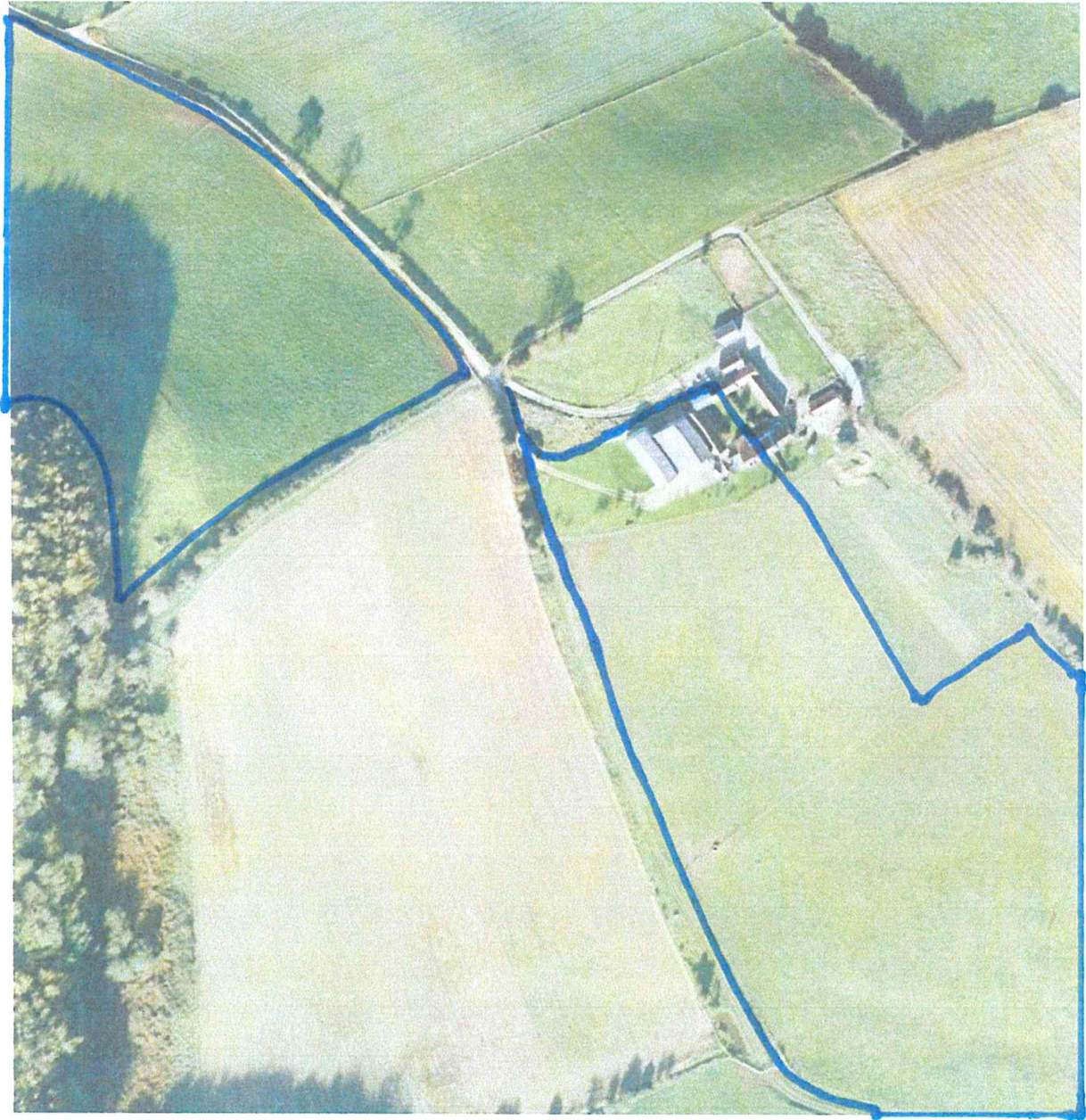
- **To conserve and enhance the natural beauty, wildlife and cultural heritage of the National Parks; and**
- To promote opportunities for the understanding and enjoyment of the special qualities of the Parks by the public.

2.3 The Act goes on to place a duty on National Park Authorities *in pursuing the two purposes 'to seek to foster the economic and social well being of local communities'*. Section 62 of the 1995 Act also requires all relevant authorities to ***"have regard to the statutory purposes in exercising or performing any functions in the National Park and; if it appears that there is a conflict between those purposes, to attach greater weight to the purpose of conserving and enhancing the natural beauty, wildlife and cultural heritage of the area."***

Spatial Vision and Objectives

Protecting, Enhancing and Managing the Natural Environment

4.3 By 2026, the National Park's special qualities including its diverse landscapes, sense of tranquillity and remoteness, distinctive settlements and buildings and cultural traditions have been safeguarded and enhanced. The Park continues to be worthy of designation as a landscape of national importance and sites of international, national and local importance for nature conservation and the National Park as a whole continue to host a diversity of species and habitats.



2001 – Application Site



2019 – Application Site



2019 – Application Site



Beacon Brow Road 5th Feb 2020

Members Update Sheet

Item 1 NYM/2019/0431/FL

Please see information attached received from Mrs Jacqui Shipman in objection to the application.

Item 2 NYM/2019/0744/FL

Highways – The amended plans mitigate concerns raised in relation to visibility accessing /egressing the application site and as such recommend conditional approval.

Item 3 NYM/2019/0867/FL

Others – John Norton, Fylingdales Service Station - raises the following concerns:

- Given the number of entrance/egress points in the area find it hard to comprehend that another entrance onto the A171 might even be considered, as several accidents have occurred in this vicinity including fatalities;
- Have had planning permission refused due to access issues so a further access should not be allowed;
- The proposed garage is of a size that lends itself to conversion to a bungalow and is some distance from the applicant's house;
- Neighbours should be informed of planning application and not have to rely on the site notice;
- The current access is across the service station forecourt – is the intention to close this?

Silpho Brow Cottage
Silpho Brow
Scarborough
YO13 0JP

Dear Sir/Madam

Committee Meeting 27th February 2019

Item 1 – NYM 2019/0431/FL

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Jacqui Shipman



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Spatial Portrait of the North York Moors

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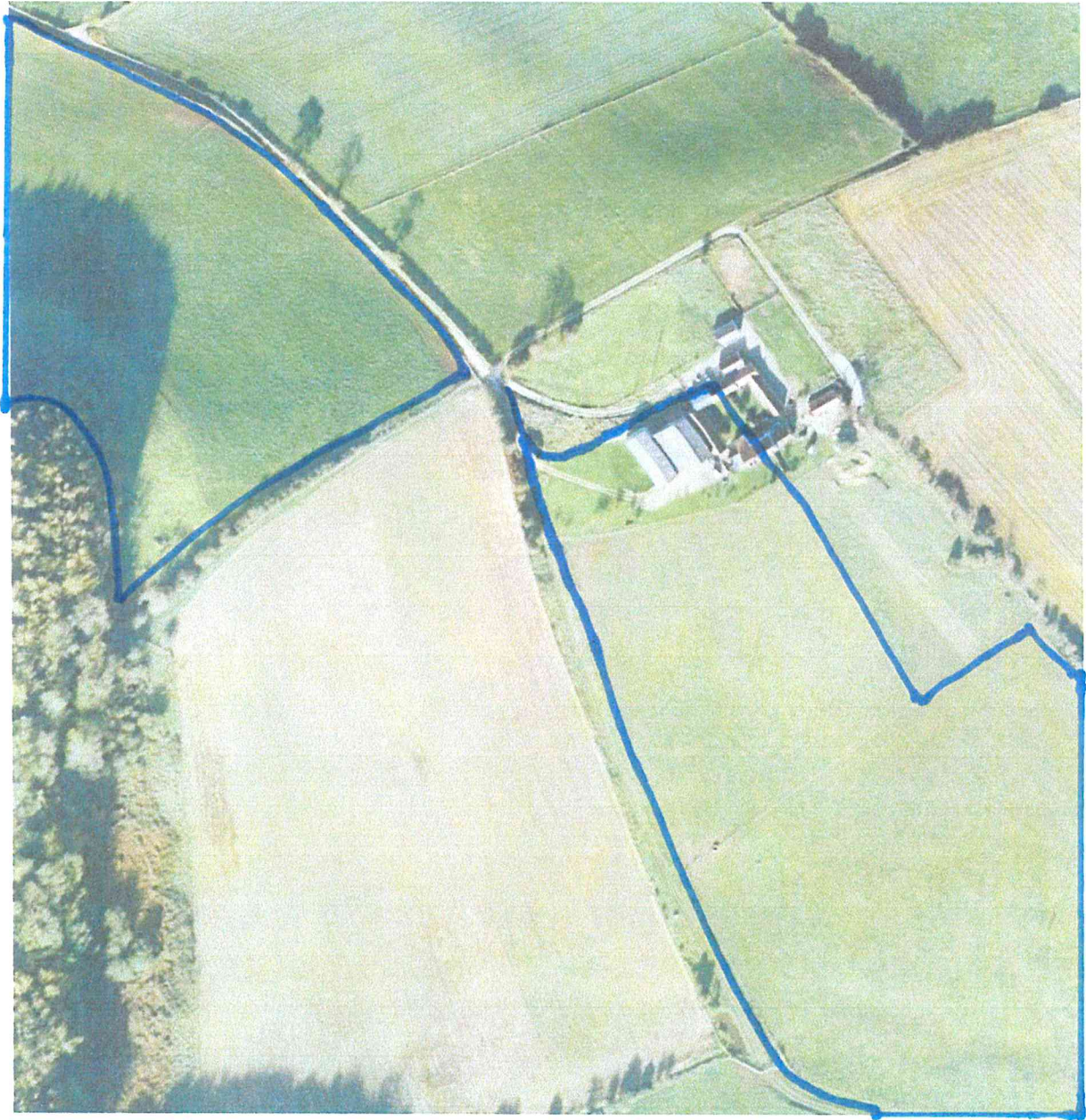
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Spatial Vision and Objectives

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2001 – Application Site



2019 – Application Site



2019 – Application Site



Beacon Brow Road 5th Feb 2020

From:
To: [Planning](#)
Cc:
Subject: Additional comments following Planning site visit - NYM/2019/0431
Date: 23 August 2020 19:39:29

The Parish Councillor for Silpho, Cllr. Pat Foxton, attended this site meeting as Parish Council representative. His comments (below) only serve to reinforce the Parish Council's concerns and misgivings in respect of this application. The general impression he got was one of untidiness, disorganisation and a chaotic and cluttered setup where piles of things (ostensibly for sale by the charity) were located throughout the buildings the site visit was allowed to access. He comments following the site visit as follows:-

----- Forwarded Message -----

Subject:Re: Planning site visit - Yes/No replies by 6pm Monday 17th August please
Date:Sun, 23 Aug 2020 15:07:24 +0000
From:patrick foxton
To:Mrs J. Marley, Clerk to Hackness & Harwood Dale Group Parish Council

Extra comments to our original objections to the planning application concerning Silpho Brow Farm West. Having attended the site visit on Friday 21st August 2020 at 2.00pm - my comments and recommendations are:

1. I would suggest most strongly that the National Park Planning Committee seeks to have an environmental assessment survey/study carried out as the outside area used for storage of all different types of products could possibly be a major cause for concern being so close to a water course.
2. The shed accommodation allegedly used for horse stabling in connection with the applicant's charitable business of rehoming horses and ponies seemed to be a mix of the two businesses. There were three fifteen ft. square open stable yards - but the access to these was encumbered by haphazard storage of all types of plastic containers and bags filled with clothing, packs of mattresses - all intermixed with small bales of hay severely restricting entrance and exit to that area.
3. I am led to believe that Silpho Brow Farm West water supply is fed by a spring. I would suggest concern should be addressed if this supply could be relied upon in case of a fire? I understand that properties fed by a spring water supply should have sufficient water storage on hand to help the fire brigade in the case of an emergency. I did not encounter this, nor was that information made available by the applicant. How reliable is that water supply, not only from a human requirement but also from an animal welfare issue?
4. Could there be a possibility that the Health and Safety Executive would have an issue with the applicant running these two types of businesses side by side in such a haphazard manner? Especially with regard to the applicant's own safety and the safety of volunteers and staff working on that site? Permission given to allow the

applicant to expand either or both businesses would , I suggest, compound the problems that I have mentioned already and should not be allowed.

5. The way the site is managed at the moment, I would suggest, is definitely not conducive to good neighbourly relations especially as part of the applicant's 'storage' arrangements of all manner of different products are stored in the garden adjacent to the neighbours dividing fence.
6. As the Parish Councillor for Silpho I can only suggest that the National Park Planning Committee does not recommend this application for approval - on the grounds previously stated.

--

J Marley (Mrs) CiLCA
Clerk to Hackness and Harwood Dale Group Parish Council
(comprising the parishes of Broxa cum Troutsdale, Darncombe cum Langdale End, Hackness, Harwood Dale, Silpho, and Suffield cum Everley).

Annan,
41 Scalby Road,
Burniston,
Scarborough
YO13 0HN

(NOTE - due to the high number of nuisance calls we've been
may be asked to leave a message
or give your name before your call is accepted.)

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If you are not the intended recipient, please be aware that any disclosure, copying, distribution or any action taken is prohibited and may be unlawful.

Any opinions expressed are those of the author and not necessarily the view of the Council.

From: Kay Aitchison
Sent: 17 January 2020 14:49
To: Hilary Saunders
Subject: RE: New application post - NYM2019/0431/FL - Silpho Brow Farm West, Sur Gate, Silpho - Third Party

Hi Hilary

The locations I have suggested/ described as the most appropriate for passing places are shown on the attached plan and are the only locations where there is sufficient level highway available to allow a passing place to be constructed. The location (1) between the double bends and Silpho Brow East would appear to coincide with Mr and Mrs Duffy's suggested location.



The suggested location (2) just before the bends and the stream is the only flattish section of verge wide enough to be able to construct a passing place.



Most other location with enough available verge are not flat enough and would require significant engineering to retain the land to prevent the adjacent higher land from slipping into the highway

The two passing place locations would not have a massive impact on the ecology of the highway verge, one is currently partially constructed and used as field accesses and an informal passing place already.

In answer to their other queries, The works would be paid for by the applicant who must also enter into a legal agreement (S278 of the Highways Act 1980) before works could begin. The exact location must be agreed with the Local Highway Authority (LHA) with plans and construction drawings provided. The LHA will also closely supervise the construction, which MUST be undertaken by an approved contractor to the specification of the LHA.

I agree that the Ebay business should not be run from the applicants property Slpho Brow East but think that there is little that can be done to enforce this.

Hope this helps to answer the queries

Kind Regards

Kay Aitchison

Project Engineer

Area 3 Whitby

Whitby Highways Depot

Discovery Way

Whitby

YO22 4PZ

If you intend to reply to this message please respond to:



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Scale =
5,180 999999999999

From: Robert Harper
Sent: 17 January 2020 14:21
To: Hilary Saunders
Subject: RE: NYM/2019/0431/FL

Good afternoon Hilary,

Further to your recent email I can confirm that it appears from the submitted planning application documents that the only building work that will require building regulation approval is for the construction of the proposed toilet block and as such building regulation compliance will be assessed as part of the building control process once the applicant submits the details for the work to their chosen building control body.

It should be noted that the building regulations only apply when building works are carried out to materially alter or change the use of the building as described in The Building Regulations 2010 and as such they do not automatically apply to all existing buildings. Further guidance can be found in the web links below:-

<http://www.legislation.gov.uk/uksi/2010/2214/regulation/3/made>

<http://www.legislation.gov.uk/uksi/2010/2214/schedule/2/made>

Any concerns regarding the fire safety of an existing non-domestic building should be directed to the local Fire and Rescue Service in order that they can comment regarding any concerns relating to The Regulatory Reform (Fire Safety) Order. Similarly I would suggest that any concerns you have relating to the living conditions of staff should be directed to the Environmental Health department at Scarborough Borough Council who may wish to assess the situation and take any appropriate actions.

I do hope that this clarifies the situation but should you have any further queries regarding the Building Regulations then please do not hesitate to contact me.

Kind regards,

Rob.

Robert Harper. *BSc (Hons), DMS, MRICS, MIFireE, MCMI.*
Head of Building Control



Delivering Local Authority Building Control Services in Hambleton, Richmondshire, Ryedale, Scarborough and Selby

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Mob:

Easingwold, YORK, YO61 3FB
Web site: www.nybcp.org



NORTH YORKSHIRE FIRE & RESCUE SERVICE

NYFRS Reference:

Premises: 00392195
Job: 1186476

Scarborough Fire Station
North Marine Road
Scarborough
North Yorkshire
YO12 7EY

When telephoning please ask for: J Butterfield

15 January 2020

Dear Sir or Madam

The Occupier, Silpho Brow Farm West, Silpho, Scarborough, YO13 0JP

FIRE SAFETY - COMMUNICATION WITH THE PLANNING AUTHORITY

Receipt is acknowledged of your planning communication:

Dated: 06/ 01/2020

Plans No: NYM/2019/0431/FL

Your communication has been dealt with as follows:

At this stage in the planning approval process the North Yorkshire Police, Fire and Crime Commissioner Fire and Rescue Authority have no objection/observation to the proposed development. The North Yorkshire Police, Fire and Crime Commissioner Fire and Rescue Authority will make further comment in relation to the suitability of proposed fire safety measures at the time when the building control body submit a statutory Building Regulations consultation to the Fire Authority.

The majority of information we collect regarding business fire safety is non-personalised information, however any personal data we collect will be managed in accordance with our Privacy Notice which can be viewed on our website, www.northyorksfire.gov.uk/about-us/yourdata.

Under the Regulatory Reform Order 2005 we are obliged to publish a public register of enforcement action which can be viewed via our website, www.northyorksfire.gov.uk/about-us/key-documents/links-registers.

The Occupier
Silpho Brow Farm West

Silpho
Scarborough
YO13 0JP

Sprinklers Save Lives, Sprinklers Save Lives, Sprinklers Save Lives, Sprinklers Save Lives, Sprinklers Save Lives

www.northyorksfire.gov.uk

Should you require further information please contact the officer whose name appears at the head of the letter.

Yours faithfully

J Butterfield



NORTH YORKSHIRE FIRE & RESCUE SERVICE

NYFRS Reference:

Premises: 00392195
Job: 1186476

Scarborough Fire Station
North Marine Road
Scarborough
North Yorkshire
YO12 7EY

When telephoning please ask for: J Butterfield

08 January 2020

Dear Sir or Madam

The Occupier, Silpho Brow Farm West, Silpho, Scarborough, YO13 0JP

FIRE SAFETY - COMMUNICATION WITH THE PLANNING AUTHORITY

Receipt is acknowledged of your planning communication:

Dated: 06/ 01/2020
Plans No: NYM/2019/0431/FL

Your communication has been dealt with as follows:

At this stage in the planning process the North Yorkshire Police, Fire and Crime Commissioner Fire and Rescue Authority offer the following observations to the proposed development on the following grounds:

The proposals/plans show insufficient detail for the North Yorkshire Police, Fire and Crime Commissioner Fire and Rescue Authority to determine if the requirement B5 of Schedule 1 to the Building Regulations 2010 (as amended), access and facilities for the fire service will be met.

The majority of information we collect regarding business fire safety is non-personalised information, however any personal data we collect will be managed in accordance with our Privacy Notice which can be viewed on our website, www.northyorksfire.gov.uk/about-us/yourdata.

The Occupier
Silpho Brow Farm West

Silpho
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Yours faithfully

J Butterfield



NORTH YORKSHIRE FIRE & RESCUE SERVICE

NYFRS Reference:

Premises: 00392195
Job: 1186476

Scarborough Fire Station
North Marine Road
Scarborough
North Yorkshire
YO12 7EY

When telephoning please ask for: J Butterfield

Tel:
Fax:

Email:

10 January 2020

Dear Sir or Madam

The Occupier, Silpho Brow Farm West, Silpho, Scarborough, YO13 0JP

FIRE SAFETY - COMMUNICATION WITH THE PLANNING AUTHORITY

Receipt is acknowledged of your planning communication:

Dated: 08 January 2020
Ref No: NYM/2019/0431/FL

Your communication has been dealt with as follows:

At this stage in the planning process the North Yorkshire Police, Fire and Crime Commissioner Fire and Rescue Authority object to/offer the following observations to the proposed development on the following grounds:

The proposals/plans show insufficient detail for the North Yorkshire Police, Fire and Crime Commissioner Fire and Rescue Authority to determine if the requirement B5 of Schedule 1 to the Building Regulations 2010 (as amended), access and facilities for the fire service will be met.

The majority of information we collect regarding business fire safety is non-personalised information, however any personal data we collect will be managed in accordance with our Privacy Notice which can be viewed on our website, www.northyorksfire.gov.uk/about-us/yourdata.

The Occupier
Silpho Brow Farm West

Silpho
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Sprinklers Save Lives, Sprinklers Save Lives, Sprinklers Save Lives, Sprinklers Save Lives, Sprinklers Save Lives

www.northyorksfire.gov.uk

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Should you require further information please contact the officer whose name appears at the head of the letter.

Yours faithfully

J Butterfield

From: Kay Aitchison
Sent: 24 December 2019 11:41
To: Hilary Saunders
Subject: RE: Silpho Brow

Hi Hilary

Just sent it through, hope it makes sense, I've added toe passing places condition and slightly changed by original wording given some of the recent correspondence, attached is a plan showing the two locations I've looked at

Any questions let me know

Hope you have a fabulous Christmas and New Year

Kind Regards

Kay Aitchison

Project Engineer

Area 3 Whitby

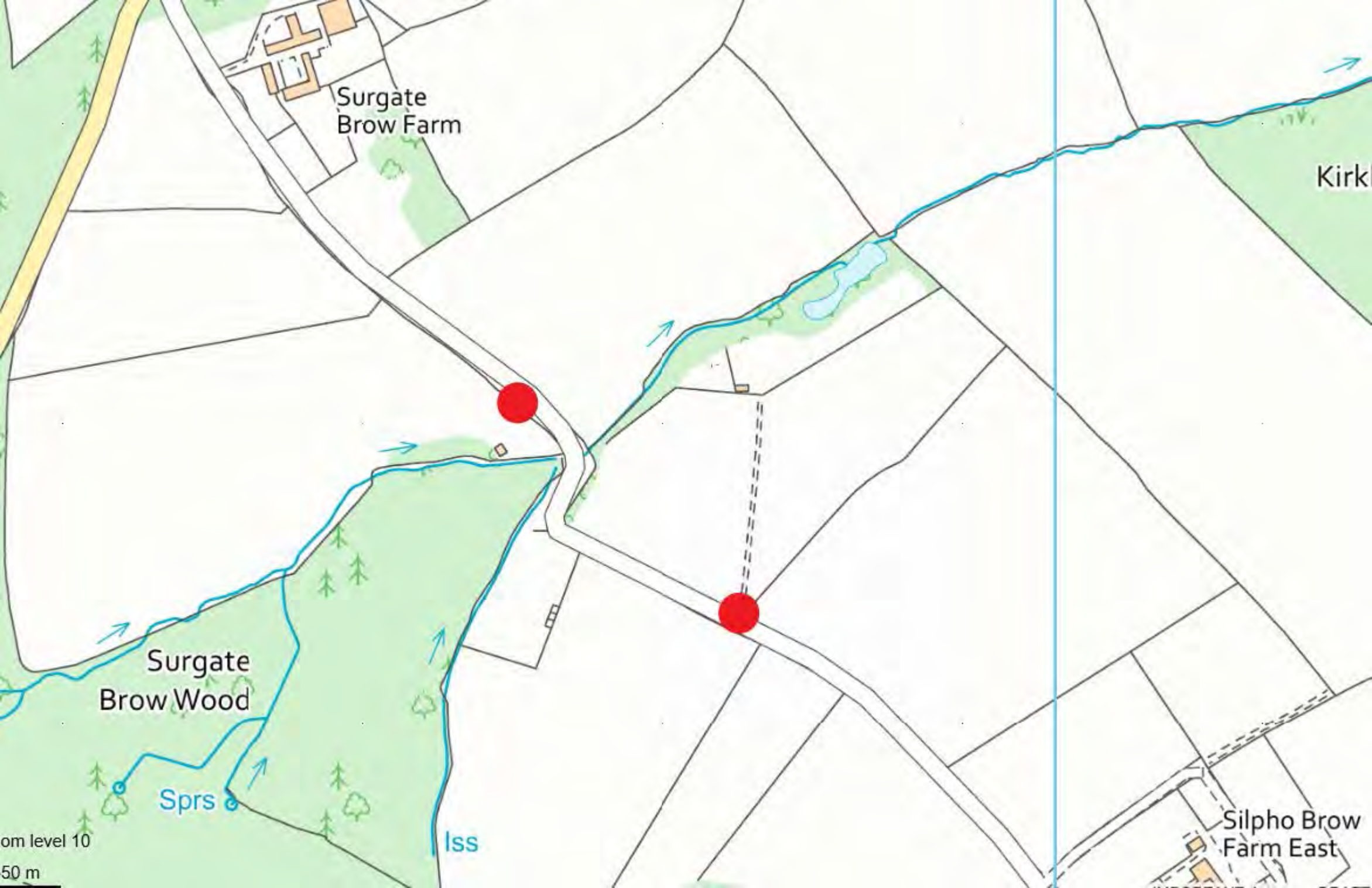
Whitby Highways Depot

Discovery Way

Whitby

YO22 4PZ

If you intend to reply to this message please respond to:



Surgate
Brow Farm

Kirk

Surgate
Brow Wood

Spr

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Silpho Brow
Farm East

om level 10

50 m

**NORTH YORKSHIRE COUNTY COUNCIL
BUSINESS and ENVIRONMENTAL SERVICES**



**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**

Application No: **NYM19/431/FL**

Proposed Development: change of use of agricultural buildings for the purposes of stabling horses and commercial storage in connection with the use of the site as a horse rescue, rehabilitation and horse rehoming charity, retention of touring caravan for workers rest room, retention of portacabin for use as workers accommodation, siting of replacement summerhouse and gravel surfacing of field entrance to assist with drainage together with fenced external storage area

Location: Silpho Brow Farm West, Sur Gate, Silpho

Applicant: Edwards

CH Ref: **Case Officer:** Kay Aitchison

Area Ref: 4/21/58C **Tel:**

County Road No: **E-mail:**

To: North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
YO62 5BP **Date:** 24 December 2019

FAO: Hilary Saunders **Copies to:**

Note to the Planning Officer:

In assessing the submitted proposals and reaching its recommendation the Local Highway Authority has taken into account the following matters:

The application is a retrospective application for buildings within the curtilage of the site, which the local highway authority do not have any objections too. The number of horses on the premises will require delivery of feed stuffs year round and given that Beacon Brow Road, Surgate is a narrow single track road with no passing places or turning head, the number of large vehicles required to deliver hay and straw to the property would be considered an intensification of use. This intensification could only be accommodated with improvements to the highway by construction of **2 no. passing places** in locations as identified along the length of Beacon Brow Road, Surgate, to be constructed to the satisfaction of the local highway authority.

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No:

NYM19/431/FL

The application also intends to gravel a field access. The use of loose material within the highway is not acceptable, any works within the highway should be constructed to the satisfaction of the local highway authority. The location was an existing gate into a field, however the applicant has excavated an area of the field for use as a turning area for vehicles delivering or collecting from the site. This area has not been surfaced and is currently soil, which during inclement weather is not suitable for any vehicles as should the vehicles not get stuck, they deposit mud over the highway. **The location is no longer signed as a turning area however it should still be noted that this is not an acceptable location** as it requires vehicles to reverse onto the highway at the junction of two other drive accesses. **A turning area to service Silpho Brow Farm West has been identified within the curtilage of the farm itself and should be large enough to allow any vehicle which may be required at the property to turn without encroaching onto the highway verge.** Vehicles should not be reversing along this narrow single track road to find a suitable turning point. The local highway authority have previously written to the applicant to request the appropriate construction of the new widened field gate but with no success. On my recent site inspection the field gate was still able to open out across the public highway causing an obstruction. Any gates should be **required to open into the field** and not be permitted to swing over the highway.

Consequently the Local Highway Authority recommends that the following **Conditions** are attached to any permission granted:

1. HC-07 Private Access/Verge Crossings: Construction Requirements - Field Access only - not turning area

Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site until the access(es) to the site have been set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements

- d. The crossing of the highway verge (**to be used as a field access only**) shall be constructed in accordance with Standard Detail number **E9A**.
- e. Any gates or barriers shall be erected a minimum distance of **2 metres** back from the carriageway of the existing highway and shall **not be able to swing over the existing or proposed highway**.
- g. Provision to prevent surface water from the site/plot discharging onto the existing or proposed highway shall be constructed and maintained thereafter to prevent such discharges
- h. The final surfacing of any private access within **2 metres** of the public highway shall **not contain any loose material** that is capable of being drawn on to the existing or proposed public highway.

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No:

NYM19/431/FL

All works shall accord with the approved details unless otherwise agreed in writing by the Local Planning Authority.

HI-07 INFORMATIVE

You are advised that a separate licence will be required from the Highway Authority in order to allow any works in the adopted highway to be carried out. The 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by North Yorkshire County Council, the Highway Authority, is available at the County Council's offices. The local office of the Highway Authority will also be pleased to provide the detailed constructional specification referred to in this condition.

REASON

In accordance with policy # and to ensure a satisfactory means of access to the site from the public highway in the interests of vehicle and pedestrian safety and convenience

2. HC-14a DETAILS OF TURNING AND PARKING

Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site in connection with the construction of the access road or building(s) or other works hereby permitted until full details of the following have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority:

- d. vehicular turning arrangements
- e. manoeuvring arrangements
- f. loading and unloading arrangements.

HI-14 INFORMATIVE

The proposals shall cater for all types of vehicles that will use the site. The parking standards are set out in the North Yorkshire County Council publication 'Transport Issues and Development - A Guide' available at www.northyorks.gov.uk

REASON

In accordance with policy # and to ensure appropriate on-site facilities in the interests of highway safety and the general amenity of the development.

3. HC-14b PROVISION OF APPROVED TURNING AND PARKING AREAS

No part of the development shall be brought into use until the approved vehicle access, parking, manoeuvring and turning areas approved under condition number #:

- a. have been constructed in accordance with the drawing **to be submitted** (Reference **to be approved**)
- c. are available for use unless otherwise approved in writing by the Local Planning Authority.

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No:

NYM19/431/FL

Once created these areas shall be maintained clear of any obstruction and retained for their intended purpose at all times

REASON

In accordance with policy # and to provide for appropriate on-site vehicle facilities in the interests of highway safety and the general amenity of the development.

4. HC-12a APPROVAL OF DETAILS FOR SITE WORKS IN THE HIGHWAY

Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site in connection with the change of use of the building(s) or other works until:

(i) The details of the following off site required highway improvement works, works listed below have been submitted to and approved in writing by the Local Planning Authority in consultation with the Local Highway Authority:.

b. 2 no constructed passing places - The provision of two passing places at locations to be fully agreed but generally in the section of lane, one northeast of the double bends and one between the bends and Silpho Brow Farms, each place shall provide a 5 metre minimum width carriageway width for a distance of 6 metres in length and provide 30 degree entry and exit tapers when completed, each passing place shall be constructed in accordance with NYCC standard passing place details unless otherwise agreed.

(iii) A programme for the completion of the proposed works has been submitted to and approved writing by the Local Planning Authority in consultation with the Local Highway Authority.

REASON

In accordance with policy # and to ensure that the details are satisfactory in the interests of the safety and convenience of highway users.

5. HC-12c COMPLETION OF WORKS IN THE HIGHWAY

Unless otherwise approved in writing by the Local Planning Authority in consultation with the Highway Authority, the development shall not be brought into use until the following highway works have been constructed in accordance with the details approved in writing by the Local Planning Authority under condition number:

b. 2 no constructed passing places - The provision of two passing places at locations to be fully agreed but generally in the section of lane one northeast of the double bends and one between the bends and Silpho Brow Farms, each place shall provide a 5 metre minimum width carriageway width for a distance of 6 metres in length and provide 30 degree entry and exit tapers when completed, each passing place shall be constructed in accordance with NYCC standard passing place details unless otherwise agreed.

REASON

In accordance with policy # and in the interests of the safety and convenience of highway users.

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No: **NYM19/431/FL**

Signed:

Kay Aitchison

For Corporate Director for Business and Environmental Services

Issued by:

Whitby Highways Office
Discovery Way
Whitby
North Yorkshire
YO22 4PZ

e-mail: _____

Mrs Hillary Saunders
North York Moors National Park
Development Control
The Old Vicarage Bondgate
Helmsley
York
YO62 5BP

Our ref: RA/2019/140490/04-L01
Your ref: NYM/2019/0431/FL
Date: 03 December 2019

Dear Hilary

APPLICATION FOR CHANGE OF USE OF AGRICULTURAL BUILDINGS FOR THE PURPOSES OF STABLING HORSES AND COMMERCIAL STORAGE IN CONNECTION WITH THE USE OF THE SITE AS A HORSE RESCUE, REHABILITATION AND HORSE REHOMING CHARITY, RETENTION OF TOURING CARAVAN FOR WORKERS REST ROOM, RETENTION OF PORTACABIN FOR USE AS WORKERS ACCOMMODATION, SITING OF REPLACEMENT SUMMERHOUSE AND GRAVEL SURFACING OF FIELD ENTRANCE TO ASSIST WITH DRAINAGE TOGETHER WITH FENCED EXTERNAL STORAGE

SILPHO BROW FARM WEST, SUR GATE, SILPHO

Thank you for your re-consultation regarding the above proposal which was received on 19 November 2019.

We have reviewed the information submitted and our previous comments in our letter dated 30 October 2019 remain valid.

Yours faithfully

Mr Fraser Tomlinson
Sustainable Places Planning Adviser

Direct Dial:
e-mail:
Team Direct Dial:
e-mail:

Mrs Hillary Saunders
North York Moors National Park
Development Control
The Old Vicarage Bondgate
Helmsley
York
YO62 5BP

Our ref: RA/2019/140490/03-L01
Your ref: NYM/2019/0431/FL
Date: 30 October 2019

Dear Hilary

APPLICATION FOR CHANGE OF USE OF AGRICULTURAL BUILDINGS FOR THE PURPOSES OF STABLING HORSES AND COMMERCIAL STORAGE IN CONNECTION WITH THE USE OF THE SITE AS A HORSE RESCUE, REHABILITATION AND HORSE REHOMING CHARITY, RETENTION OF TOURING CARAVAN FOR WORKERS REST ROOM, RETENTION OF PORTACABIN FOR USE AS WORKERS ACCOMMODATION, SITING OF REPLACEMENT SUMMERHOUSE AND GRAVEL SURFACING OF FIELD ENTRANCE TO ASSIST WITH DRAINAGE TOGETHER WITH FENCED EXTERNAL STORAGE

SILPHO BROW FARM WEST, SUR GATE, SILPHO

Thank you for your consultation regarding the above proposal which was received on 21 October 2019.

We have reviewed the following additional information submitted with the application;

- Document titled 'septic tank information' dated 2019-10-21, (including FDA1 Form)

Based on our review of the above we can now **remove objection** to the proposal, subject to condition. Our detailed comments are as follows.

Environment Agency position

The proposed development will be acceptable if the measure(s) detailed in the non-mains drainage assessment submitted with this application are implemented and secured by way of a planning condition on any planning permission.

NOTE to Applicant / LPA;

Contrary to the assertion in the FDA1, this proposed discharge is **NOT** compliant with the General Binding Rules, and as such, a permit is required, due to the volume being in excess of 2m³ for a discharge to ground.

Guidance on how to apply for a permit can be found here: <https://www.gov.uk/permits-you-need-for-septic-tanks/apply-for-a-permit>

The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

Condition

The development permitted by this planning permission shall be carried out in accordance with the approved non-mains drainage assessment including the following specific mitigation measures detailed therein:

- Work on the new installation should not commence until a permit is granted
- Soakaways to be constructed to BS6297:2007
- No connection to watercourse or land drainage system and no part of the soakaway system is within 10 metres of any ditch or watercourse
- No siting of the septic tank within 50 metres or upslope of any well, spring or borehole used for private water supply

Reason

To ensure compliance with the Environmental Permitting (England and Wales) Regulations 2016.

We trust the above advice is useful.

If I can be of any further assistance, please don't hesitate to contact me.

Yours faithfully

Mr Fraser Tomlinson

Sustainable Places Planning Adviser

Direct Dial:

e-mail:

Team Direct Dial:

e-mail:

Mrs Hillary Saunders
North York Moors National Park
Development Control
The Old Vicarage Bondgate
Helmsley
York
YO62 5BP

Our ref: RA/2019/140490/02-L01
Your ref: NYM/2019/0431/FL
Date: 03 October 2019

Dear Hillary

APPLICATION FOR CHANGE OF USE OF AGRICULTURAL BUILDINGS FOR THE PURPOSES OF STABLING HORSES AND COMMERCIAL STORAGE IN CONNECTION WITH THE USE OF THE SITE AS A HORSE RESCUE, REHABILITATION AND HORSE REHOMING CHARITY, RETENTION OF TOURING CARAVAN FOR WORKERS REST ROOM, RETENTION OF PORTACABIN FOR USE AS WORKERS ACCOMMODATION, SITING OF REPLACEMENT SUMMERHOUSE AND GRAVEL SURFACING OF FIELD ENTRANCE TO ASSIST WITH DRAINAGE TOGETHER WITH FENCED EXTERNAL STORAGE

SILPHO BROW FARM WEST, SUR GATE, SILPHO

Thank you for your consultation regarding the above proposal which was received on 16 September 2019.

We have reviewed and note the additional information submitted by the applicant, however we must maintain our previous objection to the proposal as set out in our letter dated 21 August 2019. Our detailed comments are as follows.

Environment Agency Position

The applicant should still provide a full FD1 assessment as previously requested. This information must satisfactorily demonstrate to the local planning authority that the risk to controlled waters has been fully understood and can be addressed through appropriate measures. This information should include:

Details of an upgraded package STW, and submission of details of a reputable contractor to demonstrate that the discharge will be brought back into compliance with the General Binding rules

Further clarification

Environment Agency
Lateral 8 City Walk, LEEDS, LS11 9AT.

www.gov.uk/environment-agency

Cont/d..

When looking at whether the capacity of a package STW is sufficient – we assess the maximum potential load going into it.

A separate tank may be required for either excess load, or to separate from the neighbours altogether.

We trust the above advice is useful.

If I can be of any further assistance, please don't hesitate to contact me.

Yours faithfully

Mr Fraser Tomlinson
Sustainable Places Planning Adviser

From:
To: [Wendy Strangeway](#)
Cc: [Hilary Saunders](#)
Subject: RE: NYM/2019/0431/FL - Silpho Brow Farm West, Sur Gate, Silpho
Date: 30 September 2019 12:19:38
Attachments: [image002.png](#)

Hi Wendy, Hilary

Thank you for the plan submitted by the applicant which details a turning area for the above application. The measurements on the turning show that it meets the requirements for general small vehicles, cars and small transit type vans but would not be large enough for some of the larger vehicles which could reasonably be expected, e.g. horse boxes or vehicles with trailers. The turning area should be suitable for a minimum of rigid vehicles, such as a horse box or a vehicle with a horse trailer. There are turning space requirement drawings within the residential highway design guide on our website

<https://www.northyorks.gov.uk/road-adoption>

The applicant has submitted a long and detailed response to myself which I have advised should be submitted to yourselves for consideration. I can see my response and the applicants summary response on the planning site but not the applicants full nine page response.

Regarding the most recent information provided by the neighbour (via email from yourself 30th September), it only supports the most recent highway authority recommendation dated 12th August 2019

The intensification of use of Beacon Brow Road either for the provision of food/bedding or other horse related items or for the supporting web sales business would require passing places for the safety of all highway users, gates to open inwards and for the provision of a suitable sized turning space within the property. All my recommendations are purely highway related and witnessed during my own site visits (although I do not have any photos), and my knowledge of the local area. There should not be a turning area within the excavated unsurfaced area in the adjacent field which causes vehicles to also use the narrow highway and the opposite driveways and has on a number of occasions deposited significant quantities of mud on the highway. The new widened gateway should be surfaced within the highway to the local highway authority standard as submitted with my recommendation and as previously requested.

Kind Regards

Kay Aitchison

Project Engineer

Area 3 Whitby
Whitby Highways Depot
Discovery Way
Whitby
YO22 4PZ

If you intend to reply to this message please respond to:

From:
To:
Cc: [Area3 Whitby: Planning](#)
Subject: RE: NYM19/431/FL Silpho Brow Farm West
Date: 19 September 2019 15:52:09

Good afternoon

Thank you for the detailed response to the Highway Authority recommendation however these details should be sent to the Planning Authority who will be determining the application. The Highway Authority is consulted by the Planning Authority regarding the highway elements associated with any planning application. The Highways Authority response is made by its professional officers in line with nationally recognised standards and free from political or personal persuasion from outside sources. It will be for the relevant Planning Authority to determine approval or refusal of the application based upon the responses from all consultees. At the committee hearing, it will be up to local Members and members of the public to voice their concerns or support and for the Councillors on that particular Committee to take a view.

I note the comments you have raised regarding the recommendations I have made, however as stated in my previous response, I can assure you that the comments I have made are all highway related and are in response to my actual observations of your website and a site visit undertaken by myself and have NOT taken into account comments made by others.

The issues raised under the heading "Advice needed" are not directly related to your planning application and will be dealt with in a separate email.

Regards

Kay Aitchison

Project Engineer

Area 3 Whitby
Whitby Highways Depot
Discovery Way
Whitby
YO22 4PZ

If you intend to reply to this message please respond to:

From: Sophie Tolson **On Behalf Of** Area3 Whitby
Sent: 18 September 2019 11:57
To: Kay Aitchison
Subject: FW: NYM19/431/FL Silpho Brow Farm West

Sophie Tolson
Business Support Administrator
Area 3 - Whitby Highways

From: Cathy Edwards []
Sent: 18 September 2019 11:36
To: Area3 Whitby < >
Cc: Hilary Saunders
Subject: NYM19/431/FL Silpho Brow Farm West

Re. Local Highway Authority Considerations and Recommendations
NYM19/431/FL Silpho Brow Farm West

Dear Mrs Aitchison,

Attached is a detailed reply to the points raised, along with some background info.

I apologise for the time taken to finish this.

As it now covers several pages, I thought it sensible to include this short summary (see attached documents for greater details):

1. Our horses do not require the delivery of feedstuffs year-round, as unlike some livery yards we allow our horses a natural outside life 24/7 where possible, so they live off grass for most of the year and are not routinely stabled.
2. Tractors do deliver hay and straw – three to six deliveries per year, they both unload and turn around in our property.
3. Statements that a large number of vans call at our farm are untrue.
4. Regarding passing places, there are a handful of “informal” passing points in the form of field gateways and wide verges; tractors and 4x4s etc. heading to and from us or our neighbours can pass each other comfortably, though due to the low volume of traffic these are rarely needed or used – see the attached photos, taken last week.
5. Vehicles are not required to use either neighbours’ tracks or the highway to turn around, as we have an existing surfaced turning point within the curtilage of the farm. We ask all visitors to use this rather than the highway.
6. We are not planning to use gravel in the top gateway, as it would be an unsuitable finish. We intend to use locally quarried stone, 30 mm clean on top and larger stone beneath.
7. None of our gateways open onto the public highway; we changed all the gateways to open inwards immediately upon purchasing the farm, as we felt it safer. If one was opened outwards on your visit, I cannot imagine when this might have been. I assure you that we will continue to open all of our gates inwards.
8. Much of the detail we have provided would be clearer if we were to show you the areas discussed, hence our thoughts that a site visit would be helpful. If the

information we have now submitted does not fully address your concerns we would welcome a site visit.

Kind regards,

Cathy Edwards

Access your county council services online 24 hours a day, 7 days a week at www.northyorks.gov.uk.

WARNING

Any opinions or statements expressed in this e-mail are those of the individual and not necessarily those of North Yorkshire County Council.

This e-mail and any files transmitted with it are confidential and solely for the use of the intended recipient. If you receive this in error, please do not disclose any information to anyone, notify the sender at the above address and then destroy all copies.

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Although we have endeavoured to ensure that this e-mail and any attachments are free from any virus we would advise you to take any necessary steps to ensure that they are actually virus free.

If you receive an automatic response stating that the recipient is away from the office and you wish to request information under either the Freedom of Information Act, the Data Protection Act or the Environmental Information Regulations please forward your request by e-mail to the Information Governance Team (infogov@northyorks.gov.uk) who will process your request.

North Yorkshire County Council.

From:
To: [Planning](#)
Subject: Comments on NYM/2019/0431/FL
Date: 14 September 2019 09:55:22

Change of use agricultural buildings to horse stabling and commercial storage connected with use of site as horse rescue/rehabilitation/rehoming charity, retain caravan for workers rest room, retain portacabin for workers accommodation, replacement summerhouse, gravel surfacing to field entrance, external storage area all at Silpho Brow Farm West, Silpho

Both applicant and objectors spoke to this application prior to it being considered by Council. It seemed that many of the things proposed in the application were already taking place. Concerns were expressed regarding the impact & problems caused by the number of vehicles accessing the property on a regular basis, since this included courier vans delivering/collecting items for the online retail business as well as staff. There were also concerns in respect of the land drainage and adequacy of the septic tank and the impact this would have on the nearby watercourse. A breach of covenant was also referred to - apparently when Silpho Brow Farm West had come into being in 1994 (by the original Silpho Brow Farm being split into 3 separate properties) a covenant had been placed on Silpho Brow Farm West requiring it only to be used as a private dwelling house and/or a smallholding.

Council is of the view that while the sentiment behind the enterprise is good, the proposals are an over-intensification.

The access road is part highway and part private - it is single track and there are no passing places yet there will be extra traffic. It is believed that some of the gates to fields adjacent the access road open into the road, which is not acceptable. There are concerns regarding the land drainage and the adequacy/drainage of the septic tank serving the property.

Council therefore objects to the application as submitted on the grounds it is contrary to:-

- NYMNP Adopted Local Plan Policy 17 and NYMNP Pre-Submission Draft Local Plan (April 2019) Policies BL11 Commercial horse Related Development
- NYMNP Adopted Local Plan Development Policy 1 and NYMNP Pre-Submission Draft Local Plan (April 2019) Policies ENV7 Environment Protection

--

J Marley (Mrs)
Clerk to Hackness and Harwood Dale Group Parish Council
(comprising the parishes of Broxa cum Troutsdale, Darncombe cum Langdale End, Hackness, Harwood Dale, Silpho, and Suffield cum Everley).

Annan,

41 Scalby Road,
Burniston,
Scarborough

**NORTH YORKSHIRE COUNTY COUNCIL
BUSINESS and ENVIRONMENTAL SERVICES**



**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**

Application No: **NYM19/431/FL - amended**

Proposed Development: change of use of agricultural buildings for the purposes of stabling horses and commercial storage in connection with the use of the site as a horse rescue, rehabilitation and horse rehoming charity, retention of touring caravan for workers rest room, retention of portacabin for use as workers accommodation, siting of replacement summerhouse and gravel surfacing of field entrance to assist with drainage together with fenced external storage area

Location: Silpho Brow Farm West, Sur Gate, Silpho

Applicant: Edwards

CH Ref: **Case Officer:** Kay Aitchison

Area Ref: 4/21/58C **Tel:**

County Road No: **E-mail:**

To: North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
YO62 5BP **Date:** 12 August 2019

FAO: Hilary Saunders **Copies to:**

Note to the Planning Officer:

In assessing the submitted proposals and reaching its recommendation the Local Highway Authority has taken into account the following matters:

The application is a retrospective application for buildings within the curtilage of the site, which the local highway authority do not have any objections too. The number of horses on the premises will require delivery of feed stuffs year round and given that Beacon Brow Road, Surgate is a narrow single track road with no passing places or turning head, the number of large vehicles required to deliver hay and straw to the property would be considered an intensification of use. This intensification could only be accommodated with improvements to the highway by construction of passing places in suitable locations along the length of Surgate.

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No:

NYM19/431/FL

The application also intends to gravel a field access. The use of loose material within the highway is not acceptable, any works within the highway should be constructed to the satisfaction of the local highway authority. The location was an existing gate into a field, however the applicant has excavated an area of the field for use as a turning area for vehicles delivering or collecting from the site. This area has not been surfaced and is currently soil, which during inclement weather is not suitable for any vehicles as should the vehicles not get stuck, they deposit mud over the highway. **The location is signed by the applicant as a turning area however this is not an acceptable location** as it requires vehicles to reverse onto the highway at the junction of two other drive accesses. **A turning area to service Silpho Brow Farm West should be located within the curtilage of the farm itself and should be large enough to allow any vehicle which may be required at the property to turn without encroaching onto the highway.** Vehicles should not be reversing along this narrow single track road to find a suitable turning point. The local highway authority have previously written to the applicant to request the appropriate construction of the new widened field gate but with no success. On my recent site inspection the field gate was also opened out across the public highway causing an obstruction. Any gates should be **required to open into the field** and not be permitted to swing over the highway.

Consequently the Local Highway Authority recommends that the following **Conditions** are attached to any permission granted:

1. HC-07 Private Access/Verge Crossings: Construction Requirements - Field Access only - not turning area

Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site until the access(es) to the site have been set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements

- d. The crossing of the highway verge (**to be used as a field access only**) shall be constructed in accordance with Standard Detail number **E9A**.
- e. Any gates or barriers shall be erected a minimum distance of **2 metres** back from the carriageway of the existing highway and shall **not be able to swing over the existing or proposed highway**.
- g. Provision to prevent surface water from the site/plot discharging onto the existing or proposed highway shall be constructed and maintained thereafter to prevent such discharges
- h. The final surfacing of any private access within **2 metres** of the public highway shall **not contain any loose material** that is capable of being drawn on to the existing or proposed public highway.

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No:

NYM19/431/FL

All works shall accord with the approved details unless otherwise agreed in writing by the Local Planning Authority.

HI-07 INFORMATIVE

You are advised that a separate licence will be required from the Highway Authority in order to allow any works in the adopted highway to be carried out. The 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by North Yorkshire County Council, the Highway Authority, is available at the County Council's offices. The local office of the Highway Authority will also be pleased to provide the detailed constructional specification referred to in this condition.

REASON

In accordance with policy # and to ensure a satisfactory means of access to the site from the public highway in the interests of vehicle and pedestrian safety and convenience

2. HC-14a DETAILS OF TURNING AND PARKING

Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site in connection with the construction of the access road or building(s) or other works hereby permitted until full details of the following have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority:

- d. vehicular turning arrangements
- e. manoeuvring arrangements
- f. loading and unloading arrangements.

HI-14 INFORMATIVE

The proposals shall cater for all types of vehicles that will use the site. The parking standards are set out in the North Yorkshire County Council publication 'Transport Issues and Development - A Guide' available at www.northyorks.gov.uk

REASON

In accordance with policy # and to ensure appropriate on-site facilities in the interests of highway safety and the general amenity of the development.

3. HC-14b PROVISION OF APPROVED TURNING AND PARKING AREAS

No part of the development shall be brought into use until the approved vehicle access, parking, manoeuvring and turning areas approved under condition number #:

- a. have been constructed in accordance with the drawing **to be submitted** (Reference **to be approved**)
- c. are available for use unless otherwise approved in writing by the Local Planning Authority.

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No: **NYM19/431/FL**

Once created these areas shall be maintained clear of any obstruction and retained for their intended purpose at all times

REASON

In accordance with policy # and to provide for appropriate on-site vehicle facilities in the interests of highway safety and the general amenity of the development.

Signed:

Kay Aitchison

For Corporate Director for Business and Environmental Services

Issued by:

Whitby Highways Office
Discovery Way
Whitby
North Yorkshire
YO22 4PZ

e-mail: _____

Mrs Hillary Saunders
North York Moors National Park
Development Control
The Old Vicarage Bondgate
Helmsley
York
YO62 5BP

Our ref: RA/2019/140490/01-L01
Your ref: NYM/2019/0431/FL
Date: 21 August 2019

Dear Mrs Saunders

APPLICATION FOR CHANGE OF USE OF AGRICULTURAL BUILDINGS FOR THE PURPOSES OF STABLING HORSES AND COMMERCIAL STORAGE IN CONNECTION WITH THE USE OF THE SITE AS A HORSE RESCUE, REHABILITATION AND HORSE REHOMING CHARITY, RETENTION OF TOURING CARAVAN FOR WORKERS REST ROOM, RETENTION OF PORTACABIN FOR USE AS WORKERS ACCOMMODATION, SITING OF REPLACEMENT SUMMERHOUSE AND GRAVEL SURFACING OF FIELD ENTRANCE TO ASSIST WITH DRAINAGE TOGETHER WITH FENCED EXTERNAL STORAGE

SILPHO BROW FARM WEST, SUR GATE, SILPHO

Thank you for your consultation regarding the above proposal which was received on 6 august 2019.

We have reviewed the information submitted with the application and we **object** to the proposal. Our detailed comments are as follows.

Environment protection

We note the above application details and the comments made in regards to the existing foul drainage arrangements at this site.

We have reviewed the submitted details regarding the loading and operation of the shared package sewage treatment works (STW), and in the absence of any further submission from the applicant, the current package STW is and/or will be overloaded at times of full occupancy. As such we consider that the package STW is non-compliant with the General Binding Rules.

Environment Agency position

We object to the proposed development as submitted because it involves the use of a non-mains foul drainage system but inadequate assessment of the risks of pollution to

the water environment has been provided by the applicant. We recommend that planning permission should be refused on this basis.

Reason(s)

The application form indicates that foul drainage is to be discharged to a non-mains drainage system. In these circumstances the planning practice guidance (PPG) (ref ID 34-020-20140306) advises that applications for developments relying on anything other than connection to a public sewage treatment plant should be supported by sufficient information to understand the potential implications for the water environment. In this instance inadequate information has been submitted.

The application does not, therefore, provide a sufficient basis for an assessment to be made of the risks of pollution to the water environment arising from the proposed development.

In particular, the submitted application fails to provide sufficient information to demonstrate that

- the current foul drainage system is of adequate capacity and is appropriately designed

Overcoming our objection

The applicant should provide a full FD1 assessment. This information must satisfactorily demonstrate to the local planning authority that the risk to controlled waters has been fully understood and can be addressed through appropriate measures. This information should include:

- Details of an upgraded package STW, and submission of details of a reputable contractor to demonstrate that the discharge will be brought back into compliance with the General Binding rules

We trust the above advice is useful.

If I can be of any further assistance, please don't hesitate to contact me.

Yours sincerely

Mr Fraser Tomlinson
Sustainable Places Planning Adviser

From: [Elspeth Ingleby](#)
To: [Hilary Saunders](#)
Cc: [Planning](#)
Subject: NYM/2019/0431/FL - Silpho Brow Farm West, Sur Gate, Silpho
Date: 21 August 2019 14:02:47

Dear Hilary,

I am concerned regarding the information submitted by the applicant's neighbour relating to the capacity of their shared septic tank and the probability of it already being beyond capacity. Looking at the information provided by the applicant regarding employment, it appears that they have on average 4-6 staff/volunteers on site daily (the higher number if the applicants themselves are not the paid staff mentioned) which is a considerable additional burden on the system in addition to the regular domestic use of themselves and their neighbours for whom it was already operating at or near capacity. It is not stated where the septic tank drains to, but I would assume from the information submitted by the applicant and their neighbour that the effluent from the tank goes directly into Grew Beck to the south as the nearest waterbody. Whilst incidences of alleged direct pollution from septic tanks are matters for the Environment Agency, I would be concerned to see the status quo (which is apparently beyond the capacity of the tank) being maintained through approval of this planning application until this matter has been resolved due to the potential risk to the aquatic environment. I see that the Environment Agency has been consulted regarding this application and I look forward to seeing their comments on the matter.

Many thanks,

Elspeth

Elspeth Ingleby MA_{Cantab} ACIEEM

Ecologist

North York Moors National Park Authority

The Old Vicarage, Bondgate, Helmsley, York YO62 5BP

**NORTH YORKSHIRE COUNTY COUNCIL
BUSINESS and ENVIRONMENTAL SERVICES**



**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**

Application No:

NYM19/431/FL

Proposed Development:

change of use of agricultural buildings for the purposes of stabling horses and commercial storage in connection with the use of the site as a horse rescue, rehabilitation and horse rehoming charity, retention of touring caravan for workers rest room, retention of portacabin for use as workers accommodation, siting of replacement summerhouse and gravel surfacing of field entrance to assist with drainage together with fenced external storage area

Location:

Silpho Brow Farm West, Sur Gate, Silpho

Applicant:

Edwards

CH Ref:

Case Officer: Kay Aitchison

Area Ref:

4/21/58C

Tel:

County Road No:

E-mail:

To:

North York Moors National Park
Authority
The Old Vicarage
Bondgate
Helmsley
YO62 5BP

Date:

12 August 2019

FAO:

Hilary Saunders

Copies to:

Note to the Planning Officer:

In assessing the submitted proposals and reaching its recommendation the Local Highway Authority has taken into account the following matters:

The application is a retrospective application for buildings within the curtilage of the site, which the local highway authority do not have any objections too. The number of horses on the premises will require delivery of feed stuffs year round and given that Surgate is a narrow single track road with no passing places or turning head, the number of large vehicles required to deliver hay and straw to the property would be considered an intensification of use. This intensification could only be accommodated with improvements to the highway by construction of passing places in suitable locations along the length of Surgate.

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No:

NYM19/431/FL

The application also intends to gravel a field access. The use of loose material within the highway is not acceptable, any works within the highway should be constructed to the satisfaction of the local highway authority. The location was an existing gate into a field, however the applicant has excavated an area of the field for use as a turning area for vehicles delivering or collecting from the site. This area has not been surfaced and is currently soil, which during inclement weather is not suitable for any vehicles as should the vehicles not get stuck, they deposit mud over the highway. **The location is signed by the applicant as a turning area however this is not an acceptable location** as it requires vehicles to reverse onto the highway at the junction of two other drive accesses. **A turning area to service Silpho Brow Farm West should be located within the curtilage of the farm itself and should be large enough to allow any vehicle which may be required at the property to turn without encroaching onto the highway.** Vehicles should not be reversing along this narrow single track road to find a suitable turning point. The local highway authority have previously written to the applicant to request the appropriate construction of the new widened field gate but with no success. On my recent site inspection the field gate was also opened out across the public highway causing an obstruction. Any gates should be **required to open into the field** and not be permitted to swing over the highway.

Consequently the Local Highway Authority recommends that the following **Conditions** are attached to any permission granted:

1. HC-07 Private Access/Verge Crossings: Construction Requirements - Field Access only - not turning area

Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site until the access(es) to the site have been set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements

- d. The crossing of the highway verge (**to be used as a field access only**) shall be constructed in accordance with Standard Detail number **E9A**.
- e. Any gates or barriers shall be erected a minimum distance of **2 metres** back from the carriageway of the existing highway and shall **not be able to swing over the existing or proposed highway**.
- g. Provision to prevent surface water from the site/plot discharging onto the existing or proposed highway shall be constructed and maintained thereafter to prevent such discharges
- h. The final surfacing of any private access within **2 metres** of the public highway shall **not contain any loose material** that is capable of being drawn on to the existing or proposed public highway.

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No:

NYM19/431/FL

All works shall accord with the approved details unless otherwise agreed in writing by the Local Planning Authority.

HI-07 INFORMATIVE

You are advised that a separate licence will be required from the Highway Authority in order to allow any works in the adopted highway to be carried out. The 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by North Yorkshire County Council, the Highway Authority, is available at the County Council's offices. The local office of the Highway Authority will also be pleased to provide the detailed constructional specification referred to in this condition.

REASON

In accordance with policy # and to ensure a satisfactory means of access to the site from the public highway in the interests of vehicle and pedestrian safety and convenience

2. HC-14a DETAILS OF TURNING AND PARKING

Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site in connection with the construction of the access road or building(s) or other works hereby permitted until full details of the following have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority:

- d. vehicular turning arrangements
- e. manoeuvring arrangements
- f. loading and unloading arrangements.

HI-14 INFORMATIVE

The proposals shall cater for all types of vehicles that will use the site. The parking standards are set out in the North Yorkshire County Council publication 'Transport Issues and Development - A Guide' available at www.northyorks.gov.uk

REASON

In accordance with policy # and to ensure appropriate on-site facilities in the interests of highway safety and the general amenity of the development.

3. HC-14b PROVISION OF APPROVED TURNING AND PARKING AREAS

No part of the development shall be brought into use until the approved vehicle access, parking, manoeuvring and turning areas approved under condition number #:

- a. have been constructed in accordance with the drawing **to be submitted** (Reference **to be approved**)
- c. are available for use unless otherwise approved in writing by the Local Planning Authority.

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No: **NYM19/431/FL**

Once created these areas shall be maintained clear of any obstruction and retained for their intended purpose at all times

REASON

In accordance with policy # and to provide for appropriate on-site vehicle facilities in the interests of highway safety and the general amenity of the development.

Signed:

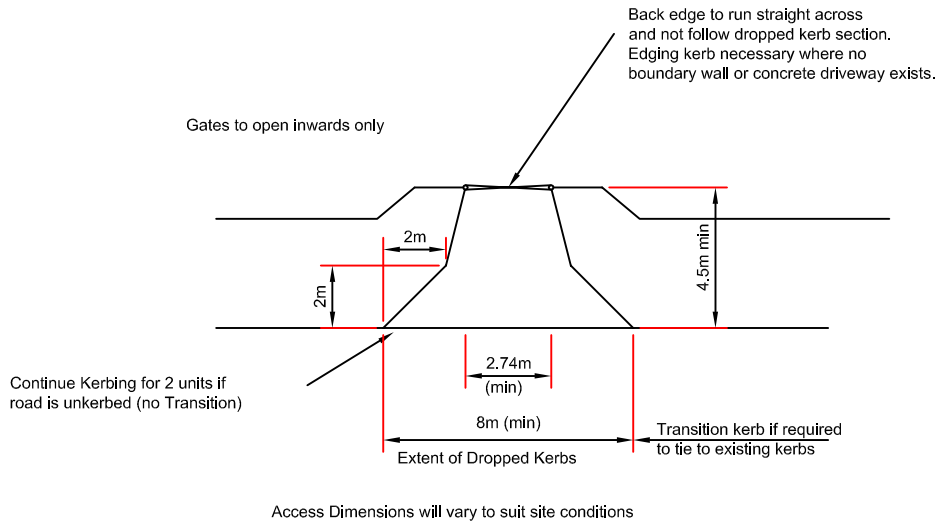
Kay Aitchison

For Corporate Director for Business and Environmental Services

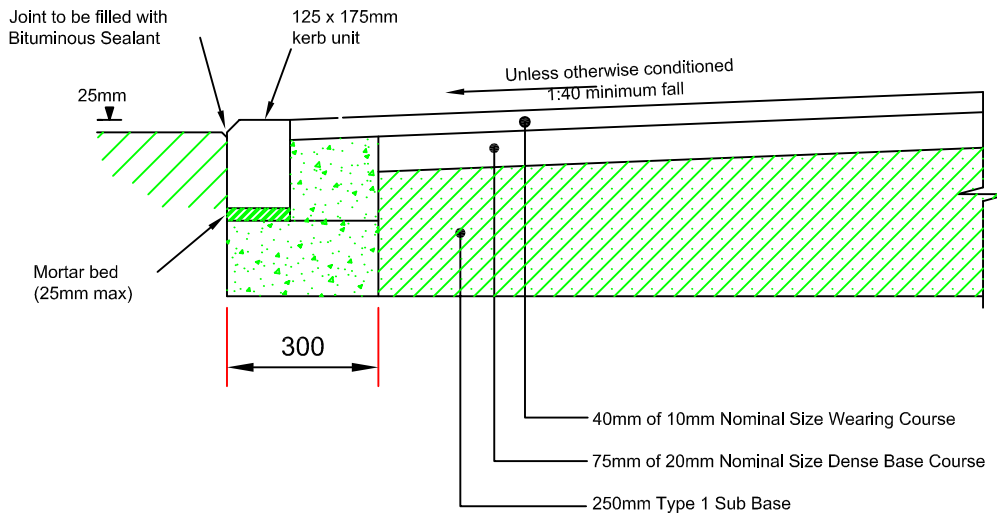
Issued by:

Whitby Highways Office
Discovery Way
Whitby
North Yorkshire
YO22 4PZ

e-mail: _____



PLAN VIEW



SECTION THROUGH MACADAM CROSSING

 <p>NORTH YORKSHIRE COUNTY COUNCIL Director of Environmental Services :- M O MOORE C Eng FICE F I H T D M S</p>	PROJECT :-	Environmental Services Development Control	DRAWN J.D.Putsey	SCALE:- NTS
	DRG. TITLE :-	Access Detail	CHECKED	DATE:- February 2002
			APPROVED	DRAWING No :- E9/ A
				Computer Filename : Stand Detail E9/A

North York Moors National Park Authority

District: Scarborough Borough Council (South)
Parish: Harwood Dale

App No. NYM/2019/0431/FL

Proposal: Change of use of agricultural buildings for the purposes of stabling horses and commercial storage in connection with the use of the site as a horse rescue, rehabilitation and horse rehoming charity, retention of touring caravan for workers rest room, retention of portacabin for use as workers accommodation, siting of toilet block, replacement summerhouse and gravel surfacing of field entrance to assist with drainage together with fenced external storage area (part retrospective)change of use of agricultural buildings for the purposes of stabling horses and commercial storage in connection with the use of the site as a horse rescue, rehabilitation and horse rehoming charity, retention of touring caravan for workers rest room, retention of portacabin for use as workers accommodation, siting of toilet block, replacement summerhouse and gravel surfacing of field entrance to assist with drainage together with fenced external storage area (part retrospective)

Location: Silpho Brow Farm West, Sur Gate, Silpho

Applicant: Edwards, Silpho Brow Farm West, Sur Gate, Silpho, Scarborough, YO13 0JP

Date for Decision: 09 September 2019

Grid Ref: 498091 493296

Director of Planning's Recommendation

Approval subject to the following condition(s):

1. PLAN01 Strict Accordance With the Documentation Submitted or Minor Variations
2. WPDR12 Site Licence Required
3. RSUO01 Use Restricted to That Specifically Proposed (horse rescue centre and associated commercial storage)(Class B8 or D2)
4. RSUO00 The portacabin workers accommodation hereby approved shall not be occupied as a separate independent dwelling and shall remain ancillary to the business known as "All for Horses" at Silpho Brow Farm West, and shall not be sold or leased separately without a further grant of planning permission from the Local Planning Authority.

Application No: NYM/2019/0431/FL

Condition(s) continued

5. RSUO00 There shall be no commercial use of the stables hereby permitted and it shall be used only for the horses kept in association with the horse rescue charity ancillary to the occupation of the property known as Silpho Brow Farm West and for no other purposes, including livery or riding lessons, unless a separate grant of planning permission has first been obtained from the Local Planning Authority.
6. RSUO00 No open days or training events shall be held at the development hereby approved unless otherwise agreed in writing by the Local Planning Authority.
7. RSUO00 The summerhouse hereby approved shall only be used for domestic purposes ancillary to the occupation of the host dwelling and for no other purpose.
8. GACS01 Hours of Use of Machinery
9. GACS00 No goods shall be displayed, stored, sold or offered for sale and no storage of materials, machinery, vehicles, waste or other items in association with the use hereby approved shall take place outside the areas edged in red on the amended site plan received on 22/08/2019 without the prior written agreement of the Local Planning Authority. There shall also be no storage of materials, machinery, vehicles, waste or other items on the land immediately to the northwest of the red line, adjoining the boundary of Silpho Brow Farm East. For the avoidance of doubt this includes all the areas edged in blue on the submitted plans.
10. GACS07 External Lighting – Submit Details
11. GACS19 Details of Manure Storage and Waste to be Agreed
12. DRGE00 Within 3 months of the date of this permission the development hereby permitted shall be carried out in accordance with the approved non-mains drainage assessment (Foul Drainage Assessment Form) dated 18 October 2019 including the following specific mitigation measures detailed therein:
 - Work on the new installation should not commence until a permit is granted
 - Soakaways to be constructed to BS6297:2007
 - No connection to watercourse or land drainage system and no part of the soakaway system is within 10 metres of any ditch or watercourse
 - No siting of the septic tank within 50 metres or upslope of any well, spring or borehole used for private water supply

Application No: NYM/2019/0431/FL

Condition(s) continued

13. HWAY00 Within 3 months of the date of this permission the access(es) to the site shall be set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements:
- a. The crossing of the highway verge (to be used as a field access only) shall be constructed in accordance with the approved details and/or Standard Detail number E9A.
 - b. Any gates or barriers shall be erected a minimum distance of 2 metres back from the carriageway of the existing highway and shall not be able to swing over the existing or proposed highway.
 - c. Provision to prevent surface water from the site/plot discharging onto the existing or proposed highway shall be constructed in accordance with the approved details shown on drawing (insert drawing number) and maintained thereafter to prevent such discharges.
 - d. The final surfacing of any private access within 2 metres of the public highway shall not contain any loose material that is capable of being drawn on to the existing or proposed public highway.
- All works shall accord with the approved details unless otherwise agreed in writing by the Local Planning Authority.
14. HWAY00 Within 3 months of the date of this permission full details of the following shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority:
- i) vehicular turning arrangements;
 - ii) manoeuvring arrangements;
 - iii) loading and unloading arrangements.
15. HWAY00 Within 4 months of the date of this permission the approved vehicle access, parking, manoeuvring and turning areas approved under condition number 12 shall be:
- i) constructed in accordance with the submitted drawing to be submitted under Condition 14 above;
 - ii) are available for use unless otherwise approved in writing by the Local Planning Authority.
- Once created these areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

Application No: NYM/2019/0431/FL

Condition(s) continued

16. HWAY00 Within 3 months of the date of this permission the details of the following off site required highway improvement works, works listed below shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Local Highway Authority:
- a. 2 no constructed passing places - The provision of two passing places at locations to be fully agreed but generally in the section of lane, one northeast of the double bends and one between the bends and Silpho Brow Farms, each place shall provide a 5 metre minimum width carriageway width for a distance of 6 metres in length and provide 30 degree entry and exit tapers when completed, each passing place shall be constructed in accordance with NYCC standard passing place details unless otherwise agreed.
 - b. A programme for the completion of the proposed works has been submitted to and approved writing by the Local Planning Authority in consultation with the Local Highway Authority.
17. HWAY00 Within 4 months of the date of this permission the following highway works shall have been constructed in accordance with the details approved in writing by the Local Planning Authority under condition number 16:
- a. 2 no constructed passing places - The provision of two passing places at locations to be fully agreed but generally in the section of lane one northeast of the double bends and one between the bends and Silpho Brow Farms, each place shall provide a 5 metre minimum width carriageway width for a distance of 6 metres in length and provide 30 degree entry and exit tapers when completed, each passing place shall be constructed in accordance with NYCC standard passing place details unless otherwise agreed.
18. RSU00 The portacabin workers accommodation hereby approved shall be removed from the site within five years of the date of this permission.
19. LNDS01 Landscaping Scheme Required (hedge planting along the south eastern boundary)
20. MISC00 Within 3 months of the date of this permission, a fence of at least 1.6 metre in height shall be installed around the perimeter of the external storage area hereby approved shall thereafter be so maintained.
21. GACS00 No more than 30 horses or ponies shall be stabled or grazed at any time on any of the land within the red and blue line of the development hereby approved unless otherwise agreed in writing by the Local Planning Authority.

Application No: NYM/2019/0431/FL

Informative(s)

1. Private Access/Verge Crossings: Construction Requirements
2. Details of Access, Turning and Parking
3. Adjacent Public Rights of Way
4. The applicant should consult with both North Yorkshire Building Control and North Yorkshire Fire Service to ensure that all relevant regulations are complied with.



North York Moors
National Park
Authority

Application Number: NYM/2019/0431/FL

Scale: 1:1500



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Application No: NYM/2019/0431/FL

Consultations

Parish – 16/9/2019 – Object – It seems that many of the things proposed in the application are already taking place. Concerns were expressed regarding the impact & problems caused by the number of vehicles accessing the property on a regular basis, since this included courier vans delivering/collecting items for the online retail business as well as staff. There were also concerns in respect of the land drainage and adequacy of the septic tank and the impact this would have on the nearby watercourse. A breach of covenant was also referred to - apparently when Silpho Brow Farm West had come into being in 1994 (by the original Silpho Brow Farm being split into three separate properties) a covenant had been placed on Silpho Brow Farm West requiring it only to be used as a private dwelling house and/or a smallholding.

Council is of the view that while the sentiment behind the enterprise is good, the proposals are an over-intensification.

The access road is part highway and part private - it is single track and there are no passing places yet there will be extra traffic. It is believed that some of the gates to fields adjacent the access road open into the road, which is not acceptable. There are concerns regarding the land drainage and the adequacy/drainage of the septic tank serving the property.

Council therefore objects to the application as submitted on the grounds it is contrary to:-

- NYMNP Adopted Local Plan Policy 17 and NYMNP Pre-Submission Draft Local Plan (April 2019) Policies BL11 Commercial horse Related Development
- NYMNP Adopted Local Plan Development Policy 1 and NYMNP Pre-Submission Draft Local Plan (April 2019) Policies ENV7 Environment Protection

23/08/2020 - Additional Parish Council Comments - The Parish Councillor for Silpho, Cllr. Pat Foxton, attended the site meeting as Parish Council representative. His comments below only serve to reinforce the Parish Council's concerns and misgivings in respect of this application.

The general impression he got was one of untidiness, disorganisation and a chaotic and cluttered setup where piles of things were located throughout the buildings the site visit was allowed to access. He comments following the site visit as follows:-

1. I would suggest most strongly that the National Park Planning Committee seeks to have an environmental assessment survey/study carried out as the outside area used for storage of all different types of products could possibly be a major cause for concern being so close to a water course.
2. The shed accommodation allegedly used for horse stabling in connection with the applicant's charitable business of rehoming horses and ponies seemed to be a mix of the two businesses. There were three fifteen ft. square open stable yards - but the access to these was encumbered by haphazard storage of all types of plastic containers and bags filled with clothing, packs of mattresses - all intermixed with small bales of hay severely restricting entrance and exit to that area.

Application No: NYM/2019/0431/FL

Consultations continued

3. I am led to believe that Silpho Brow Farm West water supply is fed by a spring. I would suggest concern should be addressed if this supply could be relied upon in case of a fire? I understand that properties fed by a spring water supply should have sufficient water storage on hand to help the fire brigade in the case of an emergency. I did not encounter this, nor was that information made available by the applicant. How reliable is that water supply, not only from a human requirement but also from an animal welfare issue?
4. Could there be a possibility that the Health and Safety Executive would have an issue with the applicant running these two types of businesses side by side in such a haphazard manner? Especially with regard to the applicant's own safety and the safety of volunteers and staff working on that site? Permission given to allow the applicant to expand either or both businesses would, I suggest, compound the problems that I have mentioned already and should not be allowed.
5. The way the site is managed at the moment, I would suggest, is definitely not conducive to good neighbourly relations especially as part of the applicant's 'storage' arrangements of all manner of different products are stored in the garden adjacent to the neighbours dividing fence.
6. As the Parish Councillor for Silpho I can only suggest that the National Park Planning Committee does not recommend this application for approval - on the grounds previously stated.

Highways – 3/9/2019 – Recommend Conditions – Beacon Brow Road is a narrow single track road with no passing places or turning head, the number of large vehicles required to deliver hay and straw to the property would be considered an intensification of use (Comments superseded by those received on 24/12/2019).

30/9/2019 – The measurements on the turning plan show that it meets the requirements for general small vehicles, cars and small transit type vans but would not be large enough for some of the larger vehicles which could reasonably be expected, e.g. horse boxes or vehicles with trailers. The turning area should be suitable for a minimum of rigid vehicles, such as a horse box or a vehicle with a horse trailer.

The intensification of use of Beacon Brow Road either for the provision of food/bedding or other horse related items or for the supporting web sales business would require passing places for the safety of all highway users, gates to open inwards and for the provision of a suitable sized turning space within the property. There should not be a turning area within the excavated unsurfaced area in the adjacent field which causes vehicles to also use the narrow highway and the opposite driveways and has on a number of occasions deposited significant quantities of mud on the highway. The new widened gateway should be surfaced within the highway to the local highway authority standard.

24/12/2019 – This intensification could only be accommodated with improvements to the highway by construction of 2 no. passing places in locations as identified along the length of Beacon Brow Road, to be constructed to the satisfaction of the local Highway Authority.

Application No: NYM/2019/0431/FL

Consultations continued

The application also intends to gravel a field access. The use of loose material within the highway is not acceptable; any works within the highway should be constructed to the satisfaction of the local Highway Authority. The location was an existing gate into a field, however the applicant has excavated an area of the field for use as a turning area for vehicles delivering or collecting from the site. This area has not been surfaced and is currently soil, which during inclement weather is not suitable for any vehicles as should the vehicles not get stuck, they deposit mud over the highway. This is not an acceptable location for a turning area as it requires vehicles to reverse onto the highway at the junction of two other drive accesses. A turning area to service Silpho Brow Farm West has been identified within the curtilage of the farm itself and should be large enough to allow any vehicle which may be required at the property to turn without encroaching onto the highway verge. Vehicles should not be reversing along this narrow single track road to find a suitable turning point. On my recent site inspection the field gate was still able to open out across the public highway causing an obstruction. Any gates should be required to open into the field and not be permitted to swing over the highway.

Environment Agency – 21/8/2019 – Object – In this instance inadequate information has been submitted. In particular, the submitted application fails to provide sufficient information to demonstrate that the current foul drainage system is of adequate capacity and is appropriately designed.

Overcoming our objection - The applicant should provide a full FD1 assessment. This information must satisfactorily demonstrate to the Local Planning Authority that the risk to controlled waters has been fully understood and can be addressed through appropriate measures. This information should include:

- Details of an upgraded package STW, and submission of details of a reputable contractor to demonstrate that the discharge will be brought back into compliance with the General Binding rules.

3/10/2019 – Additional information - Maintain our previous objection. The applicant should still provide a full FD1 assessment as previously requested. This information must satisfactorily demonstrate to the Local Planning Authority that the risk to controlled waters has been fully understood and can be addressed through appropriate measures. A separate tank may be required for either excess load, or to separate from the neighbours altogether.

30/10/2019 – Further additional information – **Remove objection** - Have reviewed the Document titled 'septic tank information' dated 2019-10-21, (including FDA1 Form). It will be acceptable if the measure(s) detailed in the non-mains drainage assessment are implemented and secured by way of a planning condition on any planning permission. However, contrary to the assertion in the FDA1, this proposed discharge is **NOT** compliant with the General Binding Rules, and as such, a permit is required.

The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

Application No: NYM/2019/0431/FL

Others continued

3/12/2019 – We have reviewed the information submitted and our previous comments in our letter dated 30 October 2019 remain valid.

Environmental Health – 27/8/2019 – Licencing – the licencing regime does not cover such activities unless there is an element of “riding establishment”. **Housing Team** – no comments received.

Police – Traffic – No response received

North Yorkshire Building Control Partnership – 17/01/2020 – The only building work that will require Building Regulation approval is for the construction of the proposed toilet block and as such building regulation compliance will be assessed as part of the building control process once the applicant submits the details for the work to their chosen building control body. The Building Regulations only apply when building works are carried out to materially alter or change the use of the building as described in The Building Regulations 2010. Any concerns regarding the fire safety of an existing non-domestic building should be directed to the local Fire and Rescue Service. Similarly any concerns relating to living conditions should be directed to the Environmental Health department at Scarborough Borough Council.

British Horse Society – No comments received

North Yorkshire Fire & Rescue Service – No objection

10/01/2020 – Object on the basis that until sufficient information has been submitted to determine if adequate access and facilities for the fire service can be met, there may be an unacceptable life risk due to people sleeping in the portacabin.

15/01/2020 – No comment/objection (These comments submitted by the Fire Officer following his visit to the site. A site visit was arranged by the Fire Officer in order to properly understand the plans and also to look at the access route and assess if suitable for a fire engine to be able to get to and turn around at the premises.

Advertisement Expiry Date – 29 August 2019

Others – 25/7/2019 – Jacqui Shipman, Silpho Brow Cottage, Silpho Brow – Object

The septic tank which serves both properties was not working and was polluting a waterway. The Environment Agency put us on notice that it required an urgent replacement. This was done in full consultation with the Environment Agency and building regulatory requirements. You may recall the previous occupant of Silpho Brow Farm West obtained planning permission for holiday cottages and the current applicants advised that should they carry out that development or require any other additional sewage requirements that they would install a separate system.

The current system will not cope with the additional usage proposed. As this is a retrospective application, it appears that the actions of the applicant have been overloading the system for some time and this means that untreated effluent has been discharged into the waterway.

Application No: NYM/2019/0431/FL

Others continued

27/8/2019 - In 1994 Silpho Brow Farm was divided into three properties with a covenant that states that "*The purchaser (now The Applicant) covenants 'Not to use the property or any part of it or suffer it to be used otherwise than as a private dwelling house and/or a smallholding'.*

The application address has not 'always been a farm' and since the 7 January 1994 the Application address has **not** been a 'Farm'. The applicants requirement for 'Commercial Storage' is contrary to the Covenant. The applicants request to use the site for horse rescue & rehabilitation is also contrary to the Covenant.

Object for the following reasons:-

- The application does not fit any Core Policy within 'The Planning Framework'
- The only 'Core Policy' that should be given further consideration is Core Policy H Supporting the Rural Economy
- It is considered by many to be an 'eyesore' and other objections refer to this.
- The applicant has inconvenienced and caused nuisance to neighbouring properties.
- The 1.5 jobs created appear to have been filled by two of the three Trustees of the Charity who are the occupants of the premises. The one full time and additional part-time employment opportunities that may have been created are far outweighed by the adverse impact the development has had both on the natural beauty of the landscape and the local community.
- Manure - The current manure pile has not been removed or spread since 2015 and continues to increase in size.
- If manure is exchanged with neighbouring farms for straw then the removal of the manure and the delivery of straw will create additional traffic.
- The portacabin spans almost two bays of the agricultural barn
- The caravan & portacabin can be viewed from footpaths, bridleways and other Public Rights of Way and are not in keeping with the other buildings or the open countryside in which this property sits. They are particularly unsightly and poorly maintained.
- The summerhouse sits well away from the property and does not appear to have been granted the necessary permissions for its initial construction. Furthermore it is immediately adjacent to a local authority maintained highway.
- The area of the gravel surfacing of field entrance is excessive.
- Road Traffic - There are several delivery vans each day that deliver and collect to & from the property. As the property sits on a single track lane and there is no turning point, the delivery vans use private land belonging to ourselves and our neighbours upon which to turn around. In addition, there are many deliveries of hay and straw on articulated tractor & trailer combinations.
- In parts, the application documents are misleading, incorrect and do not detail the applicants full activities. The intensity of numbers that graze the land exceed both the Planning Authorities guideline of 1 equine per 2 acres and also the Department for Environment, Food and Rural Affairs guidance of 0.5 to 1 hectare per equine (The applicant states the total site is 10.11 hectares and there is usually in excess of 30 ponies upon it).

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- The applicant has erected a fence on the boundary of the highway which is unsightly and approximately 2 metres high when the permitted height is 1 metre.
- The applicant advises that the existing sewage treatment plant that serves the property is sufficient to process the effluent from the proposed development. This is incorrect and has been addressed separately by us, The Environment Agency and the company who installed the system.
- The fencing of the fields and along the highway is in poor condition and is insufficient.
- Failure to Enhance the National Park. It is questionable what the Applicant has done to enhance the natural beauty of the National Park.

For these reasons the application should be refused.

27/9/2019 - Following the submission of further comments by the applicant I am writing to confirm that my objection still stands.

The restrictive Covenants (relating to farm use only) should be considered by the Planning Authority as they were applied at the time the Planning Authority granted permissions for the farm to be developed into three properties.

The Environment Agency has objected to the application, NYCC Highways Department have objected for the reasons that they have stated and the local Parish Council voted unanimously to object to this application. The applicant and five objectors attended the meeting.

The applicant has stated that their activities cause minimal traffic but the owners of the only other three properties on the lane have all objected because the traffic has increased substantially. Visitors and delivery vans attending the applicants address use the private drive entrances of other properties on the lane to turn around and also pull into private properties to request directions. At the Parish Council Meeting, a local Parish Councillor also advised other Councillors how 'many white vans' entered his own yard requesting directions to the Applicants address each week. The applicant has submitted confidential information to the Planning Officer to show that their online sales are low. All three immediate neighbours disagree and there is information available on the Charity Commission Website that is published for public viewing and supports my objection.

The applicant purchased the application address in 2015 and Internet Sales according to the publicly published Charity accounts for 2015 – 2018 range between £3,000 to £8,000. This shows a significant year on year increase and provides further evidence of the goods arriving and leaving the applicants address and hence the increased volumes of large

delivery vans that we have encountered. The increased traffic causes significant inconvenience and unauthorised use of our private properties.

31/10/2019 - The Environment Agency and NYCC Highways have made further comments. In response to those comments I would like to make the following comments;

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The EA response advises that in order to overcome the EA objection, the applicant should provide a full FD1 Assessment and submit details of a reputable contractor to demonstrate that the discharge will be brought back in line with the General Binding Rules.

NYCC advise that it is necessary for the construction of passing places along Beacon Brow Road and I assume these will be at the Applicants cost. Where will these be and, given the previous excess mud deposits on the road will there be a requirement for them to be constructed to highway standards by a contractor whom is authorised to work within a public highway? With regards to the construction of passing places (and for the safety of all users of Beacon Brow Road) what will be the timescale for the installation of them? Whilst the applicant has provided further information regarding a turning area, there don't appear to be any comments to address either the prevention of surface water discharge onto the existing highway or the correct construction of the verge crossing. As this is a retrospective application, I assume both of the above are currently required before the application is considered at a Planning Meeting.

2/8/2019 – Mrs Elaine Tranter, 2 Suspension Cottages, Sneaton Lane, Ruswarp – Object. There seems to be little evidence of rehabilitation and rehoming. There appears to be at least 30 horses on 10 hectares, the fields are in an appalling condition and are scattered with dangerous objects and inadequate fencing with horses often loose on the road. Overall the premises are an unsightly eyesore in an otherwise beautiful area of the National Park. The portacabin and caravans appear totally inadequate for staff/volunteers.

6/8/2019 – Sarah Woodward, Highbank, Wrea Head, Scalby – Object. I am concerned as to the suitability and conditions these horses are kept in. The plans have no provision for isolation or quarantine stabling. Equine flu and strangles, both highly contagious diseases have been identified in this area. Yet there appears to be no provision for dealing with an outbreak of infectious disease which would impact both the rescue horses/ponies and those equines passing by on the public access routes. On a recent occasion I counted approximately 30 equines on the land relating to this application. Given recommended stocking densities is 1 – 1.5 acres per equine, depending on size breeding etc. I am concerned at the number of equines on the available grazing. I appreciate native ponies are hardy but even taking this into account I still have concerns over the numbers involved. There appears to be very little grass currently and this situation will only deteriorate as we progress into winter.

The equines on pasture to the south of the property have very little or no shelter and are in open exposed fields. Shelter in summer from flies, sun and heat is as important as being able to shelter from winter weather.

I also find it unacceptable the appearance of the property and its land, it is an eyesore.

Given this is in the National Park it has more resemblance to a scrap yard than an area of natural beauty.

18/8/2019 - Mr John and Jane Duffy of Surgate Brow Farm, Silpho – Object. Our farm is situated at the end of the single track lane leading to Silpho Brow Farm West. Silpho Brow Farm was originally farmed as a single dairy farm, along with an adjoining small cottage. The farm was then sold and divided into three dwellings; this was initially opposed by the NYM

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planning department on the grounds that it was unsafe to have more traffic on such a narrow lane. Most of the land was sold off to neighbouring farmers, generating more traffic and heavy farm machinery used the lane to access the fields. More recently further permission was given for a holiday cottage to be added to one of the dwellings. The lane is also used by walkers, horse riders and cyclists.

Our farm land is on either side of this increasingly busy lane. We rely on being able to drive our sheep along the lane from the fields to our farm buildings. This is becoming increasingly difficult. The lane is single track with a blind double bend where it crosses a stream. It is bounded by high hedges and bracken and it is not possible to see vehicles coming on some sections. There is one passing place, but none on our section of the lane. Our field gateways are increasingly being used as passing places, leaving them muddy with deep ruts in winter and making access to our fields more difficult.

We have several concerns with this application.

1. The Charity is seeking to recruit volunteers, generating further traffic on the lane. The applicants have suggested that volunteers could arrive by foot or bicycle; this is totally impractical as the farm is situated on a steep hill and subject to severe weather in winter.
2. If planning permission is granted for the conversion of the existing agricultural buildings into stables for 30 horses, the property ceases to be a farm and becomes stables. There would be nothing to prevent the current owners or any future owner from using the site as a riding stable or livery yard. This would generate an enormous volume of traffic, using trailers and horse boxes. So a yard with 30 stables could generate 120 vehicle movements (there and back) daily.
3. Increase in the number of delivery vans using the lane. Much of this traffic is generated by the online sales business run from the farm. The application to change the use of the agricultural buildings to use for "commercial storage" surely represents an escalation of these business activities.

For all the reasons given above and to protect the tranquillity of this part of the National Park, we urge the NYM planning committee to refuse this application.

14/01/2020 – We note that the volume of traffic has declined significantly while the application is pending. We would suggest that the applicant could use a PO Box, possibly at Burniston or Ayton, meaning the applicant could visit the post office every couple of days which would involve significantly less vehicle movements.

We are also concerned about the proposed passing places. We have farmed here for 30 years and have in that time have renovated hedges and looked after verges at our own expense and have never used pesticides so are full of wild flowers. In 1994 the National Park considered more passing places would be harmful to this ancient road. Creating passing places would damage this beautiful environment. Instead we would like you to consider ways in which the applicants could reduce traffic.

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19/8/2019 – Shirley Baines, 89 Hoxton Road, Scarborough – Object. This is a Bridleway and I rode through the land in winter months when there were 30+ ponies.

1. The landscape had changed considerably, mud from corner to corner of all the fields the ponies were in with ponies standing knee deep in mud.
2. The ponies had a small amount of old haylage. No obvious water trough.
3. Many ponies had their heads down looking depressed standing in mud and nothing to eat.
4. Many had rugs on which didn't look waterproof and looked very uncomfortable.
5. Fencing looked in a poor state and there were metal objects in the lower field.

I was horrified and concerned that ponies could be kept like this and felt these ponies needed rescuing again. I know mud is inevitable with horses in winter but there were too many together and no spare fields to rotate and rest.

24/8/2019 – Ian and Christine Mackenzie, Silpho Brow Farm East – Object. We are immediate neighbours and have sympathy with the aims of the applicant in running a horse rescue Charity; therefore we would like to be able to support this application. Unfortunately, we cannot. It is very unfortunate that works and activities have been undertaken by the applicant for some years prior to obtaining the necessary consents that are now being sought. We are particularly concerned that approval of this application will be regarded as a "green light" and lead to a further expansion in existing commercial activities, and potentially other new activities being introduced.

Prior to 2014, Silpho Brow Farm West was a residential dwelling, whereas the site has now largely been "industrialised". This change of use has had significant impact on traffic and the local environment, as detailed below. We submit that the site is and will remain wholly unsuitable for any use or event that is open to the public

Highways and access is unsuitable - Despite the applicant's comments, it appears that there is still no satisfactory means for commercial vehicles to turn at the applicant's property. The private entrance to our drive and the adjoining property is still regularly used for turning, and on occasion drivers of delivery vehicles have opened our gates and entered our property to use our turning area, which is situated several hundred metres from the public highway. This is unacceptable.

Environmental considerations - the entrance to our property is awash with liquid mud throughout the winter months. We also have considerable concern about the nature of the commercial storage being undertaken.

We have no objection in principle to the summerhouse. However, we would ask that a planning condition be created restricting the use of any new summerhouse to social or domestic purposes only, so that a new structure cannot be used for further commercial storage or for the accommodation of more workers.

26/8/2019 – Pauline Lupton, 132 Hailgate, Howden – Support. They were the only Charity to support me when I was faced with rehoming several horses. One in particular I was facing putting to sleep due to behavioural issues. I have visited several times in the past two years and have tried to support them by doing home checks for horses. They take great care to match owners and horses and insist that potential adopters visit and spend time with a

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potentially suitable horse to assess their compatibility. To do this she needs accommodation to make the visits economical. She also needs accommodation for staff and students as horses need care 24/7 every day of the year. I have only ever seen minimal traffic going to the farm belonging to staff and helpers. The applicant has forged good relationships with local farms who provide hay and haylage for the horses at good rates.

27/8/2019 – Mrs Joanne Richardson of Lyndhurst, Main Road, Gilberdyke – Support. I am an experienced horse owner who just over a year ago took on a very well looked after pony. We visited the farm on four occasions before collecting. On all occasions we never passed or even saw another vehicle on the single track down to the Farm and when collecting we used a horse trailer and had no issue navigating the single track road. On first arrival the farm does look a little unkempt but when you go in to meet the horses and ponies they are well looked after. What is clearly not understood by some people is that this is a working farm with a high number of animals that have been rescued from extremely poor conditions. We visited during the winter months and yes it was muddy (as is to be expected) but horses were warm, dry and well fed. I hope 'all for horses' can continue the great work they are doing in rescuing animals that are in desperate need and would ultimately be put to sleep, these horses and ponies can and do go on to have a great life.

27/8/2019 – Mrs Gill Dixon PGCE,MA,BHScHons,RGN, Riverside Farm, Skelton, Howden – Support. I have visited this site on several occasions and have found hard working people working tirelessly in their efforts to help ponies who would otherwise have been slaughtered or possibly abused. The horses all looked absolutely relaxed, well covered and stress free, living in a herd in as natural a way as possible. Mrs Edwards puts their welfare over and above everything and whilst the hours she works may detract from aesthetics in the cosmetic appearance of some areas of the land that is because the welfare of the ponies is considered the priority. Mrs Edwards is often up through the night assisting those that have additional welfare needs and she is very knowledgeable re the specific needs of these animals. The Charity is situated in a quiet location and served by a narrow road which has always been free of any traffic when I have visited and there has never been an issue getting to the farm.

28/8/2019 – Mrs V Almond, 7 Queens Drive, Goole – Support. This venture is of very low impact on wildlife and if anything it enhances it. It is not detrimental to this wonderful area. The applicant devotes her life to helping these animals. I've been to visit on numerous occasions and never passed a soul on the road. The wonderful work this lady and her few volunteers do is a credit to human kindness. This lady is out in all-weather to make sure these horses are fed and watered, they live naturally in a herd and it's wonderful to see.

28/8/2019 – Bethany Messruther, 4 Vernon Grove, Scarborough – Support. I regularly attend All For Horses in my capacity as an animal physiotherapist to treat their horses and ponies when needed and provide continued maintenance physiotherapy treatments. The horses and ponies are very happy, relaxed and healthy.

They enjoy living in a natural herd environment, along with care and support as needed from experienced and well qualified people. I treat horses at the sanctuary throughout the year. I also keep my horse in the local area so ride through and walk my dog in the area regularly at least once or twice a week and rarely meet any traffic on the road. The sanctuary isn't the

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tidest place but the owners and staff are currently clearly working on improving the appearance; this obviously takes time and money and has to run alongside providing the horses with all their needs.

27/8/2019 – Owen & Audrey Welford, Craigielee, Robin Hoods Bay – Support. This establishment is needed for the care of rescued and abandoned horses and ponies.

The people need all the help and support to continue the excellent care and welfare of the animals as they are doing at present.

28/8/2019 – Amy Garbutt, 225 Rotherham Road, Maltby, Rotherham – Support. I found a mare that had been in their care since 2015. We viewed the mare and a couple more horses that were in their care. The weather was cold so the horses had their rugs on so they were warm, and were all sharing some big bales of hay until the grass started to grow through. The herd was happy and calm, with no problems at all. The rescue workers suggested meeting the horses a minimum of three times before rehoming them, so they are calm and comfortable for when they move homes. During our stay, we visited the yard twice a day at different times. While doing this daily routine, we encountered two vehicles for the entire three days, one vehicle being a Royal mail van.

The rescue had been amazing with all their hard work around the clock and their support. They are an amazing charity who does amazing work.

11/9/2019 – Lesleyanne Freeman, Deepdale, Main Road, Beelsby, Grimsby – Support. I went three times to see a specific horse as it is the rescue's policy that prospective owners get to know the horse and it you. The horse I was interested in had been mistreated before she arrived and had been very nervous of people. Cathy and her team had nurtured and cared for her for over a year. The horse has absolutely thrived and is a pleasure to own and ride and I was so glad I could offer a horse in need a loving home for life. My donation was also helpful towards food and vet bills and all the other costs. These horse rescues up and down the country are a lifeline for abused and unwanted horses and ponies and they are essential for animal welfare. The Charity does an excellent and essential job.

I cannot imagine why anyone would object to the plans for the farm, especially given its very rural location and it not being in anyone's way or causing any detriment to anyone. The location is ideal for helping horses who have been abused or abandoned to regain their confidence and trust.

If the plans are not approved the horses could lose their home and once again face fear and an uncertain future.

12/9/2019 – Sandra Bewell-Frost, David T Frost, Amy Curtis, Chloe Curtis, 5 Hewley Drive, West Ayton – Support. We have been dedicated supporters of this horse rescue charity for a number of years and visit the farm to spend time with the horses and ponies, grooming and giving what love we can to these animals. We are full of admiration for the love and care given, for their skills, and for the specialist care they give to horses who can barely just suck in liquid food, who are almost too weak to stand, and to those whose painful wounds and infections need treatment. It is also a beautiful sight to see these horses

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recovering, regaining their trust and confidence, and enjoying the peaceful retreat of the grassland pastures on the farm. It is also clear to see that all the resources and donations are invested in the work of the charity. The farm facilities are basic but adequate, although it is equally clear to see how well organised and run this charity is, and how much hard work is going into improvements on an ongoing basis.

The farm is beautifully peaceful at the end of the country lane, perfect for this place of rescue. On our numerous visits we have only once encountered another vehicle, which was the council bin collection reversing into the nearby drive - this did not cause us or them any inconvenience.

We feel that it is in keeping with farm use, is properly managed, and is a much-needed resource in the Scarborough area where there is a high level of horse and pony ownership. Without the rescue work on this farm I fear that our area would suffer much as others such as the north east where malnutrition and abandoned horses and ponies are commonplace for the authorities to deal with.

23/9/2019 - Ann Owen, 143 Stepney Rd, Scarborough - I have worked for All for horses since end of September 2018. I work five days a week 8.30- 4.30/5 caring for the horses I am a BHSAI with 40 years' experience working with horses.

Background

Silpho Brow Farm West is situated in an isolated location and comprises one of a group of three dwellings; a pair of semi-detached properties and a detached dwelling that is a converted barn.

The properties are reached via a long and winding single track lane, which is also a public bridleway. Vehicular access is gained onto this lane, via a steep and narrow junction with

another partly single track lane known as Waites Lane, an unclassified road which leads from Silpho to Harwood Dale and Burniston.

Silpho Brow Farm West comprises the main house (the western half of the pair of semis) two substantial Dutch barns, and an L-shaped pair of traditional stone barns. To the north east, is the converted barn that comprises the adjacent property and its garaging, previously known as "The Shippon" but now known as "Silpho Brow Farm East". To the east is the attached dwelling known as "Silpho Brow Cottage".

In 2008, planning permission was granted to convert the traditional barn attached to the house into a two bedroom holiday cottage. This permission was never implemented.

This current application follows on from investigations by the Authority's Enforcement Team and seeks retrospective planning permission for the change of use of the agricultural buildings within the curtilage of Silpho Brow Farm West to the stabling of horses and

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commercial storage in connection with a horse rescue, rehabilitation and horse rehoming Charity. The application includes the retention of a touring caravan and portacabin, situated between the house and the agricultural buildings, used as a workers restroom and workers overnight accommodation (two single bedrooms). It is also proposed to site a replacement domestic summerhouse adjacent the western boundary of the property and to provide a toilet block, located immediately to the rear of the barn to provide two toilets and shower room.

The summerhouse would be timber clad with a maximum height of 2.2m, 3.04m wide x 2.3m deep. The toilet building would be a small lean-to structure faced with blockwork to match the barn with dark grey roof, possibly with solar panels installed. The building would measure 3m wide x 1.6m deep with a height to the eaves of 2.10m and to the highest part of the roof of 2.7m. Foul water drainage would be dealt with by a new sewerage treatment plant, to which the Environment Agency does not object.

Officers are aware of press reports citing a general increase in horses and ponies being abandoned or not being properly cared for following the recession of 2008.

In support of the application the applicant has stated that:-

The farm was purchased as a place for horses and ponies to graze in herds and recover. The Charity grazes horses here, finds them new homes and sells donated items by mail order to raise funds to cover running costs. Horses typically stay for a few months to a couple of years. The fields provide them with more than enough grass, and they are in a good, safe, herd environment. Our horses are well cared for by skilled and experienced people, and all the welfare officers sent here by 3rd parties have always been very happy with both our experience and the quality of the horse care that we provide.

If the ponies did not have enough to eat or were not in a healthy condition then this would have been mentioned by the various welfare officers from larger welfare Charities who have been called to the site on several occasions. On each occasion they have been happy with the care we provide.

Livestock density is based on the weight of the animal and the DEFRA guidelines apply to horses (variable weight but typically around 500kg), not to the small native ponies that we typically care for. We have only four horses; the others are ponies that typically weigh around 200 - 300kg, although some weigh far less.

We are not seeking planning permission for 30 stables. We have fewer than 30 ponies, in three fields and are seeking permission to retain the five existing stables, located in the existing barn, originally created from the sheep pens which were already in there when we bought the farm. The ponies only come in if in need of veterinary attention. The rest of the two modern barns are used for storage, and for farm operations, such as feed and machinery storage. This makes good use of the buildings without causing the noise/smells etc. usually associated with livestock farms which could affect neighbours.

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The overnight accommodation is for volunteer workers who help look after the animals; many are veterinary and other students attending the farm as part of their studies. Typical stays range from 2-4 weeks. The portacabin is used *instead* of the house bedrooms, so there is no increased usage. We try to have two students all the time, but do have gaps where we don't have any students, especially between September and April. We have one full time staff member who works five days a week, and one part time member who works two days per week.

Our day volunteers come from a wide range of society, including ex-military recovering from PTSD, local people of all ages and some are referred by health support agencies, such as those suffering from dementia or learning difficulties that are otherwise excluded from volunteering opportunities.

They are sometimes fed in the fields during the worst winter weather, usually in round bale feeders. Tractors do deliver hay and straw – three to six deliveries per year; they both unload and turn around in our property. Statements that a large number of vans call at our farm are untrue.

We are not planning to use gravel in the top gateway, but intend to use locally quarried stone; 30 mm clean on top and larger stone beneath. None of our gateways open onto the public highway; we changed all the gateways to open inwards immediately upon purchasing the farm.

In terms of commercial storage, we sell donated and other items on line to raise funds for the charity, mostly horse bridles and rugs etc. Our staff and volunteers mostly collect donated items in their vehicles and bring them when they come and occasionally members of the public bring donations. If someone purchases online and wants to collect in person, this is done by arrangement. Collection in this way happened about six times in the last six months. Most items are dispatched in small packages and collected by Royal Mail or courier.

In terms of employment we have created one new permanent full time job, since 2014, which involves looking after the farm, land, horses and volunteers. We are not a retail operation and do not have opening hours but volunteers normally come between 10am and 4pm.

In summary, in addition to being sustainable and of benefit to our local community, we feel that our use of the farm and buildings is better all-round and with less environmental impact than that of a non-farming family living here and commuting to work and school.

The red line denoted compound area is big enough to accommodate all non-agricultural items out of sight, and when the suggested enclosing fence is completed the whole farm will look much better.

The Parish Council's comments and decision were understandably based on the information they had before them on the day, and we feel the points they raised have now been addressed.

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This application was deferred at the February 2020 Planning Committee Meeting to undertake a Committee Site Visit to view the site and its impact in the landscape and the impact of the keeping of horses on the character and appearance of the locality. Owing to the social distancing restrictions associated with fighting the Covid-19 pandemic the site visit was delayed. That site visit took place on place on the 21 August 2020.

Main Issues

Planning Policy

Local Plan

Policy BL1 (Employment and Training) of the Local Plan seeks to support development of small scale employment development in the open countryside where it re-uses existing permanent buildings; is linked to an existing business, does not have a detrimental impact on the character of the local and wider landscape, there is sufficient land for storage and parking and there is no unacceptable harm in terms of noise, activity or traffic generation.

Policy BL11 (Commercial Horse Related Development) seeks to permit commercial horse related development where there is an existing dwelling, there is no adverse visual impact on the locality, there is no harm to neighbouring amenity, there are safe equestrian routes, there is adequate car parking and the development is of an appropriate scale.

Policy CO2 (Transport) states that new development will only be permitted where it is of a scale which the adjacent road network has the capacity to serve.

The Local Plan has now been adopted and these Policies can be given considerable weight.

Material Considerations

Landscape Impact

A public bridleway runs immediately to the north west of the application site. There are also other footpaths and bridleways in the locality but these are at some distance away. The application site itself is largely contained within existing buildings and the defined outside area immediately to the west of the buildings. The fields to the north west and south east are used for grazing and do not form part of the application and consequently the visibility of these from such public viewpoints are not a material planning consideration in the context of this application (the fields are used for horse grazing and this does not constitute a change of use requiring planning permission) As set out above, the majority of the development is contained within existing buildings and it is not considered that the visual impact of activities and storage in the defined storage area, closely related to existing buildings on the site, or the visual impact of the caravan and portacabin would have an unacceptable wider landscape impact. The site is well screened from the wider area and, with the access to the property being screened by tree planting and a recently installed boundary fence. However, it is acknowledged that the screening of the south eastern boundary could be improved with additional hedge planting, to screen the caravan, portacabin and compound.

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Main Issues continued

The buildings used in conjunction with the horse rescue charity were originally built for agricultural purposes and will not be altered externally, other than the addition of a small timber lean-to to provide a toilet; consequently, the appearance of the site remains of an agricultural nature, albeit with horse related paraphernalia and storage of items for sale, in addition to other farm equipment.

The caravan and portacabin are located well within the site, screened from the neighbouring properties by existing buildings. Again whilst this area of the site is untidy and the structures are not of particularly good quality, they would not result in undue harm to the landscape, due to their context immediately adjacent the large modern agricultural buildings. However, the use of portacabins to meet long term needs are not considered appropriate within the National Park setting and consequently, it is recommended that this is only given a temporary permission, whilst the applicants consider a more appropriate means of accommodating volunteers.

The proposed summerhouse is small in scale and replaces an existing structure and the blockwork lean-to toilet block would be attached to the blockwork modern agricultural building. Neither of these structures would have a detrimental impact on the character of the locality.

Outside storage is, and has been undertaken in other parts of the site and appears visually unattractive, but if permission is granted with the recommended conditions, the Authority can ensure, through a Breach of Condition Notice if necessary, that the unattractive storage activities related to this charity are confined to the areas approved, which are away from neighbouring residential properties and not prominent in the landscape and thus achieve a net environmental improvement.

In view of the above, the impact on landscape character is considered acceptable, and there is no conflict with Strategic Policy G of the Local Plan.

Activity Levels and Highway Safety

The development does generate activity in terms of volunteers and staff and online charity sales, but it is not considered that the comings and goings generated by this are greater than could be expected from managing the associated land for agricultural purposes. Whilst it is accepted that the business is likely to result in an increase in courier vans, this is a wider issue resulting from ever increasing online shopping. However, the Highway Authority has not objected, provided that the applicant agrees to create passing places along the highway, that turning facilities are provided within the site and the access to the field is surfaced satisfactorily. The applicant has agreed to this and such a requirement would be subject to conditions attached to any planning permission. Concerns have been raised by third parties regarding the ecological impact resulting from the proposed passing places and consequently, the Highway Authority are liaising with the Authority's Woodland and Ecology Officers to ensure the best location and means of construction of such places.

The Highway Authority has suggested the most appropriate locations for passing places where there is sufficient level highway available to allow a passing place to be constructed.

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Main Issues continued

Most other locations with enough available verge are not flat enough and would require significant engineering to retain the land to prevent the adjacent higher land from slipping into the highway. Furthermore, one is currently partially constructed and used as field accesses and an informal passing place already.

The Highway Authority has clarified that the works would be paid for by the applicant who would also have to enter into a legal agreement (S278 of the Highways Act 1980) before works could begin. The LHA would closely supervise the construction, which would have to be undertaken by an approved contractor to the specification of the LHA.

Fire Safety and Building Regulations

Both the Fire Officer at North Yorkshire Fire & Rescue and North Yorkshire Building Control Partnership has been consulted on this application, following concerns expressed by third parties. They were not originally consulted as the development does not fall within the criteria set out by these regulatory bodies for when they wish to be consulted. The Fire Officer has visited the site and has advised they have no objections to the development at the site and is satisfied that the Fire Authority can satisfactorily access the site. North Yorkshire Building Control has also confirmed that they have no objections and that the proposed toilet building would be considered under a separate building regulations application.

Consequently, due to these comments, there are no material planning grounds to refuse this application for fire safety or building regulations reasons.

Equestrian Use and Animal Welfare

This proposal is not for a commercial equestrian use, and it is not a facility providing horse riding, schooling or livery. Consequently, the activity levels generated by such a commercial equestrian use would not occur, albeit some additional activity is generated by the selling of goods to generate an income for the Charity. Furthermore, the proposal does not relate to the use of the surrounding land as the horses are 'grazing' the land (a continuation of agricultural use), rather than the use of the land being changed to the "keeping of horse for recreational purposes". This does not constitute development. Whilst the numbers of horses are often more than would normally be expected to be grazed, the majority of horses are smaller or hardier pony species, which don't require the same quality and amount of grassland. Nevertheless, the proposal is considered to meet the requirements set out by Policy BL11, as there is a dwelling on site, the site is close to equestrian routes, and the use of the buildings for stabling and associated storage would not harm neighbouring amenities by reason of disturbance or smell.

Third parties have expressed concerns regarding animal welfare conditions. The applicant has set out why she considers the application supports animal welfare. The British Horse Society has been consulted on this application but has made no comments.

Neighbouring Amenity

Objections have been received regarding activity levels, increased traffic, the untidy nature of the site and concerns that the foul drainage facilities are inadequate.

Application No: NYM/2019/0431/FL

Main Issues continued

Storage of materials has occurred on the northern side of the site, between the buildings and the access drive to Silpho Brow Farm East. This has resulted in harm to the amenities of that adjacent dwelling, due to the visual impact from their property. However, the revised site plan requested defines the area of storage to be within the buildings and on a fenced compound on the land immediately to the west of the buildings, away from the neighbouring properties, and this would be conditioned, and enforced through a Breach of Condition Notice if necessary.

On the basis that the area for storage will be controlled by conditions and the Highway Authority has no objections, subject to conditions, it is considered that these concerns have been satisfactorily addressed.

Foul Drainage

The applicants have worked with the Environment Agency and have revised the proposed drainage arrangements in accordance with their requirements, and are proposing to install a separate sewage treatment plant.

It is therefore considered that the concerns expressed by the neighbouring occupiers, relating to this issue have been satisfactorily addressed.

Conclusion

It is considered that on the basis of the additional information submitted, and that the Highway Authority and Environment Agency consider that the concerns expressed by third parties can be dealt with by conditions, the operation of a Horse Rescue facility at this site represents a suitable re-use of these modern farm buildings which would not have a detrimental impact on the character of the locality and would not be contrary to the Local Plan Policies referred to above.

Consequently approval is recommended.

Pre-commencement Conditions

N/A

Contribution to Management Plan Objectives

There are no relevant Policies within the Management Plan.

Explanation of how the Authority has Worked Positively with the Applicant/Agent

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and recommended changes to the proposal including the inclusion of passing places, improved foul drainage facilities, and defined outside storage areas.

Members Update Sheet

Item 1 NYM/2020/0268/FL

Additional Background Information:

A revised location plan has been submitted which moves the house a further metre in a southerly direction. This increases the distance between the single storey blank wall to the west of no.2 to the proposed garage to be in excess of 14m. Furthermore it also increases the window to window distance between cottages 2, 3 and 4 and the proposed dwelling to be in excess of 21m. An additional plan has also been submitted which illustrates the proposed north elevation of the house as it would be seen from Grants Close illustrating the height of the existing hedge in relation to the house sited at its lower level, along with a site section which illustrates the relationship between the cottages on Grants Close and the proposal in its revised location.

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The applicant wishes to create a dwelling that has sustainability and low energy use as the fundamental principle.

This statement seems to imply that the proposal is environmentally desirable; this is extremely misleading; it is massively undesirable.

- The applicant has not provided any carbon balance calculations to justify the statement ie comparing carbon emissions of the proposal with simply improving the present house.
- Rarely if ever is it justifiable on carbon emission grounds to demolish and rebuild; the emissions from demolition/rebuild are nearly always higher.
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This could not be achieved through the existing dwelling due to it being poorly insulated.

- Misleading. there are many ways in which the existing house could have its insulation, and whole environmental performance, improved. The park will have many examples of this, including some in the village.

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- Yes, but it exists. It may not be a heritage asset, but it is “of its age”, an example of what was being built at the time. Are we losing something by demolishing it? Yes, a decent house, appropriate to the plot, a good family home. Not built to 2020 standards, but there is no suggestion that it is defective and requires demolition.
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This proposal cannot possibly be dressed up as an environmentally desirable proposal.

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Item 2 NYM/2019/0431/FL

Draft reason for refusal

- 1) The retention of the horse rescue centre would be contrary to Policies SP C, SP G, and BL1 as it has failed to demonstrate that it can operate without:
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 - ii) resulting in unacceptable harm to the amenities of nearby residents and users of the nearby public rights of way in terms of traffic movements associated with the online sales, the excessive amount of external plant, and equipment and the ancillary volunteer caravan accommodation and volunteer amenity structure.

- 2) Insufficient information on the horse rescue centre business model has been submitted to demonstrate that suitable mitigation could be funded/provided to resolve the impacts described above together with insufficient demonstration of intent over the last 6 months to improve the character and appearance of the site and surrounding lands reinforces the unacceptability of the proposal to take place in a protected landscape, which has the highest level of protection as set out in the National Planning Policy Framework paragraph 172 .

Please see information below submitted by Lucas Wolfe in objection to the application:

From:
To: [Richard Smith](#) [Wendy Strangeway](#)
Subject: NYM/2019/0431/FL Re: Private and Confidential
Date: 28 August 2020 04:08:42
Attachments: [Outlook-3f0ncqie.png](#)

Dear Sir

In response to your email dated 27/8/20 I wish to make the following comments in objection to the planning application;

1. I and many other volunteers have found the living and working conditions at the Applicants address of Silpho Brow Farm West to be unsatisfactory. I and many other volunteers have complained and subsequently, the Applicants listing has been removed from the "Workaway" site which was used to secure workers from abroad. I attach confirmation from "Workaway" dated 6th January 2020 and the Applicant has not been permitted to re-advertise on this site since this date. This is factual information and as such, I trust you will publish this.
 2. The approach to the application site is inadequate and the highways officers email dated 17th January 2020 agrees with the planning officer that the site **should not** be used for Ebay sales at all ! The last sentence on the final page of the Highway Officers report refers and confirms that she agrees the site should not be used. This is factual information and as such, I trust this will be published.
 3. The site is untidy and over-poached and weeds Cover most of the grazing land. Fencing is poor and the impact on the landscape is dreadful. This has been shown in the Planning Officers photographs and photographs from other objectors. This is photographic fact as as such, I trust my comment will be published.
 4. I have sent you photographs of the site and its untidiness; these are purely factual and as such I trust these will be published.
 5. There appears to be a fire hazard. I have sent you photographs of the electrical arrangements and also the storage of mattresses above a heating element. These are factual photographs and as such, I trust these will be published alongside this letter. The photographs show what may be viewed as a basic electrical inadequacy.
 6. The "All for Horses" charity has been removed from the Charity Commission register. This is factual information that can be viewed on the Gov.UK website and as such I trust it will be published.
8. I am also concerned that you have passed the information that I sent you directly to the Applicant without publication on your website. This has placed me in an uncomfortable position and I feel you may be in breach of GDPR.

Please note that now I am aware of some of the planning procedures I will also send this email to the local Parish Council and neighbours in order to ensure that my voice is heard. I find it deeply concerning that other volunteers will end up being collected from the railway station and been made to work in these conditions. This is fact and as such, I trust it will be published.

I call for this letter to be fully publicised as the information within it is purely factual. I also request that it is presented to the Committee in its entirety before the meeting on 3rd September 2020 as my comments have not been included in the planning meeting notes and recommendation,

Lucas Wolfe



[Email Ref: 4456312] Re:Workaway 828442453988

 workaway.info
To You 6 Jan  ...



Please see information below submitted by the applicant in response to the objection by Lucas Wolfe:

We confirm that a Canadian gentleman came here in early December 2019, though that is not the name and address he gave us.

Within hours it was clear that "Lucas" had _____ problems.

_____ asked him to leave. He refused

He had told us he had relatives in Durham, and was given time to organize transport/accommodation. He was taken to Scarborough station.

If "Lucas" had travelling issues they do not arise from us -

_____ We have no need to use "social media" or other sites to cause problems for people.

We are happy for people to make their own judgements about this letter, and don't feel it is helpful to respond to the statements he has made, other than to confirm that all the farm electrics are recent and installed by a qualified electrician.

Please find below circulated information received from Jacqui Shipman in objection of the application

Find charities

- [Find charities](#)
- [Charity overview](#)
- [Contact & trustees](#)
- [Charity framework](#)
- [View accounts](#)
- [Print charity details](#)
- [Advanced Search](#)

Charity search

[Advanced Search](#)

1001513 -
THE ANIMAL HOSTEL TRUST

DOCUMENTS OVERDUE

Accounts for 30 Jun 2018:
490 days overdue

Annual Return for 30 Jun 2018:
490 days overdue

Activities

THE OBJECTS OF THE TRUST IS TO PROVIDE

Where it operates

THROUGHOUT ENGLAND AND WALES

Compliance history

Financial summary

Financial year end (FYE)	Income	Spending	Accounts received	Annual Return/Annual Update received	View
30 Jun 2019			Not received (124 days overdue)	Not received (124 days overdue)	
30 Jun 2018			Not received (490 days overdue)	Not received (490 days overdue)	

Prepared for Committee 11/9/20

Accounts 490 days overdue from 10 month due date of 30/4/19.

In most cases the charity will be deemed to be no longer trading when financial history 6 months past due date ie. 30/10/19.

Pre-Covid Pandemic

30 Jun 2017	£53,238	£64,943	17 Jan 2019 (262 days late)	17 Jan 2019 (262 days late)	Accounts
30 Jun 2016	£178,271	£90,903	15 May 2018 (380 days late)	15 May 2018 (380 days late)	Accounts
30 Jun 2015	£21,840	£126,030	Not Required	26 Jun 2017 (422 days late)	

Charities 4 months overdue

If, despite reminders, a charity's accounts and Annual Return or its Annual Update have not been received 4 months after the end of the 10 month period in which they are required to submit the documents, it is a strong indication that they are no longer operating. The charity is notified at this point that if we do not receive their due documents in the following 2 months they may be removed from the Register or subject to further action.

Charities 6 months or more overdue

If, despite reminders, a charity's accounts and Annual Return or its Annual Update have not been received 6 months after the end of the 10 month period in which they are required to submit their documents, it is deemed to indicate that they are no longer operating. In most cases the charity will be removed from the Register at this point but in some cases the Commission will need to be satisfied that there are no continuing risks to donors or beneficiaries and that the charity's resources have been properly applied. In such cases the charity will remain on the Register until the risk has been addressed.

Where the Commission is actively working with a charity to resolve serious administrative difficulties it may, at any stage, under the direct supervision of a case officer, be temporarily excluded from the normal reminder and notice programme.

10 month date = 30/4/19

6 month date after 10 month date = 31/10/19

Charity Commission

THE REGISTER OF CHARITIES - NOTES FOR USERS

Documents overdue

Charities are required to submit documents to the Charity Commission as follows:

For financial periods ending on or before 31 March 2009:

Income in the financial period being reported	Update Register Information	Annual Return - basic Register information	Reporting Serious Incidents	Financial Information	Summary Information Return	Trustees' Annual Report and accounts
£10k or less	Yes	-	-	-	-	No
£10-£25k	-	Yes	-	-	-	Yes
£25k - £500k	-	Yes	Yes	-	-	Yes
£500k - £1m	-	Yes	Yes	Yes	-	Yes
Greater than £1m	-	Yes	Yes	Yes	Yes	Yes

For financial periods ending on or after 1 April 2009:

Income in the financial period being reported	Update Register Information	Annual Return - basic Register information	Reporting Serious Incidents	Financial Information	Summary Information Return	Trustees' Annual Report and accounts
£10k or less	Yes	-	-	-	-	No
£10-£25k	-	Yes	-	-	-	No
£25k - £500k	-	Yes	Yes	-	-	Yes
£500k - £1m	-	Yes	Yes	Yes	-	Yes
Greater than £1m	-	Yes	Yes	Yes	Yes	Yes

If documents are overdue the banner on the charity overview page is outlined in red and shows:

- the financial period ending date of the first overdue document since the last submitted document
- the number of days that have elapsed since the submission deadline for each due document.

NB non-company charities with income less than £100,000 can prepare receipts and payments accounts instead of full accrual accounts. For financial periods ending on or after 1st April 2009 this threshold changed to include charities with income less than £250,000.

Charities with income of £10,000 or less

For financial periods ending on or before 31 March 2009, charities with income £10,000 or less are not required to submit either an Annual Return or accounts. However, they are required to keep the details we hold about them on the Register up to date. To keep those details up to date we ask charities with income of £10,000 or less to submit an Annual Update. We expect charities to report changes, or confirm that there have been no changes, within 10 months of the end of their financial period, the same time allowed for the preparation of their accounts.

Changes for 2009 onwards

Charities with a financial period ending on or after 1st April 2009 are not required to send their Trustees' Annual Report and Accounts to the Commission if the charity's income for the financial period was £25,000 or less. Charities with an income of £25,000 or less will have the message 'Not required' for their accounts submissions. Charities with income between £10,001 and £25,000 are still required to send an Annual Return.

Notes

Find charities

Find charities

Charity overview

Print charity details

Advanced Search

Charity search

Enter name or number

Advanced Search

1153649 - ALL FOR HORSES

REMOVED CHARITY

Other names

NONE

Where it operated

NORTH YORKSHIRE

Governing document

NO INFORMATION RECORDED

Area of benefit

NO INFORMATION RECORDED

Organisation type

STANDARD REGISTRATION

Registration history

09 September 2015 Removed - DOES NOT OPERATE

03 September 2013 Registered

Charitable objects

1 FOR THE BENEFIT OF THE PUBLIC TO RELIEVE THE SUFFERING OF ANIMALS IN NEED OF CARE AND ATTENTION, PARTICULARLY BUT NOT EXCLUSIVELY HORSES AND PONIES AND, IN PARTICULAR TO PROVIDE AND MAINTAIN RESCUE HOMES OR OTHER FACILITIES FOR THE RECEPTION, CARE AND TREATMENT OF SUCH ANIMALS. 2 TO PROMOTE HUMANE BEHAVIOUR TOWARDS ANIMALS BY PROVIDING APPROPRIATE CARE, PROTECTION, TREATMENT AND SECURITY FOR ANIMALS THAT ARE IN NEED OF CARE AND ATTENTION BY REASON OF SICKNESS, MALTREATMENT, POOR CIRCUMSTANCES OR ILL USAGE AND TO EDUCATE THE PUBLIC IN MATTERS PERTAINING TO ANIMAL WELFARE IN GENERAL AND THE PREVENTION OF CRUELTY AND SUFFERING AMONG ANIMALS IN SUCH WAYS AS THE TRUSTEES SHALL THINK FIT.

Classification

What

- EDUCATION / TRAINING
- ANIMALS
- ECONOMIC / COMMUNITY DEVELOPMENT / EMPLOYMENT

Who

- CHILDREN / YOUNG PEOPLE
- ELDERLY / OLD PEOPLE
- PEOPLE WITH DISABILITIES
- PEOPLE OF A PARTICULAR ETHNIC OR RACIAL ORIGIN
- THE GENERAL PUBLIC / MANKIND

How

- PROVIDES SERVICES
- PROVIDES ADVOCACY / ADVICE / INFORMATION

[Email Ref: 4456312] Re: Workaway 828442453988



workaway.info

To You

6 Jan
 ...



Hi 

Thanks for the message and for coming forward to reporting this, all complaints are dealt with in confidence.

I have checked the listing and can see that it is already offline due to complaints raised by workawayers. We will add your testimony to our investigation.

Thank you for reaching out and for letting us know.

Best wishes

Applicant additional information – 21/8/2020

The applicant has submitted a hand drawn plan & some details of how they intend to operate a 'pasture management plan', in brief this involves some fencing of fields to allow grazing rotation, holding areas and observation areas. Would ask to committee that whilst there have been some muddy areas in fields during wet winters the animals have adequate space to avoid those areas. Could bring horses into the building to reduce numbers in fields but this would require more labour and horses are happier outside. Confirm the applicants are members of BHS with appropriate insurance and that comment that native ponies we have require less space than horses. The replacement toilet and accommodation facilities would be funded by selling donated items. Mud on roads will be improved if we are allowed to stone the field entrance.

Jacqui Shipman Correspondence – 21/8/2020

The application has submitted business accounts which they have asked to be treated in confidence, in brief the accounts set out that a modest cash reserve is held, sets out the asset value of the property and land, sets out the registered Charity number and confirms that internal budgets and forecasts are produced (not supplied) and that last year's performance was in line with the budget/forecast.

Further Correspondence from Jacqui Shipman – 02/09/2020

Would ask the Director of Planning to reconsider the recommendation of approval on this application owing to : the landscape impact of buildings and state of fields in winter, the various operational problems associated with use of volunteers, white van deliveries & collections for the funding sales, poor storage conditions, poor financial resources and accounting , inadequate land management plan, poor access plan to deal with mud, inadequate water and access for fire engines, history of poor foul drainage arrangements. The detailed information the Committee asked for back in February to show the site could be well managed has not been submitted to quell the Committees concerns about the whole operation.

The applicant's accounts, extra information and associated plans are available on the Authority's website.

Item 3 NYM/2020/0342/FL

Others – Chris Johnson, 22 Black Horse Lane, Swainby - 27/08/2020 – After reading the Planning Officers report I am disappointed that none of the issues I or others have raised seem to have been given much thought. For example if the car park is extended could no parking restrictions be put road along Black Horse Lane e.g. keep clear where drop down Kerbs are?

Also the applicant says they use the building on an evening to bake. I thought a clause in the condition was only microwave cooking.

Chris Johnson, 22 Black Horse Lane, Swainby 2/9/2020 - In addition to my previous comments the planning officers report states that there is no other facilities in the village providing services and essential goods. This is incorrect as the village shop is open and providing goods and services to the village

Item 4 NYM/2019/0619/FL

Withdrawn from the Planning Agenda as Historic England has recently confirmed its intention to assess an application to consider the eligibility of the property for Listing as a Building of Special Architectural or Historic Interest.

Item 5 NYM/2020/0293/FL

Others - Mr D and Mrs J de Cogan, Oak Cottage, Kilburn – 26/8/2020 – Strongly object. This farm is located in the centre of the village and surrounds residential properties less than 50 metres away with several large buildings housing at present around 1000 pigs. Its 'sister' farm also has a large agricultural shed housing pigs – approximately ¼ mile away on the corner of the access road into the village. The combination of the two doubles the amount of smell and noise.

The location of this potential building is directly beside a barn immediately behind our property which was originally given planning permission for storage of agricultural equipment – but it has, to our knowledge, never been used for this purpose and is being used to house either cattle or pigs throughout the year, and at present it has cattle in. The application states that this building is only for over-wintering of cattle, however, the Design and Access statement appears to contradict this, as it states that it would be used for pigs during the summer months. This is worrying to us, as we are of the opinion that it may be a way of increasing the number of pigs at the farm.

The location of this new building next to the existing one would mean that we would have two extremely large buildings immediately the other side of our back hedge. The new building would also compromise the public's enjoyment of the Norman church (St Mary's), and it would also overshadow a public footpath between Kilburn and High Kilburn. There is also a public footpath that passes through the farmyard, which is permanently impassable due to the mud and excrement and slime that runs off from the existing building, (and eventually ends up in a small watercourse running alongside the public footpath to High Kilburn).

The noise, smell and flies are a constant source of distress to us as neighbours. The noise from cattle lowing is 24/7 whether in sheds or in the fields. The noisy squealing of the pigs is 24/7 and gets increasingly louder as they mature. We are daily inundated by hordes of flies

from the huge pile of manure from both pigs and cattle. We rarely get to enjoy our garden due to the noise and smell and cannot open our windows during the summer months as the smell pervades the whole house.

There is a considerable increase in noise and smell when the pigs are brought in or taken out, starting at around 4.30am, and a considerable increase in farm and transportation vehicles. It is our opinion that this will increase when cattle housed in the current and new buildings are also transported in/out of the farm.

The noise and smell also has a detrimental effect on the village, as we regularly see people coming to the pub or to visit the Mouseman Museum, getting out of their cars, being greeted by the smell and noise and promptly get back in their cars and leave. Not a great advert for a tourist village described as a "jewel in the crown of North Yorkshire" or local businesses such as the T-Café and the Forresters Arms.

We sincerely hope that you will refuse permission for this agricultural building it would, in our opinion, have an extremely detrimental effect on us as immediate neighbours and residents, and the village as a whole.

Members Update Sheet

Item 1 NYM/2020/0268/FL

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 - i) causing a detrimental impact on the character and appearance of the local and wider landscape arising from poor winter land management leading to harmful poaching of the grazing fields.
 - ii) resulting in unacceptable harm to the amenities of nearby residents and users of the nearby public rights of way in terms of traffic movements associated with the online sales, the excessive amount of external plant, and equipment and the ancillary volunteer caravan accommodation and volunteer amenity structure.

- 2) Insufficient information on the horse rescue centre business model has been submitted to demonstrate that suitable mitigation could be funded/provided to resolve the impacts described above together with insufficient demonstration of intent over the last 6 months to improve the character and appearance of the site and surrounding lands reinforces the unacceptability of the proposal to take place in a protected landscape, which has the highest level of protection as set out in the National Planning Policy Framework paragraph 172 .

Please see information below submitted by Lucas Wolfe in objection to the application:

From:
To: [Richard Smith](#) [Wendy Strangeway](#)
Subject: NYM/2019/0431/FL Re: Private and Confidential
Date: 28 August 2020 04:08:42
Attachments: [Outlook-3f0npsie.png](#)

Dear Sir

In response to your email dated 27/8/20 I wish to make the following comments in objection to the planning application;

1. I and many other volunteers have found the living and working conditions at the Applicants address of Silpho Brow Farm West to be unsatisfactory. I and many other volunteers have complained and subsequently, the Applicants listing has been removed from the "Workaway" site which was used to secure workers from abroad. I attach confirmation from "Workaway" dated 6th January 2020 and the Applicant has not been permitted to re-advertise on this site since this date. This is factual information and as such, I trust you will publish this.
 2. The approach to the application site is inadequate and the highways officers email dated 17th January 2020 agrees with the planning officer that the site **should not** be used for Ebay sales at all ! The last sentence on the final page of the Highway Officers report refers and confirms that she agrees the site should not be used. This is factual information and as such, I trust this will be published.
 3. The site is untidy and over-poached and weeds Cover most of the grazing land. Fencing is poor and the impact on the landscape is dreadful. This has been shown in the Planning Officers photographs and photographs from other objectors. This is photographic fact as as such, I trust my comment will be published.
 4. I have sent you photographs of the site and its untidiness; these are purely factual and as such I trust these will be published.
 5. There appears to be a fire hazard. I have sent you photographs of the electrical arrangements and also the storage of mattresses above a heating element. These are factual photographs and as such, I trust these will be published alongside this letter. The photographs show what may be viewed as a basic electrical inadequacy.
 6. The "All for Horses" charity has been removed from the Charity Commission register. This is factual information that can be viewed on the Gov.UK website and as such I trust it will be published.
8. I am also concerned that you have passed the information that I sent you directly to the Applicant without publication on your website. This has placed me in an uncomfortable position and I feel you may be in breach of GDPR.

Please note that now I am aware of some of the planning procedures I will also send this email to the local Parish Council and neighbours in order to ensure that my voice is heard. I find it deeply concerning that other volunteers will end up being collected from the railway station and been made to work in these conditions. This is fact and as such, I trust it will be published.

I call for this letter to be fully publicised as the information within it is purely factual. I also request that it is presented to the Committee in its entirety before the meeting on 3rd September 2020 as my comments have not been included in the planning meeting notes and recommendation.

Lucas Wolfe



[Email Ref: 4456312] Re:Workaway 828442453988



workaway.info
To You

6 Jan



Please see information below submitted by the applicant in response to the objection by Lucas Wolfe:

We confirm that a Canadian gentleman came here in early December 2019, though that is not the name and address he gave us.

Within hours it was clear that "Lucas" had _____ problems.

_____ asked him to leave. He refused

He had told us he had relatives in Durham, and was given time to organize transport/accommodation. He was taken to Scarborough station.

If "Lucas" had travelling issues they do not arise from us -

_____ We have no need to use "social media" or other sites to cause problems for people.

We are happy for people to make their own judgements about this letter, and don't feel it is helpful to respond to the statements he has made, other than to confirm that all the farm electrics are recent and installed by a qualified electrician.

Please find below circulated information received from Jacqui Shipman in objection of the application

Find charities
[Find charities](#)
[Charity overview](#)
[Contact & trustees](#)
[Charity framework](#)
[View accounts](#)
[Print charity details](#)
[Advanced Search](#)

Charity search

[Advanced Search](#)

1001513 - THE ANIMAL HOSTEL TRUST

DOCUMENTS OVERDUE

Accounts for 30 Jun 2018: 490 days overdue
 Annual Return for 30 Jun 2018: 490 days overdue

Activities

THE OBJECTS OF THE TRUST IS TO PROVIDE THROUGHOUT ENGLAND AND WALES

Financial history

Pre-Covid Pandemic

Compliance history

Financial summary

Financial year end (FYE)	Income	Spending	Accounts received	Annual Return/Annual Update received	View
30 Jun 2019			Not received (124 days overdue)	Not received (124 days overdue)	
30 Jun 2018			Not received (490 days overdue)	Not received (490 days overdue)	

30 Jun 2017	£53,238	£64,943	17 Jan 2019 (262 days late)	17 Jan 2019 (262 days late)	Accounts
30 Jun 2016	£178,271	£90,903	15 May 2018 (380 days late)	15 May 2018 (380 days late)	Accounts
30 Jun 2015	£21,840	£126,030	Not Required	26 Jun 2017 (422 days late)	

Charities 4 months overdue

If, despite reminders, a charity's accounts and Annual Return or its Annual Update have not been received 4 months after the end of the 10 month period in which they are required to submit the documents, it is a strong indication that they are no longer operating. The charity is notified at this point that if we do not receive their due documents in the following 2 months they may be removed from the Register or subject to further action.

Charities 6 months or more overdue

If, despite reminders, a charity's accounts and Annual Return or its Annual Update have not been received 6 months after the end of the 10 month period in which they are required to submit their documents, it is deemed to indicate that they are no longer operating. In most cases the charity will be removed from the Register at this point but in some cases the Commission will need to be satisfied that there are no continuing risks to donors or beneficiaries and that the charity's resources have been properly applied. In such cases the charity will remain on the Register until the risk has been addressed.

Where the Commission is actively working with a charity to resolve serious administrative difficulties it may, at any stage, under the direct supervision of a case officer, be temporarily excluded from the normal reminder and notice programme.

10 month date = 30/4/19

6 month date after 10 month date = 31/10/19

Charity Commission

THE REGISTER OF CHARITIES - NOTES FOR USERS

Documents overdue

Charities are required to submit documents to the Charity Commission as follows:

For financial periods ending on or before 31 March 2009:

Income in the financial period being reported	Update Register Information	Annual Return - basic Register information	Reporting Serious Incidents	Financial Information	Summary Information Return	Trustees' Annual Report and accounts
£10k or less	Yes	-	-	-	-	No
£10-£25k	-	Yes	-	-	-	Yes
£25k - £500k	-	Yes	Yes	-	-	Yes
£500k - £1m	-	Yes	Yes	Yes	-	Yes
Greater than £1m	-	Yes	Yes	Yes	Yes	Yes

For financial periods ending on or after 1 April 2009:

Income in the financial period being reported	Update Register Information	Annual Return - basic Register information	Reporting Serious Incidents	Financial Information	Summary Information Return	Trustees' Annual Report and accounts
£10k or less	Yes	-	-	-	-	No
£10-£25k	-	Yes	-	-	-	No
£25k - £500k	-	Yes	Yes	-	-	Yes
£500k - £1m	-	Yes	Yes	Yes	-	Yes
Greater than £1m	-	Yes	Yes	Yes	Yes	Yes

If documents are overdue the banner on the charity overview page is outlined in red and shows:

- the financial period ending date of the first overdue document since the last submitted document
- the number of days that have elapsed since the submission deadline for each due document.

NB non-company charities with income less than £100,000 can prepare receipts and payments accounts instead of full accrual accounts. For financial periods ending on or after 1st April 2009 this threshold changed to include charities with income less than £250,000.

Charities with income of £10,000 or less

For financial periods ending on or before 31 March 2009, charities with income £10,000 or less are not required to submit either an Annual Return or accounts. However, they are required to keep the details we hold about them on the Register up to date. To keep those details up to date we ask charities with income of £10,000 or less to submit an Annual Update. We expect charities to report changes, or confirm that there have been no changes, within 10 months of the end of their financial period, the same time allowed for the preparation of their accounts.

Changes for 2009 onwards

Charities with a financial period ending on or after 1st April 2009 are not required to send their Trustees' Annual Report and Accounts to the Commission if the charity's income for the financial period was £25,000 or less. Charities with an income of £25,000 or less will have the message 'Not required' for their accounts submissions. Charities with income between £10,001 and £25,000 are still required to send an Annual Return.

Notes

Find charities

Find charities

Charity overview

Print charity details

Advanced Search

Charity search

Enter name or number

Advanced Search

1153649 - ALL FOR HORSES

REMOVED CHARITY

Other names

NONE

Governing document

NO INFORMATION RECORDED

Area of benefit

NO INFORMATION RECORDED

Organisation type

STANDARD REGISTRATION

Registration history

09 September 2015 Removed - DOES NOT OPERATE

03 September 2013 Registered

Charitable objects

1 FOR THE BENEFIT OF THE PUBLIC TO RELIEVE THE SUFFERING OF ANIMALS IN NEED OF CARE AND ATTENTION, PARTICULARLY BUT NOT EXCLUSIVELY HORSES AND PONIES AND, IN PARTICULAR TO PROVIDE AND MAINTAIN RESCUE HOMES OR OTHER FACILITIES FOR THE RECEPTION, CARE AND TREATMENT OF SUCH ANIMALS. 2 TO PROMOTE HUMANE BEHAVIOUR TOWARDS ANIMALS BY PROVIDING APPROPRIATE CARE, PROTECTION, TREATMENT AND SECURITY FOR ANIMALS THAT ARE IN NEED OF CARE AND ATTENTION BY REASON OF SICKNESS, MALTREATMENT, POOR CIRCUMSTANCES OR ILL USAGE AND TO EDUCATE THE PUBLIC IN MATTERS PERTAINING TO ANIMAL WELFARE IN GENERAL AND THE PREVENTION OF CRUELTY AND SUFFERING AMONG ANIMALS IN SUCH WAYS AS THE TRUSTEES SHALL THINK FIT.

Where it operated

NORTH YORKSHIRE

Classification

What

- EDUCATION / TRAINING
- ANIMALS
- ECONOMIC / COMMUNITY DEVELOPMENT / EMPLOYMENT

Who

- CHILDREN / YOUNG PEOPLE
- ELDERLY / OLD PEOPLE
- PEOPLE WITH DISABILITIES
- PEOPLE OF A PARTICULAR ETHNIC OR RACIAL ORIGIN
- THE GENERAL PUBLIC / MANKIND

How

- PROVIDES SERVICES
- PROVIDES ADVOCACY / ADVICE / INFORMATION

[Email Ref: 4456312] Re: Workaway 828442453988



workaway.info

To You

6 Jan



Hi

Thanks for the message and for coming forward to reporting this, all complaints are dealt with in confidence.

I have checked the listing and can see that it is already offline due to complaints raised by workawayers. We will add your testimony to our investigation.

Thank you for reaching out and for letting us know.

Best wishes

Applicant additional information – 21/8/2020

The applicant has submitted a hand drawn plan & some details of how they intend to operate a 'pasture management plan', in brief this involves some fencing of fields to allow grazing rotation, holding areas and observation areas. Would ask to committee that whilst there have been some muddy areas in fields during wet winters the animals have adequate space to avoid those areas. Could bring horses into the building to reduce numbers in fields but this would require more labour and horses are happier outside. Confirm the applicants are members of BHS with appropriate insurance and that comment that native ponies we have require less space than horses. The replacement toilet and accommodation facilities would be funded by selling donated items. Mud on roads will be improved if we are allowed to stone the field entrance.

The application has submitted business accounts which they have asked to be treated in confidence, in brief the accounts set out that a modest cash reserve is held, sets out the asset value of the property and land, sets out the registered Charity number and confirms that internal budgets and forecasts are produced (not supplied) and that last year's performance was in line with the budget/forecast.

Further Correspondence from Jacqui Shipman – 02/09/2020

Would question the recommendation of approval on this application owing to the landscape impact of buildings and state of fields in winter, the various operational problems associated with use of volunteers, white van deliveries & collections for the funding sales, poor storage conditions, poor financial resources and accounting, inadequate land management plan, poor access plan to deal with mud, inadequate water and access for fire engines, history of poor foul drainage arrangements. The detailed information the Committee asked for back in February to show the site could be well managed has not been submitted to quell the Committees concerns about the whole operation.

The applicant's accounts, extra information and associated plans are available on the Authority's website.

Additional Background Information received from the Applicant

Workaway info

Our profile:

- **Description**

We are a horse and pony rescue and re homing Charity based on a small farm in Scarborough.

The farm is home to 26 horses. We take horses in and train them so that they can go to new homes when they are ready.

As well as the daily routine of looking after horses, we are currently doing jobs on the

land, including tree planting, repairing farm buildings, building wood fences, painting and similar activities.



- **Types of help and learning opportunities**

Gardening

DIY and building projects

General Maintenance

Farmstay help

Animal Care

Charity Work



- **Cultural exchange and learning opportunities**

We are located in a lovely quiet part of the countryside, in your free time you can enjoy the nearby woodland walks, cycle around the area (we can lend you a bike), or spend time with our horses - they roam freely in our fields and like meeting new people.

The horses here live as natural life as possible, so do not normally live in stables - they live outside in happy herds. We train the horses using horse - friendly training methods, and are happy to share our skills and knowledge - please be aware that this needs to be in your own time - we are not a college and cannot teach you during the working day!

We are pleased to share our ways of training and keeping horses healthy and happy, but please do not expect to learn 40 years of knowledge in a few days!



- **Help**

We are looking for happy, motivated people who are flexible, adaptable, enjoy working outdoors and don't mind working on their own sometimes!

We don't mind if you do not have previous experience - please just let us know - the most important thing is the willingness to help!

Minimum stay 2 weeks, maximum stay is 8 weeks, though sometimes this can sometimes be for longer by agreement - we do sometimes have students on internships for longer periods of time.

We currently have space for someone who can provide practical help with general jobs around the farm, including gardening, tree planting, yard work, painting, cutting firewood, fence repairs etc.

Please note - we have plenty of horses here for you to spend your free time with if you wish - many of them enjoy being groomed and taken for short walks.

We do NOT provide horse riding lessons and there are no horses available for riding!

When applying to visit us, please tell us your skills, previous work experience, interests and likes and dislikes so that we can find the right people to help us and make sure we find you jobs which you will enjoy doing.

We are located in an old farm situated in a very quiet, peaceful rural area 4 miles from the nearest bus stop in the village, and 8 miles from Scarborough town.

It is very quiet here in the evenings, you do need to be happy with your own company in the evenings as we cannot guarantee that you will always have company - sometimes there will be another Workawayer staying at the same time, but not always.

You will need to provide your own mobile internet if you need internet access while here. We do not have a TV, though we do have a good library of books.



Accommodation

The accommodation is a single bedroom in a cabin. Cooking is self catering and is done in the small caravan next to the cabin.

Our accommodation is basic but comfortable.

We do not take couples.

All basic food is supplied and is vegetarian - tea, coffee, cocoa, sugar, milk, fruit squash, rice, soup, pasta, pasta sauce, beans/pulses, bread, nut spreads, jam, margarine, a variety of breakfast cereals, fruit and vegetables in season etc. We also have herbs, spices and cooking ingredients.

If you require other foods, such as sweets, crisps, meat, fish etc. you will need to provide these yourself!

The farm is a non smoking area.

Because of the ongoing renovation work our farm is very untidy - it is also very muddy here when it rains, so you need to be happy with this too.

We are able to collect Workawayers from the station on arrival in Scarborough, provided this is between the hours of 10am and 6pm.

Working hours are normally 8.30am until 11.30am and 2pm - 4 pm, five days per week, followed by two days off. Most of the work is outside, so depending on the weather some days will be shorter than others, and some days will be longer, so you do need to be happy to be flexible.



What else ...



The farm is located within the North York Moors National Park amidst stunning countryside, with many miles of country, coastal and woodland walks from our

doorstep. It is ideal for those who enjoy the quiet rural life, and walking or cycling in their spare time.

Our farm is not suitable for people who wish to visit the town every day - we find that the people who enjoy being here most are those who enjoy being in a quiet place rather than in the town in the evenings.

Scarborough and nearby Filey are lovely seaside towns with the usual attractions, including nice beaches. We are also close to the historic town of Whitby, and only 40 miles from York, so there is plenty to visit locally.

By arrangement we can usually provide lifts to the village on your days off, where there are buses to Scarborough, Whitby and further afield. We also have bikes that you can borrow to explore the local area.

-  **How many Workawayers can stay?**
Two
-  **Hours expected**
max 5 hours a day, 5 days a week

Feedback

Read feedback

How Workaway deals with feedback

These are extra optional ratings when members leave feedback. The average rating left for each option is displayed.

Accuracy of profile: (5.0)

Cultural exchange: (4.5)

Communication: (4.0)

06/08/2019

Feedback left by Workawayer (Nicolas) for you

I stayed at Lou's farm in Scarborough back in May. It was a great experience and I enjoyed my time there quite a bit. The work and the hours were and I learned a few things about horse care. It was great to learn things from Lou, Anna and Glenn.

Beyond just the the work, the country side there is gorgeous. Every morning it was a blessing to see the forest one side and on a clear day the ocean on the other. My walks to the near by town of Scalby were very pleasant and I had a wonderful day in Scarborough. Also, I enjoyed working with the other workawayers. Who would've thought that poo picking could be such a great activity for bonding and meditation.

Private message left for you

Thank you Lou for allowing me to stay at your farm. And sorry for the late feedback.

(Excellent)

28/05/2019

Feedback left by Workawayer (Rebekka) for you

I stayed at Lou's farm for four whole weeks and simply had an amazing time.

The accommodation is a cabin next to the house, so (as mentioned in the profile description) you have to be ok with your own company in the evenings. When I was there, two other workawayers arrived shortly after me, so I was alone only for the first few days. You definitely have a lot of time to read and to enjoy the beautiful nature (as long as it's not raining).

My tasks included feeding the horses, poopicking, filling haynets, cleaning buckets, mucking out the stables, grooming and sometimes tidying the yard (there are always a lot of things laying around), building a fence or taking a horse for a walk. I was even allowed to ride a few times, that was definitely my favourite part! Nevertheless, the work is exhausting and at the end of the day, I was often just falling into bed completely tired. But you can always take a break, when you feel like it and you get used to the work after some time, especially if you enjoy working outdoors with the horses. Work starts at 8:30 am and ends usually not later than 5pm, often earlier, sometimes with very long breaks in between. You will get two days off per week.

During my days off, I walked to the next village Scalby (there is a library with good Wifi) or to Scarborough, which is definitely worth a visit. It takes one hour to walk to Scalby and two hours to walk to Scarborough, but if you don't like hiking as much as I do, Lou will give you a ride to Scalby, where you can take the bus to Scarborough.

You have to be ok with hard work, getting muddy (especially during the rainy days it gets really disgusting), cooking for your own and eating only vegetarian food (since Lou will not buy meat for you) ... and spiders (which was a little problem for me ^^).

If that's not a problem for you, I can definitely recommend this place, since Lou is always happy to have helpers. You can see, how she loves her horses with all her heart and she knows a lot about

horse treatment. She will teach you some things, because she wants to spread her knowledge to make the world a better place.

Thank you for having me stay with you, I had a great time!

(Excellent)

21/11/2018

Feedback left by Workawayer (Marie & Mélody) for you

We stayed with Lou for 3 weeks. The work with the horses was good. The time of work is not five hours per day.. It's difficult job but a good experience. We don't have a lot of exchange with the host and we go in England for learn the English. The room and the bathroom have a strict minimum. The people who work with Lou is so cool. Thanks for this experience and for hosting us.

Marie and Melody.

(Good)

17/11/2018

Feedback left by Workawayer (Flora) for you

I stayed two weeks with Lou and it was amazing ! The work she puts in for the horses is incredible, I have never seen so many horses being in a good place and happy. The work was fine for me, but it is a daily job, but if you enjoy it as I did you don't see the time pass :) I enjoyed a lot working with Anne and Glen and also the 2 walks Anne and I did with the horses! The evenings were calm because you cook on your own in the caravan, but there is enough food ! Except the fact that there are a lot of spiders I was fine :sweat_smile: Also Lou has a huge library so you won't get bored and her curry is sooo good. Thank you Lou for everything :) I'll miss this place and especially Ollie :kissing_heart: But I will come back :relaxed:

(Very good)

09/11/2018

Feedback left by you for Workawayer (Santiago)

Santiago stayed with us for a few weeks and is a great worker, quick learner, good with animals, always helpful and cheerful, and does a great job. He is great company to have around, is highly recommended to all hosts, and is welcome back any time.

(Excellent)

14/10/2018

Feedback left by Workawayer (Santiago) for you

I stayed with Lou for two weeks! I really enjoy this time. In the farm, I did different tasks like painting, building a fence, feeding the horses and more. It's really hard work! Every day you have "daily tasks" and when you finish, Lou always has something to do!

(Very good)

20/07/2018

Feedback left by you for Workawayer (Nicole)

Lena helped us look after our horses during our cold wet winter, and is a great worker and a lovely person to have around. She quickly learned new skills and is always positive and cheerful. We would recommend her to any host.

Thank you Lena, you are welcome back anytime!

(Excellent)

19/06/2018

Feedback left by Workawayer (Nicole) for you

I spent a beautiful time with Lou and the horses. Lou gave me a lot of horse tips I liked to have taken. She told me everything when I asked her and if I had a questioning face also. Be warmly welcomed since this was my first foreign internship and my English was not so good. I found it great to see how well the horse went and how much fun they had. Her relationship to the horses I found amazing and wonderful and her good horse knowledge was great I was very pleased to meet you and your family Lou. Thanks so much the internship helped me a lot and my professional washed it. Also the accommodation was very good. It was just beautiful to spend a month with your personality.

Many thanks again

Lena Hilling

PS: Sorry for the late Review (really late sorry)

From: 21.feb.2018 Until: 22.Mar.2018

(Excellent)

20/07/2018

Feedback left by you for Workawayer (Kirstie)

Kirstie helped us during the worst of our winter weather and was amazing, despite the mud and extreme freezing cold! She is a great worker and a lovely person to have around, always cheerful and tackles new tasks with a positive attitude. We would recommend Kirstie to any host.

Thank you for all your help - you are welcome back anytime!

(Excellent)

20/07/2018

Feedback left by you for Workawayer (Megan)

Megan is a great worker, and a lovely person to have around. She quickly learned our routines and did a fantastic job of looking after our horses. She also happily helped with other jobs around the farm, and we would recommend her to any host.

Thank you Megan, you are welcome back anytime!

(Excellent)

06/06/2018

Feedback left by Workawayer (Megan) for you

This was my first Workaway experience, and I had a brilliant time. I felt so welcome right from the start. Lou is an amazing person, I learned a lot from her. She was very busy but she always made time to answer my questions and to show me things, she has tonnes of horse knowledge. The horses are wonderful, they seem so happy, the farm is a wonderful place for them, Lou cares deeply for them and it shows. It was so great to get to know them all, I miss them.

Thank you, Lou, for making my stay so enjoyable.

(Excellent)

04/09/2016

Feedback left by you for Workawayer (Sebastian)

Please see our feedback policy for more info about why this review is not displayed

(Negative)

04/09/2016

Feedback left by Workawayer (Sebastian) for you

Please see our feedback policy for more info about why this review is not displayed

(Negative)

20/07/2016

Feedback left by you for Workawayer (Renée)

Info notice: Workawayer cancelled stay or there was a no show at the last minute

(No show)

08/06/2016

Feedback left by you for Workawayer (Melanie)

Melanie stayed with us for just over 5 weeks and quickly adapted to our routine and is very capable. I was very happy to leave our much loved and valuable horses in her care.

She works very hard, always stays until the jobs are finished, and is reliable and punctual. She helped us with a wide range of jobs while she was with us, and if she had not done a particular task before she was very adaptable and quick to learn new skills.

Above all, Melanie is great fun to work with, always positive and cheerful, and gets on well with others as well as being able to work on her own as needed.

We were sorry to see her go, and she is welcome back here anytime.

(Excellent)

17/11/2015

Feedback left by Workawayer (Melanie) for you

I stayed with Lou for five weeks and simply had a brilliant time.

The farm consists of 20 lovely horses that have been rescued by Lou and are well cared for. All for horses-that's the motto! Since I had previous experience with horses I spent a lot of my time caring and basically working for them. Nevertheless I had to muck in with many other jobs as well-poo picking, cleaning the barn, etc. The work is quite physically demanding and you should be prepared to work long hours. But I just loved it and never got sick of working!

Lou's farm is situated in a picturesque valley near the Eastern Coast. On sunny days you could even make out the sea. Lou was always happy to drop me off at the nearest bus stop so I really had the chance to explore a lot of what North Yorkshire has to offer.

Lou herself is an extremely welcoming and caring host, always making sure that everyone is happy and comfortable. She's good talking to (and good fun!) and obviously knows a lot about horses.

It takes some time getting used to the food restrictions but you'll manage quickly. If you are a regular meat-eater you might not enjoy it, though.

I'm so grateful for the time I've spent here. I've made a lot of new friends and after some previous bad experience I found my spirit here again.

I loved working together with Rachel (the horsetrainer) and Andy (the handyman), who are just great. Thank you so much Lou, Rachel, Andy, Bill and all the horses for making my stay such an unforgettable experience.

I really miss you and hope to come back as soon as I can!

(Excellent)

Communications with “Lucas”

This account is currently not active

[back](#)

about 9 months ago

Thank you. See you soon.

On Dec 2, 2019, at 09:45, Lou wrote:

about 9 months ago read 02/12/2019

Hi Kai,

5pm would be good, we will see you at the train station entrance,

regards

Lou

From: Kai

Sent: 02 December 2019 12:24

To:

Subject: Re: (4) Good Day (via workaway.info)

about 9 months ago

Do you have an idea of what time you would be able to pick me up?

From: Lou

Sent: December 1, 2019 5:12 PM

To:

Subject: Re: (4) Good Day (via workaway.info)

about 9 months ago

I'll hang around the train station and keep an eye on my emails when you're free. ☺

cheers.

From: Lou

Sent: December 1, 2019 5:12 PM

To:

Subject: Re: (4) Good Day (via workaway.info)

about 9 months ago

everything's okay now, got my luggage thankfully and I'm in a B and B right next to the bus stop.

On Dec 1, 2019, at 17:12, Lou wrote:

about 9 months ago read 02/12/2019

No I am sorry, we can't go get the luggage.

From: Kai

Sent: 01 December 2019 21:08

To: Subject: Re: (4) Good Day (via workaway.info)

about 9 months ago read 02/12/2019

Yes, this is not a good day for you!

In the morning you might want to buy a UK pay as you go sim card - most people staying in the UK for a while do this - Vodafone costs around £15 per month with about 15 gig of data included and plenty calls.

The bus company must have a policy on luggage, so hopefully they will sort something out in the morning for you.

From: Kai

Sent: 01 December 2019 21:03

To:

Subject: Re: (4) Good Day (via workaway.info)

about 9 months ago

So it wouldn't be possible to catch the bus when it arrives to see if you can grab it for me? I don't know what to say, I'm really sorry about all this...some guy threatened to blow up the bus. But if not I can stop at Scunthorpe and see if I can find a place at midnight.

On Dec 1, 2019, at 4:44 PM, Lou wrote:

about 9 months ago

The driver said there's no where to leave it, and my phone doesn't work in the UK..I'm so upset. My past few days have been the worst of my travels by far.

On Dec 1, 2019, at 4:47 PM, Lou wrote:

about 9 months ago read 01/12/2019

I suggest you get onto the bus company and see if they can leave the luggage in Scarborough for you to collect in the morning.

From: Kai

Sent: 01 December 2019 20:43

To:

Subject: Re: (4) Good Day (via workaway.info)

about 9 months ago read 01/12/2019

Hi Kai,

The earliest we could go to Scarborough tomorrow is 11.30am.

I suggest you find somewhere to stay for the night where you are now, and get in touch in the morning.

Air BnB or Youth Hostels (YHA) are usually the cheapest.

If you have difficulty finding somewhere to stay ask at a Police station, they may know of suitable B and B's for people at short notice.

regards

Lou

From: Kai

Sent: 01 December 2019 20:32

To:

Subject: Re: (4) Good Day (via workaway.info)

about 9 months ago

I'm so sorry this is the third time I'm trying to send this emails. I'm having the worst few days...my bus had an unscheduled transfer and I didn't know, I was at the back and the driver came up and didn't see me, we were at the bus depot...my luggage went on the bus to Scarborough...I managed to beg him for a ride in his own car to the train station and the last bus to Scarborough already left, I spoke to the station manager and she put me on a train to Leeds and then to Scarborough arriving at 11:42...my luggage the driver said he would call and have it arrive on the bus in Scarborough at 7.45am but i don't know if you'd be able to grab it when it arrives in Scarborough tonight. It's a green ruck sack with all my clothes and living accessories, it has a danish, Icelandic and Canadian flag sewn on it.

I have no idea what to do...I'm so sorry what should I do?

On Dec 1, 2019, at 3:16 PM, Lou wrote:

about 9 months ago

Lou I am not having the best few days....

My bus had an u expected transfer which I didn't know about...the driver saw me at the back and told me we were at the bus depot...my luggage is on the new bus heading to Scarborough....I managed to beg the driver for a ride to the train station but the last train to Scarborough has left....I spoke to the train supervisor and she managed to get me to Leeds and then to Scarborough but it arrived at close to midnight....the driver told me that he could arrange to have my luggage dropped off at Scarborough tomorrow at 7.45am but I dont know if youd be able to pick it up when it arrives....

I have no idea what to do...I'm so upset. I'm sorry for all this...I should have just taken the damn train. :(

From: Lou

Sent: December 1, 2019 3:16:01 PM

To:

Subject: Re: (4) Good Day (via workaway.info)

about 9 months ago

Lou I am not having the best few days....

My bus had an unexpected transfer which I didn't know about...the driver saw me at the back and told me we were at the bus depot...my luggage is on the new bus heading to Scarborough....I managed to beg the driver for a ride to the train station but the last train to Scarborough has left....I spoke to the train supervisor and she managed to get me to Leeds and then to Scarborough but it arrived at close to midnight....the driver told me that he could arrange to have my luggage dropped off at Scarborough tomorrow at 7.45am but I don't know if you'd be able to pick it up when it arrives....

I have no idea what to do...I'm so upset. I'm sorry for all this...I should have just taken the damn train. :(

From: Lou

Sent: December 1, 2019 3:16:01 PM

To:

Subject: Re: (4) Good Day (via workaway.info)

about 9 months ago

So that's no problem I can wait around the train station whenever it's most convenient, I don't mind, I don't have service in the UK :/ so when I arrive I can send you a message :)

I'm easy to spot, I have a large green pack with a bunch of country flags on it. I'll let you know when I get to Scarborough.

On Dec 1, 2019, at 3:16 PM, Lou wrote:

about 9 months ago read 01/12/2019

Hi Kai,

Thanks for letting me know.

Can you please email or ring when you are 30 minutes away from Scarborough, as I am working and need to be away for as little time as possible.

Texts are not reliable as our mobile signal varies here.

regards

Lou

From: Kai

Sent: 01 December 2019 19:08

To:

Subject: Re: (4) Good Day (via workaway.info)

about 9 months ago

Hello Lou I just got on the bus the wifi seems to be pretty wonky I don't know if you got the text I sent using a bus patrons phone but a crazy person causes a massive hour long bus delay, so it will be closer to 9:30-10 now that it arrives >~< I regret not taking the train.

On Nov 30, 2019, at 12:35 PM, Lou wrote:

about 9 months ago

Awesome! thanks so much again Lou I really appreciate it. I'll see you tomorrow :D

On Nov 30, 2019, at 12:35 PM, Lou wrote:

about 9 months ago read 30/11/2019

That's OK, we will see you at the train station (the bus stops there), and we will be in a blue Honda Jazz car,

regards

Lou

From: Kai

Sent: 30 November 2019 15:28

To:

Subject: Re: (4) Good Day (via workaway.info)

about 9 months ago

Sorry, I will be arriving 8:30pm on Sunday. Once again, I really appreciate the help. Hope it's not too much of a bother. I will purchase the bus ticket now for tomorrow, unfortunately it only runs once a day at the same time :/

On Nov 30, 2019, at 11:18 AM, Lou wrote:

about 9 months ago read 30/11/2019

Hi Kai,

If you are coming today pls let me know asap so I can sort out transport to collect you from Scarborough,

regards

Lou

From: Kai

Sent: 30 November 2019 14:56

To:

Subject: Re: (4) Good Day (via workaway.info)

about 9 months ago read 02/12/2019

Would it make sense to see if there is an earlier bus on Sunday? If not go for the bus anyway - no point wasting money!

From: Kai

Sent: 30 November 2019 14:56

To:

Subject: Re: (4) Good Day (via workaway.info)

about 9 months ago

Hello Lou, There is a bus that is a lot less expensive than the train that leaves Scunthorpe for Scarborough but it arrives at 8:30pm if that's too late I can take the first train and arrive around midday on Sunday. It's 50 pounds for the train and just 15 for the bus.

On Nov 30, 2019, at 9:44 AM, Lou wrote:

about 9 months ago read 30/11/2019

Hi Kai,

All good, either day is fine for us,

regards

Lou

From: Kai

Sent: 30 November 2019 13:41

To:

Subject: Re: (4) Good Day (via workaway.info)

about 9 months ago

Thank you so much Lou, I will send you an email when I'm on the train, I've already paid for another day so it might be tomorrow, I can't tell you how relieving it is, I couldn't believe someone would do that with no notice. I think they had an emergency so I can't judge.

Thanks again, when I get my ticket I'll let you know when the train will arrive in Scarborough.

On Nov 30, 2019, at 9:31 AM, Lou wrote:

about 9 months ago read 30/11/2019

Hi Kai,

I have just get your message. Yes of course you can come now - we don't have any other workawayers here at present, so you will be on your own.

You need to go to Scarborough, which is not too far from Scunthorpe. We can collect you from Scarborough as long as it is not later than 8pm, just let me know as soon as you can.

Cancelling like that is an awful thing to do- I would suggest letting Workaway know once you are sorted.

I don't have Whatsapp.

regards

Lou

From: Kai

Sent: 30 November 2019 13:15

To:

Subject: Re: (4) Good Day (via workaway.info)

about 9 months ago

If you have whatsapp my number I don't have service in the U.K. So I have to use an internet app.

On Nov 29, 2019, at 5:05 PM, Lou wrote:

about 9 months ago

...Lou I am so upset...my host just canceled on me when I was waiting for pick up, I am now staying in Scunthorpe in the cheapest place I could find, so if you can have me I would be more than happy to come as soon as possible >~< I can't believe someone cancelled as I'm arriving on train. I've never had that happen before, so please let me know I can be on the next train just need to know a station...>~<

On Nov 29, 2019, at 5:05 PM, Lou wrote:

about 9 months ago read 30/11/2019

Hi Kai,

Yes we have lots to do!

Early January is fine for us, and it is OK for you to let us know nearer the time when you are coming,

regards

Lou

From: Kai

Sent: 29 November 2019 17:18

To:

Subject: Re: (4) Good Day (via workaway.info)

about 9 months ago

Hello again Lou,

I am planning on visiting friends in Durham for the holidays and would be happy to visit if you would still have me :) im planning on staying with friends for the holiday so I cant give a very specific day yet, but I cant see it being any later than the start of January if that works for you.

Do you still have those carpentry jobs going on?

Look forward to your reply

Cheers,

Kai

about 10 months ago

Will do thanks for the replies :)

On Nov 14, 2019, at 3:45 PM, Lou wrote:

about 10 months ago read 14/11/2019

Hi Kai,

Yes that is fine, just get back in touch when you are free and we can sort something out,

regards

Lou

about 10 months ago

Thank you for your reply!

Sounds like a very nice farm you have, very dedicated equine enthusiasts!

My plans are currently up in the air right now, I have 3 months stay in the UK and plan on visiting more than one farm, at least 2 for at least a month or two each give or take. Making sure I don't zig zag too much across the country with the expensive fares. I have promised my help on a farm but I would still like to offer help where I can. if you're in need of help through January and February I can let you know when I am back on the road!

about 10 months ago read 12/11/2019

Hi Kai,

Thanks for your message and the info. We would be happy to have you stay with us, and are pretty flexible during the winter months.

Jobs wise, there is plenty to do, including the routine feeding (most of our 26 horses live outside 24/7, so very little stable work), and repairing wood fences etc., and also these jobs are good because you get to spend time among the horses too.

As you have some experience of timber work etc. it would be great to get on top of a few building type jobs here - the horses come first, so we have quite a bit of catching up to do!

We would also be happy for you to do some groundwork with the horses, though we are limited bit in winter as the ground is often too wet and slippery to do much, though we do what we can. We have quite a few young horses who need starting, so the more handling they can have the better.

In winter there will sometimes be another Workawayer here, though some of the time you will only have your own company in the evenings.

During the day we have 2 great local people who work for us - Ann who does the horsecare, and Glen, our electrician handyman who has a long list of jobs on our old farm! During the day you will mostly be working with one of them.

Cathy, my daughter, works with the horses, so it would be good for you to exchange ideas and plan things to do with the horse groundwork. Cathy has just finished studying horse behaviour at university, so we are developing the best ways to train our horses with the knowledge we now have.

I hope this lets you know a bit about us and how we work.

If you would like any more info let me know.

regards

Lou

From: workaway.info

Sent: 10 November 2019 20:39

To:

Subject: Good Day (via workaway.info)

Available from

Arrival: 27/11/2019 - Departure: 27/02/2020

(I am flexible on these dates.)

about 10 months ago

My name is Kai

I am a Canadian traveler currently in Denmark volunteering on a small farm, I plan to take a flight to the UK and was wondering if you needed any help!

I have a lot of experience with animal care and general farm work, I've volunteered all across Canada on dozens of farms, Iceland and Denmark as well and have a wide variety of skills and experience.

I just spent a month in Iceland herding sheep and have been taking care of a herd of dwarf sheep in Denmark with a host who trains collies professionally but look forward to my travels onward to the UK.

I have a lot of experience with handling horses. I've been a stablehand in Canada for 2 horse ranches and one riding school, I've also been trained a bit in dressage and a lot in natural horsemanship, I am familiar with western and English style riding, I've also participated in horse games in Saskatchewan (just for fun, not competition) with 20 other riders. I've worked with a horse team plowing fields in Nova Scotia as well as cutting hay (with a team of Fjords).

Your farm looks very nice, I was wondering what kind of tasks would be mainly done during the winter months that you'd need a hand with? Are there any particular projects that are going on or is it mostly daily chores and maintenance?

If you need any help I'd be more than happy to assist in any way I can. I plan on arriving in England on the 27th of November, my flight arriving in Manchester, if you feel you're in need of an extra hand let me know =)

I look forward to your reply. My departure date can be flexible. It's just based on my visa duration.

Additional Background Information received from the Applicant

We are unable to speak electronically.

Below is a summary of what we feel needs to be said at the meeting. We have also sent our response to the objector's latest statements.

1.

(i) Poaching is being directly reduced - fewer ponies will be wintered out.

There has not previously been a pasture management plan in place and also we were not previously aware that the poaching was of concern - it suited us to have less grass in summer as the ponies have too much.

Future hedge and tree planting will increase the uptake of water, stabilise the ground and help drainage medium/long term.

(ii) Traffic movements.

A formal traffic survey as requested to Highways by ourselves will confirm that vehicle movements are no more than for domestic use.

Mud - this would exist in the same way if we were a stock farm. Mud from the top field (A) will not be an issue once the area has had fresh stone put on top.

Highways have confirmed that they are responsible for the hedge cutting (A) to (C) and maintenance of the short stretch of highway leading to our original farm entrance (D) to (E). This area is muddy in wet weather.

We offered to improve this by putting stone down at our cost, some time ago, but the owner said that they did not want us to do it and Highways were responsible.

The portacabin and caravan were never intended to be permanent. We would be glad to create better medium term accommodation from the suitable buildings.

2. Our accounts for the last few years demonstrate that we have a steady and regular income from sales and donations. These have funded our running costs, including extraordinary / larger expenses such as emergency vet operations and equipment purchase. A business sponsor has offered to fund the passing places if they are required. There is no reason why we cannot run fundraising campaigns to help pay for other requirements - including the creation of accommodation - to date we have not needed to do this, so this is an untapped resource.

It is accepted that the numbers of items stored outside are not acceptable, but it is not correct to assume that this is a lack of demonstration of intent.

We have not been able to address this due to essentially being closed down for the last 7 months - everything has been static.

We feel that we have been expected to do the impossible during what has become a national (and worldwide) emergency. Many organisations have ceased to exist - we have been badly affected but have survived and will continue to do so.

We are not asking for special treatment,. In principle, what we do is not problem for either the area or the farm and surrounds, but we do need time to recover from the Covid situation so that we can make the farm into what we (and others) would like it to be.

There are people and organisations who would be happy to get involved and help us move forward, for all our benefit, but they are put off by planning uncertainty and the neighbour issues, which we feel will reduce once planning permission is in place.

Many people have been furloughed, so have had spare time, or have received grants to help with income during this period - we have not received anything as we do not fall into the qualifying categories.

We have continued working throughout, like many others, but with less than 20% of normal staffing at a time when when needed extra help and all hands on deck to sort out the site.

One of the two people who have been here for the last 7 months is still shielding due to health issues, and it is not possible to supervise cleanup operations without an infection risk.

It should also be mentioned that we purchased the farm in a very run down state - part of the barn roof was missing, many gutters had been missing for years, the entire outbuildings and barns had to be rewired from scratch, all internal fences and most perimeter fences were rotten - some of these fences are still to finish.

We have done a massive amount of costly "less visible" work, working towards creating a better long term property.

Of our 2 near neighbours, one purchased a property in good repair, the other has added many new build parts over the years, so neither of these objectors have had to catch up with a massive backlog from lack of maintenance.

Fencing improvements booked (regardless of the outcome of planning matters):

top field (A) to (B) - 100 metres of pig netting to be replaced.

fence between our 2 entrances (D) to (E) - this blew down in strong winds. The fence posts need to be stronger. The fencing contractor has assessed this and will do it with the other items.

compound area - the timber was purchased in spring so is ready to fit.

For example - actions we are now able to take -

Large items in yard areas:

Daihatsu car - was awaiting an engine part, now obtained, to be brought back into use after harvest. Rarely used, so was not high priority.

Pile of wood/metal partitions outside caravan - purchased to create internal stable partitions if needed. Will go in compound.

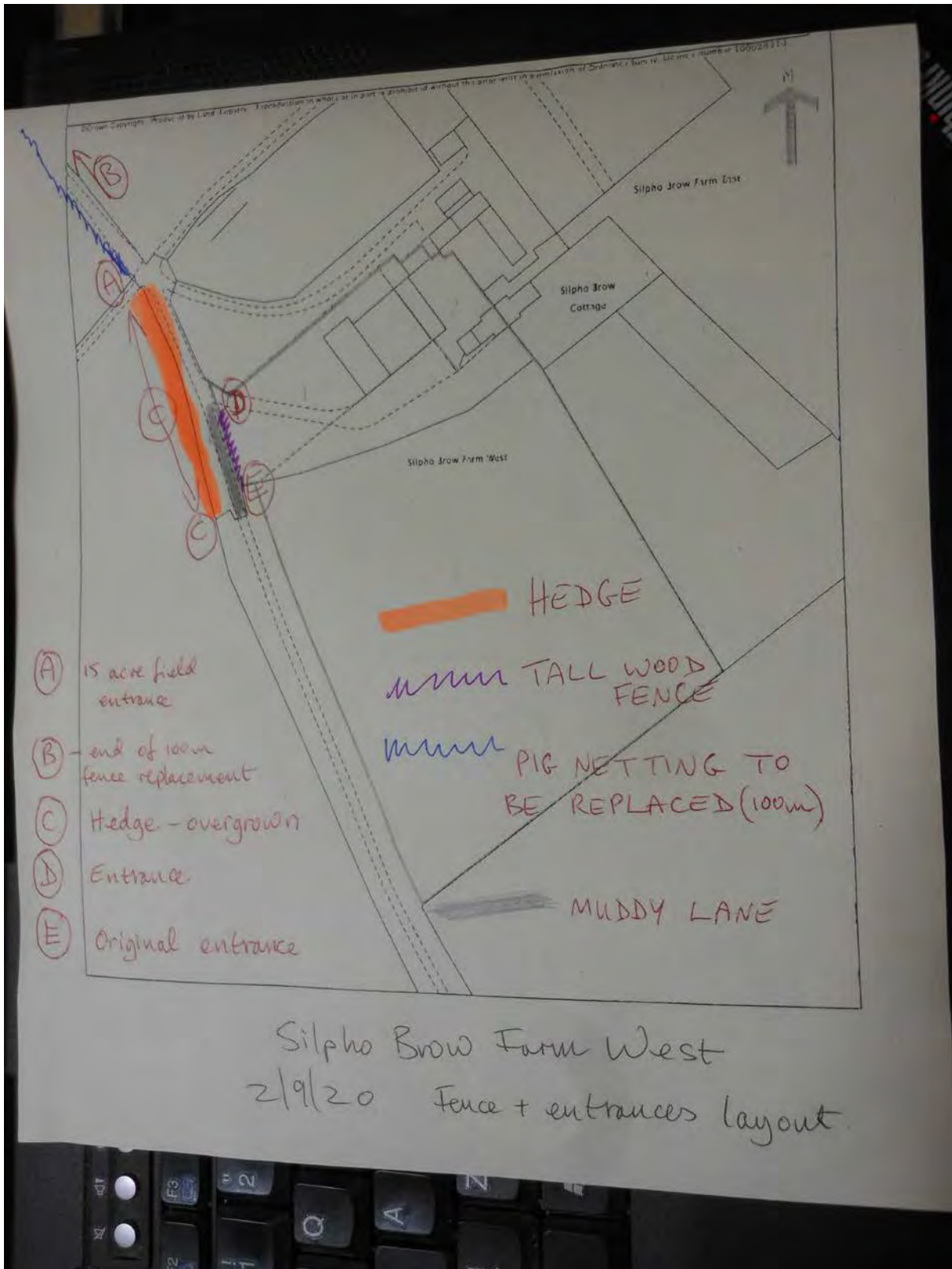
Workshop machines - outside portacabin and elsewhere in yard - were in barn, removed to allow improvements to floor. They will be put back in before the winter weather sets in, as soon as space permits. The boxes of books / bric a brac cluttering the barn/stables have been booked in at an on line auction in 2 weeks time. There are also large amounts of horse rugs and saddles awaiting photography, these sell well at this time of year which will further help create space.

Green horse trailer - to be sold

2 other small trailers - not now needed, to be sold

blue silent generator - bought as backup, to be installed near house.

green motorised pedestrian roller - bought to flatten the stone to be put down in the top field. Will be sold after use.



Additional Background Information received from the Applicant

Shipman

"History of poor foul drainage". Attention needs to be drawn to the letter from the principal objector implying that that our shared sewage system had failed an EA test. The EA confirmed in writing that no such test had taken place, and withdrew all their objections.

Everything else repeated by this objector has been satisfactorily addressed elsewhere.

"Lucas"

This gentleman is entitled to his views, and they should be interpreted as such. It should be borne in mind that the opinions are of one disgruntled person out of over a hundred who have stayed with us.

The vast majority of photographs were taken in private, locked or restricted areas, where he was not allowed to go, (eg barn, back garden) which should be taken into account.

For information we have attached our Workaway profile and feedback reviews left by people who have stayed. "Lucas" profile has been removed by Workaway, but our messages are shown on our own account.

PC

1. There is no nearby watercourse.

2. The stabling has not been in use since March. Stables have been used for storage/photography as we have not had much space due to outside selling events being cancelled this year (eg table top sales, auctions, car boots etc. - we supply people who sell at these).

3. We have substantial water storage.

This farm has been used for generations to keep all manner of livestock, on a much bigger acreage, so with much larger stocking densities, using the same water supply. The water supply is routinely tested for safety by the appropriate body.

In an emergency one could reasonably assume that one of the two adjoining mains supplied properties would allow the use of their supply.

4. Volunteers are not allowed in the barn/compound/any other storage areas/back garden etc., only the fields and parking area.

No permission to expand has been requested, nor will it be required.

It is accepted that the barn is now very cluttered. This massive backlog has arisen due to the person who normally deals with it having to do other jobs instead for the last 6 months. Operating with less than 20% of normal human capacity has its costs.

5. The garden "storage" is quite recent and only visible from adjoining properties by standing on a ladder. The neighbours were unaware of it prior to being supplied with a photo by a disgruntled person.

The clutter consists of some wheelbarrows awaiting puncture repair and odds and sods. It is intended to remove this soon, certainly within a couple of months. Had the Covid situation not affected us, it would no longer be there.

6. We have taken on board the comments made and points raised, both now and at the original PC meeting.

We have no problem with the PC's decision to object.

The PC, however, should be reminded that they are our PC as well, and it is clear to anyone reading the application that we have been the subject of a campaign which does not relate to planning matters. This should not have been ignored. Some members will be aware of the history and political activities of one of the objectors.

Planning info

Passing places funding : A business sponsor is funding this.

Accounts: The accounts show that we are solvent but don't hold large reserves of cash. This is because we use all our income to rescue and rehab animals – if we had less money or had to spend it on other things we would rescue fewer animals, in keeping with our income. In recent years accounts have been submitted late. They are now fully up to date.

Charity registration - as stated in the previous years published accounts, All For Horses was a registered charity which merged with the Animal Hostel Trust charity in 2015. There was no need to have two charities, so All For Horses was removed. Our literature and website etc. clearly state our charity number and name.

Removal of a charity is a perfectly normal procedure during restructuring/mergers etc. A quick search of the Charity Commission website currently shows 24x RSPCA branches and many Young Farmers groups have been removed - this does not mean the organisations themselves are not in existence!

Pasture management plan: This cannot be implemented until our internal fencing has been completed. A contractor has been appointed to do the work, which will take about a week, it will take place during autumn of this year. All the fields were tested for both pH and trace elements this year, and limed, they normally need lime every 3 to 4 years.

We purchased bulk granulated fertiliser in early spring to do all our fields, and also both Doxstar and other selective herbicides to suit specific field areas. We have a tractor and topper, fert spreader, a 10ft weed wiper roller, muck transport tipping trailers, plus a field roller and grass harrows. Over the last 7 months we have not been able to apply/use these items due to a lack of people. We paid a contractor to top the fields twice this summer as we did not have time to do it.

Basic business plan: to be submitted in confidence only, not for publication. We have no problem with this being shown to the committee and planning officers.

Welfare:

In early February we received a visit from an RSPCA inspector. She was shown round inside (5 stables and 3 ponies) and out, and had no concerns. As we had only just met we did not feel it was reasonable to ask her to put that in writing.

She was clearly experienced and knowledgeable about horses, and told us that many of their calls are from people trying to cause others trouble.

Isolation/quarantine:

Horses already living here:

The location of the 2 separate sets of stables in our barn allows us to provide ample isolation for our horses if needed. The Committee should be aware that as virtually all our horses live out 24/7 in herds they are contented, healthier and less stressed than most domesticated horses, and so less prone to catching infection. They also do not attend shows and competitions, where infections are likely to be picked up.

New arrival horses:

We use local farms which don't have other horses if ever we need to isolate new arrivals (such as abandonment cases and others from unknown sources). They provide shelter and grazing as needed while the animals are quarantined. Animals from welfare situations are vetted when they arrive there (or sometimes en route), blood tested for diseases such as strangles, and completely isolated for a minimum of 3 weeks while they are also treated for worms/lice etc. which are sometimes present. They come to our farm once there is no danger of infection. We also have other isolation and quarantine facilities available to us in other parts of Yorkshire and the North East as required.

The locations of these and our local farms are kept confidential as horses are sometimes removed from difficult situations and need protection as well as medical care. As a small charity we don't take in large numbers of welfare cases at once – normally 2 or 3 at a time. When large numbers need help this is shared with other charities.

To suggest that we would ever even contemplate bringing potentially unwell or unquarantined animals to a farm with 20 odd existing ponies is creating issues which do not exist.

Stallions are kept separate from mares until they are castrated.

We can confirm that ponies do eat grass off both the front and back garden - we have better things to do than waste fossil fuel mowing grass. A miniature black stallion and an elderly grey pony were grazing the front garden during the committee site visit.

Covid-19: At the start of the pandemic we stopped taking residential volunteers and did not leave the farm for many months. Food is delivered. We have had 2 or 3 volunteers attend for a couple of days a month each over the period since March, however we no longer provide toilet facilities or tuition, so stays are limited to 2 hours and activities are limited to poo picking and grooming.

We are fortunate in that we have income from selling items rather than donations. As with most charities, the donations of money have virtually dried up, and this will no doubt get worse as the recession deepens. During lockdown we continued to dispatch items as normal and so our income has been maintained.

Rehoming: We have continued to rehome horses successfully over the last few months.

We have to be realistic - once the recession deepens, it will be difficult to rehome horses, so some may be staying here until the economy improves, which could be years.

Staff: Although both jobs still exist, our staff are currently working elsewhere (they both work for other people as well as us), as we cannot risk outside infection being brought in.

We consider that it will still be weeks before it is safe to allow volunteers and others from outside onto the farm, although we will have one staff member to help with horse care during the winter months. We are also now better known and are receiving more requests from organisations needing help with stray horses etc., and staff are needed to deal with these callouts, which are likely to increase over the next couple of years. Callouts are often dealt with by staff attending directly from home, rather than by people at the farm.

We have purchased an additional quad bike and a quad towable poo picker. As we will be functioning with fewer volunteers for the foreseeable future we now need to mechanise everything possible. (We have a tractor powered poo picker but don't always have someone to drive the tractor). Additionally we have purchased a quad towed weed wiper, which will allow us to treat high growing weeds such as docks with minimal effect on the useful plants such as Plantain and Yarrow. A smaller fertiliser spreader has also been bought, this will allow us to treat smaller areas ourselves.

Site tidying/improvement:

Normally we have one full time live in volunteer, one to two live in student volunteers, plus two staff - one full time (5 days pw) horse care/volunteer instructor/supervisor, and one for 2x days per week maintenance work.

Following the comments and concerns raised at the February planning meeting it was our intention to devote at least one full day per week from the beginning of this year with everyone helping (5 people) to organise and sort out the many items lying around the farm. Many of these items are now to be sold as they have been replaced with newer/better items. Many of the farm items will go to local farm sales. The pandemic has completely wiped this plan out, and we have literally had to leave everything half sorted, as there simply is no labour to deal with it. You have seen that everything is spread about and overgrown – we have not even had time to clear the weeds.

There are two people (from the same family) staying at the farm currently – one dealing with rehoming applications/internet sales/marketing etc., and the other on horse care and training ready for rehoming. For several months this year there was only one person at the farm, due to a key volunteer being marooned in Spain during lockdown. This created an impossible workload.

During the Covid -19 situation and lockdown there has still been a demand for horses, in fact much more than normal, although they do need have undergone basic training. We continued to rehome horses in line with DEFRA and other government guidelines, and were also able help both horses and owners having difficulties during the pandemic and lockdown. Many larger organisations stopped rehoming during that period, so we have benefited from an increased demand for horses, though of course the home checks, rehomer assessments and delivery do take up time.

We have prioritised training this summer so that we can rehome as many horses as possible before winter. This will relieve us of some labour intensive work and also reduce the number of animals on the land this winter, which will help give the poached areas time to recover, prior to overseeding in spring, as part of the pasture management plan. We currently now have 22 horses, at least 2 of which are going to new homes within 6 weeks. This means there will be fewer horses at the farm this winter.

The above actions mean that the farm is now extremely untidy, with "clutter" awaiting sorting out and photograph for sale on line or transporting to farm sales, some covered up with sheets, but this

is a product of our decision to concentrate on generating income and rehome as many horses as possible during what is essentially an emergency situation. We feel ourselves that the farm (yard and barn areas) is currently actually more untidy/messy than last time we were visited by the planning officers, so do appreciate the committee's concerns.

Demand for horses is now slowing down. There is now more time to start working through the items causing the untidiness. The removal of these items will generate income too.

The committee also need to know that we primarily farm here as well as graze horses and store items in the barn - this year we have cut around 100 acres of hay, most of which we sell. We have been making and selling hay from here for several years. The land is not included on the planning application because it is used on a "gentleman's agreement".

Item 3 NYM/2020/0342/FL

Others – Chris Johnson, 22 Black Horse Lane, Swainby - 27/08/2020 – After reading the Planning Officers report I am disappointed that none of the issues I or others have raised seem to have been given much thought. For example if the car park is extended could no parking restrictions be put road along Black Horse Lane e.g. keep clear where drop down Kerbs are?

Also the applicant says they use the building on an evening to bake. I thought a clause in the condition was only microwave cooking.

Chris Johnson, 22 Black Horse Lane, Swainby 2/9/2020 - In addition to my previous comments the planning officers report states that there is no other facilities in the village providing services and essential goods. This is incorrect as the village shop is open and providing goods and services to the village

Item 4 NYM/2019/0619/FL

Withdrawn from the Planning Agenda as Historic England has recently confirmed its intention to assess an application to consider the eligibility of the property for Listing as a Building of Special Architectural or Historic Interest.

Item 5 NYM/2020/0293/FL

Others - Mr D and Mrs J de Cogan, Oak Cottage, Kilburn – 26/8/2020 – Strongly object. This farm is located in the centre of the village and surrounds residential properties less than 50 metres away with several large buildings housing at present around 1000 pigs. Its 'sister' farm also has a large agricultural shed housing pigs – approximately ¼ mile away on the corner of the access road into the village. The combination of the two doubles the amount of smell and noise.

The location of this potential building is directly beside a barn immediately behind our property which was originally given planning permission for storage of agricultural equipment – but it has, to our knowledge, never been used for this purpose and is being used to house either cattle or pigs throughout the year, and at present it has cattle in. The application states that this building is only for over-wintering of cattle, however, the Design and Access statement appears to contradict this, as it states that it would be used for pigs during the summer months. This is worrying to us, as we are of the opinion that it may be a way of increasing the number of pigs at the farm.

The location of this new building next to the existing one would mean that we would have two extremely large buildings immediately the other side of our back hedge. The new building would also compromise the public's enjoyment of the Norman church (St Mary's), and it would also overshadow a public footpath between Kilburn and High Kilburn. There is also a public footpath that passes through the farmyard, which is permanently impassable due to the mud and excrement and slime that runs off from the existing building, (and eventually ends up in a small watercourse running alongside the public footpath to High Kilburn).

The noise, smell and flies are a constant source of distress to us as neighbours. The noise from cattle lowing is 24/7 whether in sheds or in the fields. The noisy squealing of the pigs is 24/7 and gets increasingly louder as they mature. We are daily inundated by hordes of flies

from the huge pile of manure from both pigs and cattle. We rarely get to enjoy our garden due to the noise and smell and cannot open our windows during the summer months as the smell pervades the whole house.

There is a considerable increase in noise and smell when the pigs are brought in or taken out, starting at around 4.30am, and a considerable increase in farm and transportation vehicles. It is our opinion that this will increase when cattle housed in the current and new buildings are also transported in/out of the farm.

The noise and smell also has a detrimental effect on the village, as we regularly see people coming to the pub or to visit the Mouseman Museum, getting out of their cars, being greeted by the smell and noise and promptly get back in their cars and leave. Not a great advert for a tourist village described as a "jewel in the crown of North Yorkshire" or local businesses such as the T-Café and the Forresters Arms.

We sincerely hope that you will refuse permission for this agricultural building it would, in our opinion, have an extremely detrimental effect on us as immediate neighbours and residents, and the village as a whole.

North York Moors National Park Authority

Internal Memorandum

To: Mr Chris France (Director of Planning)

From: Mr Mark Hill

File Ref: NYM/2019/0431/FL

Applicant: Edwards, Silpho Brow Farm West, Sur Gate,
Silpho, Scarborough, YO13 0JP

Application for change of use of agricultural buildings for the purposes of stabling horses and commercial storage in connection with the use of the site as a horse rescue, rehabilitation and horse rehoming charity, retention of touring caravan for workers rest room, retention of portacabin for use as workers accommodation, siting of toilet block, replacement summerhouse and gravel surfacing of field entrance to assist with drainage together with fenced external storage area (part retrospective) at Silpho Brow Farm West, Sur Gate, Silpho

I enclose for your attention the file relating to the above planning application which was **approved** by the Planning Committee on 3 September, Members requested that reason for refusal 1 on the update sheet was revised to include environment harm into the second limb of the refusal and to update the reference to the newly adopted Local Plan, the following replacement reason for refusal 1 is recommended, .

1. *The retention of the horse rescue centre would be contrary to Policies SPC, SPG, and BL1 of the North York Moors National Park Local Plan (July 2020) as it has failed to demonstrate that it can operate without:*
 - i) *causing a detrimental impact on the character and appearance of the local and wider landscape arising from poor winter land management leading to harmful poaching of the grazing fields.*
 - ii) *resulting in unacceptable harm to the character and appearance of the local and wider landscape and the amenities of nearby residents and users of the nearby Public Rights of Way in terms of; traffic movements associated with the online sales, the excessive amount of external plant, and equipment and the ancillary volunteer caravan accommodation and volunteer amenity structure.*

Refusal reason 2 remains unchanged.

I should be pleased if you would approve the issue of the decision notice.

Signed: Mr Chris France

Date: 14/09/2020

**Town and Country Planning Act 1990
North York Moors National Park Authority**

**Notice of Decision of Planning Authority on Application for
Permission to Carry out Development**

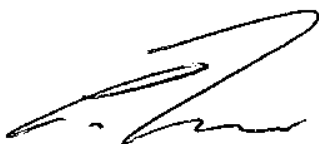
To Edwards
Silpho Brow Farm West
Sur Gate
Silpho
Scarborough
YO13 0JP

The above named Authority being the Planning Authority for the purposes of your application validated 15 July 2019, in respect of **change of use of agricultural buildings for the purposes of stabling horses and commercial storage in connection with the use of the site as a horse rescue, rehabilitation and horse rehoming charity, retention of touring caravan for workers rest room, retention of portacabin for use as workers accommodation, siting of toilet block, replacement summerhouse and gravel surfacing of field entrance to assist with drainage together with fenced external storage area (part retrospective) at Silpho Brow Farm West, Sur Gate, Silpho**, has considered your said application and has **refused** permission for the proposed development for the following reason(s):

1. The retention of the horse rescue centre would be contrary to Policies SPC, SPG, and BL1 of the North York Moors National Park Local Plan (July 2020) as it has failed to demonstrate that it can operate without:
 - i) causing a detrimental impact on the character and appearance of the local and wider landscape arising from poor winter land management leading to harmful poaching of the grazing fields.
 - ii) resulting in unacceptable harm to the character and appearance of the local and wider landscape and the amenities of nearby residents and users of the nearby Public Rights of Way in terms of; traffic movements associated with the online sales, the excessive amount of external plant, and equipment and the ancillary volunteer caravan accommodation and volunteer amenity structure.
2. Insufficient information on the horse rescue centre business model has been submitted to demonstrate that suitable mitigation could be funded/provided to resolve the impacts described above together with insufficient demonstration of intent over the last 6 months to improve the character and appearance of the site and surrounding lands reinforces the unacceptability of the proposal to take place in a protected landscape, which has the highest level of protection as set out in the National Planning Policy Framework paragraph 172.

Explanation of how the Authority has Worked Positively with the Applicant/Agent

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations; however the associated impacts from the use, associated internal and external storage, retail operation, impacts on amenities of neighbours and impacts of grazing horses could not be mitigated to an acceptable level.



Mr C M France
Director of Planning

Date 14 September 2020

Please Note your Rights of Appeal are attached to this Decision Notice

Rights of Appeal

- (1) If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission for non-householder development, they may appeal to the Secretary of State in accordance with Section 78 of the Town and Country Planning Act 1990, within six months of the date of this notice (12 weeks in the case of a minor commercial application). The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to the Secretary of State that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

- (2) If permission to develop land is refused, or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State, the owner of the land may claim that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the council of the county/district in which the land is situated a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Note: If an aggrieved applicant wishes to exercise their right of appeal as above mentioned, they should do so using a form which you can get from the Secretary of State at:

Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN
(Tel: 0303 444 00 00) or online at www.planningportal.gov.uk/planning/appeals

Notes

1. Please note, only the applicant possesses the right of appeal.
2. If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your Local Planning Authority's decision on your application, then you must do so within 28 days of the date of this notice.
3. If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your Local Planning Authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months (12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.
4. Prospective appellants requesting an inquiry into their appeal must notify the Local Planning Authority and Planning Inspectorate via email (inquiryappeals@planninginspectorate.gov.uk) at least 10 days prior to appeal submission.

North York Moors National Park Authority

LOCAL PLAN

July 2020



North York Moors
National Park

North York Moors National Park Authority



The Old Vicarage, Bondgate, Helmsley, York YO62 5BP
Tel: 01439 772700
Email: general@northyorkmoors.org.uk
Planning enquiries: planning@northyorkmoors.org.uk
www.northyorkmoors.org.uk

Harwood Dale Parish Council
c/o Mrs J Marley
Annan
41 Scalby Road
Burniston
Scarborough
YO13 0HN
Via Email

Your ref: NYM/2019/0431/FL
Our ref: APP/W9500/W/20/3262806
Date: 26 March 2021

This matter is being dealt with by: Mr M Hill

Dear Sir/Madam

Land at: Silpho Brow Farm West, Sur Gate, Silpho

Proposed development: change of use of agricultural buildings for the purposes of stabling horses and commercial storage in connection with the use of the site as a horse rescue, rehabilitation and horse rehoming charity, retention of touring caravan for workers rest room, retention of portacabin for use as workers accommodation, siting of toilet block, replacement summerhouse and gravel surfacing of field entrance to assist with drainage together with fenced external storage area (part retrospective)

Appeal reference(s): APP/W9500/W/20/3262806

Appeal starting date: 23/03/2021

Appellant(s) name: Edwards

Following the Government's announcement of new national restrictions (4 January 2021) the office in Helmsley will remain closed however reception staff will be available to answer telephone calls remotely during normal office hours and will periodically visit the office to collect mail. We will continue to provide an effective planning service; however Officers will be unable to meet directly to offer advice, although site visits for applications and enforcement purposes will still be undertaken, with safeguards in place.

Continued.../



An appeal has been made to the Secretary of State in respect of the above site. The appeal follows the refusal of planning permission by this Planning Authority. A copy of the appeal documentation can be obtained from, The Old Vicarage, Bondgate, Helmsley and is available to view on the Planning Explorer section of the Authority's website under the application reference number.

The appeal is to be the subject of a Local Hearing. You may, if you wish, attend the Hearing but will only be able to put forward representations at the Inspector's discretion. Details of the arrangements for the Hearing will be sent to you in due course.

Any comments already made following the original application for planning permission (unless they are expressly confidential) will be forwarded to the Planning Inspectorate, copied to the appellant and will be taken into account by the Inspector in deciding the appeal. Should you wish to withdraw or modify your earlier comments in any way, or request a copy of the appeal decision letter, you should write directly to the Planning Inspectorate, 3D Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN **within five weeks** of the appeal start date, quoting the appeal reference number. Three copies of any comments need to be forwarded to the Inspectorate. If they receive representations after the deadline, they will not normally be seen by the Inspector and they will be returned.

The Planning Inspectorate will not acknowledge your letter however; they will ensure that it is passed on to the Inspector dealing with the appeal. Once decided a copy of the appeal decision will be published on the Planning Explorer section of the Authority's website under the application reference number and Planning Portal website <https://www.gov.uk/appeal-planning-inspectorate>. Guidance on the appeal process can be found on the Planning Portal website <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal>

Should you have any further questions, please do not hesitate to contact the Authority.

Yours faithfully

Mark Hill

Mr M Hill
Head of Development Management



Planning Notice

Notice under Article 15 of the Town and Country Planning (Development Management Procedure) Order 2015

Application Number	NYM/2019/0431/FL
Applicant	Edwards
Site Address	Silpho Brow Farm West, Sur Gate, Silpho,
Proposal	Change of use of agricultural buildings for the purposes of stabling horses and commercial storage in connection with the use of the site as a horse rescue, rehabilitation and horse rehoming charity, retention of touring caravan for workers rest room, retention of portacabin for use as workers accommodation, siting of replacement summerhouse and gravel surfacing of field entrance to assist with drainage together with fenced external storage area

Members of the public may inspect the electronic application(s), including plans at the National Park Offices during normal office hours by appointment or on the Authority's website www.northyorkmoors.org.uk. You are advised to inspect the plans carefully to assess any impact on you as the description can only cover the main parts of the development. Any comments on the application(s) should be sent to the address below within 21 days of the date of this advertisement, quoting the application reference number. Comments may also be submitted using the online form on the Authority's website. If you have any queries on the application(s) please contact the National Park Office.

Under the provisions of the Freedom of Information, Access to Information and Environmental Information Acts any comments received are available for public inspection. They will also be forwarded to the Secretary of State for Communities and Local Government in the event of an appeal. If you do not wish your views to be treated in this way please make this clear in your reply.

Please note that where the consultation period extends over a Bank Holiday an additional day is given for each Bank Holiday that falls within this period.

Mr C M France
Director of Planning
North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
York, YO62 5BP

website: www.northyorkmoors.org.uk
email: planning@northyorkmoors.org.uk
tel: 01439 772700

Date of Notice:

This notice may be removed 21 days after the above date.

Dear Sirs

NYM/2019/0431/F

Site Visit 2pm- 21st August 2020

I am attending the site visit on behalf of the Objectors and as requested by many of them. I have read the Covid and pre-Covid site visit guidance and fully understand how the site visit will progress.

I am aware that I should only speak to answer direct questions on behalf of the Objectors.

The purpose of a site meeting is to enable the Committee to have a better understanding of the impact that an application has on an area.

In the order of fairness, the Objectors request that the Planning Officer ensures the Committee members are directed to view the following areas of the site and I attach a map to this document for reference.

- 1) The rear garden of the property (shaded green) that adjoins the family gardens of the 2 neighbouring properties. This area is of particular relevance for two reasons.
 - 1a) The area is used in relation to the charities commercial activities and which the Objectors consider detrimental to both the area and their properties.
 - 1b) The area is used as a horse pen/cage to keep horses in immediately adjacent to and detrimental to the neighbouring gardens.

If the Committee are unable to access the rear of the Applicants property the Objectors invite members to view the area from either of the neighbouring properties. Mrs Shipman has been granted permission to accompany the Committee to either of the neighbouring properties to allow them to view the application site from 'over the garden fence'. Covid-19 guidance will be followed and full and access to the gardens of the adjoining properties is completely external and does not require access through any building.

- 2) The field (shaded blue). The Objectors request that the Committee take the 4 minute walk up the bridlepath marked with a red line. We ask that the members note;
 - 2a) The infestation of broad leafed and curled leaf docks in the Applicants field and that members look closely at the frequency of growth and prolific infestation in relation to grass growth.
 - 2b) The additional storage area along the boundary (where the hedgerow begins to thin) where a fenced area has been erected by the Applicant to store additional items relating to the charity. This is not detailed on the planning application.
- 3) The field (shaded) yellow. We ask that members of the Committee note the level of horse excrement that remains in the field.
- 4) The boundary (marked Purple) which we invite the Committee to view from the adjoining property, Mrs Shipman will accompany them if required.
- 5) We ask that the Committee members note the condition of the hedgerows that were severely cut back along the approach to the application site and particularly form the 's' bends during the evening of Thursday 13th August 2020.

I will now provide detailed notes and photographs for the Planning Officer to substantiate our requests. We confirm that it is acceptable for the Planning Officer to share these notes with the Committee.

Notes for Planning Officer.

Point 1)

Please see the photographs (one taken 17th August and the others on earlier days) to evidence our concerns regarding the change of use of what was a residential garden to an area used for commercial activity and the keeping of horses. We think the concerns evidenced by the photographs are self explanatory.

Point 2)
Road left and Curled leaf and Curled leaf beetles are harmful weeds as specified in the Waste Act 1999 and details of how they
occur in
weeds
The Apartment was made by...
this year. The Apartment has...
seed in June & July...
photographs show the cutting...
Rather than...
seed production...
impact on...
place each...
site meet...



pony

Point 2)

Broad leaf and Curled leaf docks are harmful weeds as specified in the Weeds Act 1959 and details of how the occupiers of land are required to control them is provided by the Government and can be found on the Gov.uk website here;

<https://www.gov.uk/government/publications/guidance-on-the-methods-that-can-be-used-to-control-harmful-weeds>

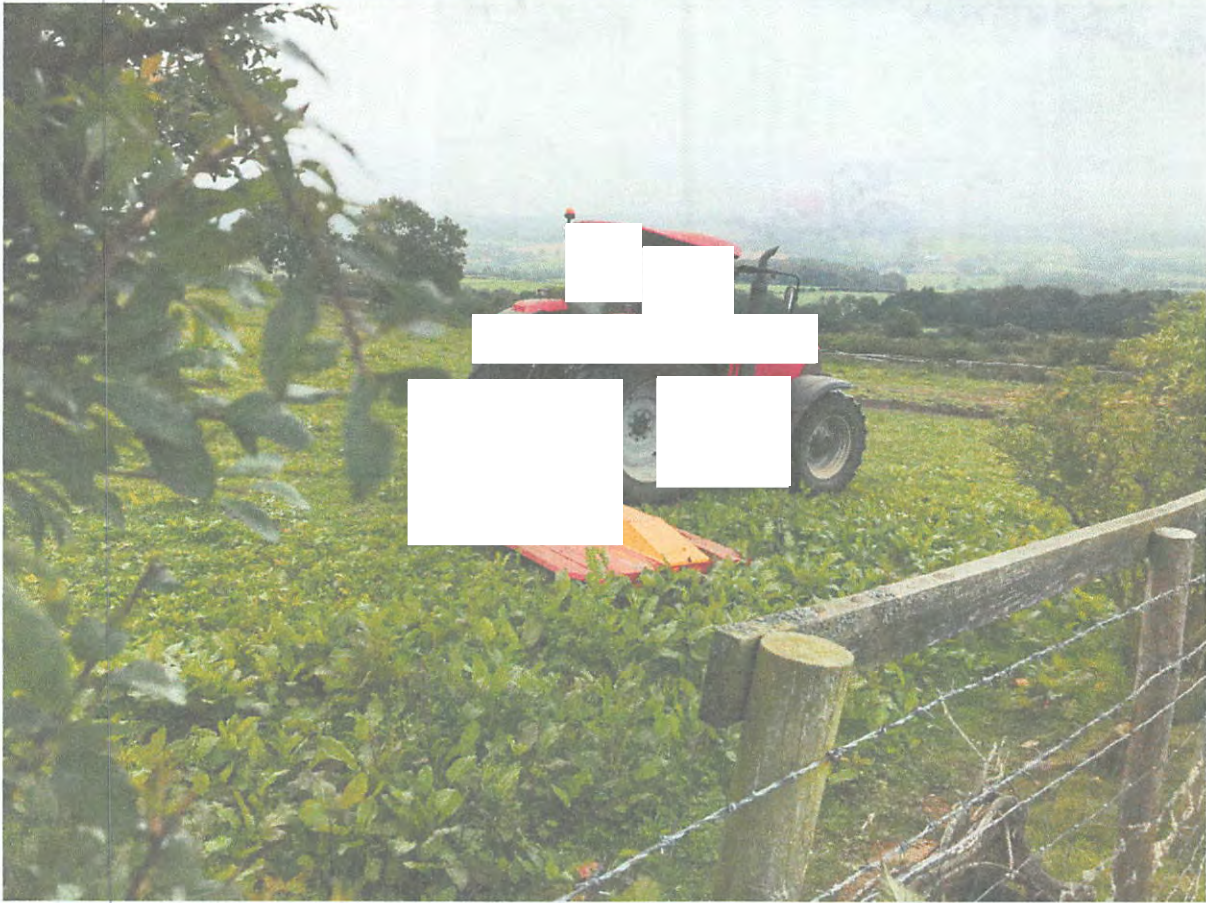
The Applicant was made aware of the necessity for a Land Management Plan at the Planning meeting in February of this year. The Applicant has not adhered to the guidance provided by the Government. The docks were allowed to seed in June & July after which the docks were cut down and a further cutting took place on 17th August 2020. These photographs show the cutting of the docks in July and the further cutting that took place on 17th August 2020. Rather than resolving the problem in a correct manner, the cutting of docks above the 'crown' and at this stage of seed production encourages growth rather than restricting or discouraging it. Dock growth has a negative visual impact on the landscape and is also contrary to the Weeds Act. There is no justification for the cutting that took place earlier this week other than perhaps to provide a hasty visual improvement of the area in anticipation of the site meeting. Docks become a problem on land that is overgrazed, over-manured and/or poorly managed.
9/7/20



17/8/20



Point 3
The amount of excrement that is left on the land is directly proportional to the amount of excrement that is left on the land.
https://www.gov.uk/guidance/controlling-pests
In addition, the O
wheels and
February. On the
piles of excrement
excrement



Point 3.

The amount of excrement that is left on the land is contrary to guidance published by the Government and which can be found within the Gov.uk website here;

<https://www.gov.uk/government/publications/code-of-practice-for-the-welfare-of-horses-ponies-donkeys-and-their-hybrids>

In addition, the Objectors provided photographic evidence of the piles of equine excrement (that had been wheelbarrowed to several points within the yellow shaded field) to the Committee at the planning meeting in February. On those photographs more controlled weeds could be viewed growing on and around the accumulated piles of excrement. Earlier this week on 17th August 2020 the weeds were simply cut down and the piles of excrement spread around. This is shown here.



Point 4

The negative impact of the Applicants activities along the boundary can clearly be seen.

Point 5

The approach road to the application site is a narrow road and is subject to cutting by NYCC in late Autumn and late Spring each year. On 13th August 2020 an unknown person cut the hedgerows contrary to the Government guidance found on Gov.uk here;

<https://www.gov.uk/guidance/countryside-hedgerows-regulation-and-management>

The cutting of the hedgerow has resulted in a false impression of what this narrow lane usually looks like during the summer months when breeding and nesting birds are protected by legislation. Under normal circumstances the hedgerows would be much 'fuller' than they will be on the day of the site meeting. The Government guidance states that the main nesting and breeding season is from 1 March to 31 August and that no work should be carried out that might harm birds or destroy nests.

A photograph of the damaged hedge taken 14th August 2020.



Many of the recent actions on and around the Applicants land have been carried out in the last 7 days in what may be considered an attempt to simply and instantly improve the visual appearance. It should however be noted that such actions do not appear to have followed the guidance published by the Government and may therefore be of short term benefit and in addition, may prove detrimental over a period of time.

The photographs we have supplied evidence the impact of this development on the landscape of the North York Moors National Park, its amenities and neighbouring properties.

Kind regards

Jacqui Shipman
(On behalf of the Objectors)



North York Moors National Park Authority Planning Committee

Public Minutes of the virtual meeting held on Thursday 3 September 2020, 10am.

Present: Jim Bailey, Malcolm Bowes, Ena, Dent, Alison Fisher, Janet Frank, David Hugill, David Jeffels, Bob Marley, Heather Moorhouse, Shaun Moody, Sarah Oswald, Caroline Patmore, Clive Pearson, Andrew Scott, Subash Sharma, Colin Williamson

Apologies: Peter Berry, Jeremy Walker

Copies of all Documents Considered are in the Minute Book

31/2020 Minutes

Resolved:

That the minutes of the meeting held on Thursday 16 July 2020, having been circulated be taken as read and be confirmed and signed by the Chair as a correct record.

32/2020 Site Visit Minutes

Resolved:

That the site visit minutes of the meetings held on Friday 21 August 2020, having been circulated, be taken as read and subject to an amendment to the minutes for NYM/2019/0431/FL (Silpho Brow Farm West, Sur Gate, Silpho) in so far as removing Shaun Moody from and adding Colin Williamson to the list of attendees, be confirmed and signed by the Chair as a correct record.

32/2020 Members Interests

Members were reminded of their responsibility to declare any personal, prejudicial and/or disclosable interests relating to any agenda item prior to its consideration.

33/2020 Miscellaneous Items

Considered:

The report of the Director of Planning

Resolved:

That the report be noted.

34/2020 Verbal Update Concerning Temporary Delegation Planning Committee Powers

Considered:

The verbal report of the Director of Planning

Members were advised that the extended delegation powers authorised on 21 May 2020 cease on 4 September 2020 as such it was requested that Members approve an extension to cover the next two committee cycles in October and December 2020, ceasing on 4 December 2020.

Resolved:

That the extended delegation powers as approved at the Planning Committee Meeting on 21 May 2020 be extended again to cover the October and December 2020 Planning Committee cycles, ceasing on 4 December 2020.

35/2020 Applications for Planning Permission

The following members of the public addressed the meeting regarding the Plans List Items indicated:

Plans List Item 1 – John White spoke as the applicant’s agent.

Plans List Item 2 – Jacqui Shipman spoke in objection to the application.

Plans List Item 3 – John Nelson spoke as the applicant and Geoff Morgan spoke in objection to the application.

Plans List Item 5 – Councillor Graham Matthews spoke on behalf of the Parish Council.

Considered:

The report listing applications and the Director of Planning’s recommendations thereon.

Members also considered further information circulated on the Members’ Update Sheet including; updated recommendations from the Director of Planning and comments received after the agenda was printed from: consultees, objectors and supporters.

Resolved:
(a) That with regard to all applications listed in the report and subject to:
(i) the amendments specified below; and
(ii) the imposition of conditions in accordance with the relevant provisions of Sections 91-94 of the Town and Country Planning Act 1990, except in those instances where an alternative condition is contained in the Director of Planning’s recommendation or in an amendment referred to in (i) above;
decisions be given in accordance with the Director of Planning’s recommendations:

List No	Plan No and Description of Proposal
1.	NYM/2020/0268/FL - demolition of existing dwelling and construction of replacement open market dwelling at Hannah's Garth, 1 Grant Close, Osmotherley for Ms Helen Almond, Hannah's Garth, 1 Grant Close, Osmotherley, DL6 3BD.
	Decision Approved as recommended.
2.	NYM/2019/0431/FL - change of use of agricultural buildings for the purposes of stabling horses and commercial storage in connection with the use of the site as a horse rescue, rehabilitation and horse rehoming charity, retention of touring caravan for workers rest room, retention of portacabin for use as workers accommodation, siting of toilet block, replacement summerhouse and gravel surfacing of field entrance to assist with drainage together with fenced external storage area (part retrospective) at Silpho Brow Farm West, Sur Gate, Silpho for Edwards, Silpho Brow Farm West, Sur Gate, Silpho, Scarborough, YO13 0JP
	Decision Members considered that the development is causing harm to the landscape and residential amenity of neighbouring properties as such refused the application in accordance with Officer’s verbal recommendation at the Meeting for the 2 no. reasons set out on the Members Update Sheet, with the decision delegated to the Director of Planning to clear amendments to the refusal reasons to incorporate poor winter management, extensive storage and inadequate stabling facilities:
	1) The retention of the horse rescue centre would be contrary to Policies SPC, SPG, and BL1 as it has failed to demonstrate that it can operate without:
	i) causing a detrimental impact on the character and appearance of the local and wider landscape arising from poor winter land management leading to

	<p>harmful poaching of the grazing fields.</p> <p>ii) resulting in unacceptable harm to the amenities of nearby residents and users of the nearby public rights of way in terms of traffic movements associated with the online sales, the excessive amount of external plant, and equipment and the ancillary volunteer caravan accommodation and volunteer amenity structure.</p> <p>2) Insufficient information on the horse rescue centre business model has been submitted to demonstrate that suitable mitigation could be funded/provided to resolve the impacts described above together with insufficient demonstration of intent over the last 6 months to improve the character and appearance of the site and surrounding lands reinforces the unacceptability of the proposal to take place in a protected landscape, which has the highest level of protection as set out in the National Planning Policy Framework paragraph 172 .</p>
3.	<p>NYM/2020/0342/FL - extension to existing car park, cladding of containers and of north elevation of existing building, construction of single storey side extension and revised internal layout (part retrospective) at The Rusty Bike, 20 Black Horse Lane, Swainby for Mr John Nelson, 20 Black Horse Lane, Swainby, DL6 3EW.</p> <p>Decision As Ward Member for the area David Hugill declared a personal interest having attended site meetings prior to redevelopment of site and spoken to objectors, Officers and the applicant concerning the application. Approved as recommended.</p>
4.	<p>NYM/2019/0619/FL - demolition of existing two-storey rear extension, alterations and construction of single storey side and rear extensions to dwelling together with link extension to outbuilding, conversion of outbuilding to form 2 no. units of annexe accommodation, conversion of barn to form garaging and storage, erection of detached storage barn and landscaping works at Newgate Farm, Rice Gate, Hackness for Mr and Mrs Ramsey, The Old Lodge, Wighill Park, Wighill, Tadcaster, LS24 8BR.</p> <p>Withdrawn from the Planning Agenda as Historic England has recently confirmed its intention to assess an application to consider the eligibility of the property for Listing as a Building of Special Architectural or Historic Interest.</p>
5.	<p>NYM/2020/0293/FL - erection of agricultural livestock building at Church Farm, Kilburn for TW Thompson and Sons, fao: Henry Thompson, Church Farm, Kilburn, York, YO61 4AH</p> <p>Decision Caroline Patmore declared a personal/non-prejudicial interest in this item as Ward Member for the area. Approved as recommended with the decision delegated to the Director of Planning to clear a condition limiting the number of pigs (ensuring no net increase) on the steading and evidence to demonstrate the number is not being breached.</p>

North York Moors National Park Authority Planning Committee

Public Minutes of the meeting held at The Old Vicarage, Helmsley on Thursday 27 February 2020, 11am.

Present: Jim Bailey, Malcolm Bowes, Patrick James, Janet Frank, Bob Marley, Sarah Oswald, Caroline Patmore, Andrew Scott, Jeremy Walker, Colin Williamson, Subash Sharma, Peter Berry, David Hugill

Apologies: Shaun Moody, Ena Dent, Heather Moorhouse, David Jeffels, Alison Fisher, Clive Pearson

Copies of all Documents Considered are in the Minute Book

07/2020 Minutes

Resolved:

That the minutes of the meeting held on Thursday 16 January 2020, having been printed and circulated, be taken as read and be confirmed and signed by the Chair as a correct record.

08/2020 Site Visit Minutes

Resolved:

That the minutes of the site visit held on Friday 31 January 2020, having been printed and circulated, be taken as read and be confirmed and signed by the Chair as a correct record.

09/2020 Members Interests

Members were reminded of their responsibility to declare any personal, prejudicial and/or disclosable interests relating to any agenda item prior to its consideration.

10/2020 Emergency Evacuation Procedure

The Chairman informed Members of the Public of the emergency evacuation Procedure.

11/2020 Miscellaneous Items

Considered:

The report of the Director of Planning

Resolved:

That the report be noted.

12/2020 Applications for Planning Permission

The following members of the public addressed the meeting regarding the Plans List Items indicated:

Plans List Item 1 – Bill Edwards spoke as the applicant and Jacqui Shipman spoke against the application.

Plans List Item 3 – Claudia Sutterby spoke on behalf of the Parish Council for the application.

Considered:

The report listing applications and the Director of Planning's recommendations thereon.

Members also considered further information circulated on the Members' Update Sheet including; updated recommendations from the Director of Planning and comments received after the agenda was printed from: consultees, objectors and supporters.

<p>Resolved:</p> <p>(a) That with regard to all applications listed in the report and subject to:</p> <p>(i) the amendments specified below; and</p> <p>(ii) the imposition of conditions in accordance with the relevant provisions of Sections 91-94 of the Town and Country Planning Act 1990, except in those instances where an alternative condition is contained in the Director of Planning's recommendation or in an amendment referred to in (i) above;</p> <p>decisions be given in accordance with the Director of Planning's recommendations:</p>
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List No	Plan No and Description of Proposal
1.	<p>NYM/2019/0431/FL - change of use of agricultural buildings for the purposes of stabling horses and commercial storage in connection with the use of the site as a horse rescue, rehabilitation and horse rehoming charity, retention of touring caravan for workers rest room, retention of portacabin for use as workers accommodation, siting of toilet block, replacement summerhouse and gravel surfacing of field entrance to assist with drainage together with fenced external storage area (part retrospective) at Silpho Brow Farm West, Sur Gate, Silpho</p> <p>Decision Bob Marley declared a personal / non-prejudicial interest in this item as his wife is the Parish Clerk. Consideration deferred to enable a site visit to be undertaken to fully assess the visual and amenity impact of the retrospective development, with the attendance of Members being regarded as an approved duty for the purposes of the payment of Members' allowances. Members also requested that the applicant submits additional information concerning access arrangements, land management and financial viability of the charity.</p>
2.	<p>NYM/2019/0744/FL - use of land for the siting of 1 no. shepherds hut and wood fired bath together with associated parking for holiday letting use in association with the Hawnby Estate at land north of Tancred House, Hawnby</p> <p>Decision Malcom Bowes and Patrick James declared a non-prejudicial interest in this item as they both know the applicant. Approved as recommended.</p>
3.	<p>NYM/2019/0867/FL - change of use of land to garden together with construction of double garage and relocation of vehicular access (revised scheme to NYM/2019/0311/FL) at Brackenrigg, Fylingdales</p> <p>Decision Approved as recommended.</p>

North York Moors National Park Authority Planning Committee

Public Minutes of the meeting held at The Old Vicarage, Helmsley on Thursday 16 January 2020, 10am.

Present: Jim Bailey, Malcolm Bowes, Ena Dent, Alison Fisher, Janet Frank, Heather Moorhouse, Caroline Patmore, Clive Pearson, Andrew Scott, Jeremy Walker, Colin Williamson, Subash Sharma, Peter Berry, David Jeffels, David Hugill

Apologies: Shaun Moody, Patrick James, Bob Marley, Sarah Oswald

Copies of all Documents Considered are in the Minute Book

01/2020 Minutes

Resolved:

That the minutes of the meeting held on Thursday 05 December 2019, having been printed and circulated, be taken as read and be confirmed and signed by the Chair as a correct record.

02/2020 Members Interests

Members were reminded of their responsibility to declare any personal, prejudicial and/or disclosable interests relating to any agenda item prior to its consideration.

03/2020 Emergency Evacuation Procedure

The Chairman informed Members of the Public of the emergency evacuation Procedure.

04/2020 Miscellaneous Items

Considered:

The report of the Director of Planning

Resolved:

That the report be noted.

05/2020 NYM/2019/0764/MEIA Boulby Mine, Loftus Site Visit – Verbal Report

Considered:

Alison Fisher declared a prejudicial interest in this item as her husband holds a share in Sirius Minerals. As a result she will not attend the site visit.

The verbal report of the Head of Development Management

Resolved:

That Members noted the verbal report and voted in favour of holding a site visit.

06/2020 Applications for Planning Permission

The following members of the public addressed the meeting regarding the Plans List Items indicated:

Plans List Item 1 – Katie Lawson spoke against the application.

Plans List Item 3 – Father Yostas spoke in favour of the application.

Considered:

The report listing applications and the Director of Planning's recommendations thereon.

Members also considered further information circulated on the Members' Update Sheet including; updated recommendations from the Director of Planning and comments received after the agenda was printed from: consultees, objectors and supporters.

Resolved:

(a) That with regard to all applications listed in the report and subject to:

(i) the amendments specified below; and

(ii) the imposition of conditions in accordance with the relevant provisions of Sections 91-94 of the Town and Country Planning Act 1990, except in those instances where an alternative condition is contained in the Director of Planning's recommendation or in an amendment referred to in (i) above;

decisions be given in accordance with the Director of Planning's recommendations:

List No	Plan No and Description of Proposal
1.	<p>NYM/2019/0769/TN - erection of wall mounted antenna, metering equipment and pole mounted antennas at Helmsley Telephone Exchange, Carlton Road, Helmsley for Arqiva Ltd, Crawley Court, Winchester, Hampshire, SO21 2QA</p> <p>Decision Jeremy Walker declared a non-prejudicial interest in this item as a minor shareholder in BT. No objections with the decision delegated to the Director of Planning to clear an additional condition regarding landscaping.</p>
2.	<p>NYM/2019/0431/FL - change of use of agricultural buildings for the purposes of stabling horses and commercial storage in connection with the use of the site as a horse rescue, rehabilitation and horse rehoming charity, retention of touring caravan for workers rest room, retention of portacabin for use as workers accommodation, siting of toilet block, replacement summerhouse and gravel surfacing of field entrance to assist with drainage together with fenced external storage area at Silpho Brow Farm West, Sur Gate, Silpho for Edwards, Silpho Brow Farm West, Sur Gate, Silpho, Scarborough, YO13 0JP</p> <p>Decision Withdrawn from the Planning Committee Agenda due to an objection having been received from North Yorkshire Fire & Rescue Service.</p>
3.	<p>NYM/2018/0653/FL - construction of Church with associated vehicular access and landscaping works at St Athanasius Monastery, Langdale End for Coptic Orthodox Monastery, St Athanasius Monastery, Langdale End, Scarborough, YO13 0LH</p> <p>Decision Approved with the decision delegated to the Director of Planning to clear additional conditions regarding window details, including reveals and rainwater goods.</p>

4.	NYM/2019/0393/FL - conversion of domestic store to holiday cottage at Bank Bottom, High Street, Staithes for Mr and Mrs G Hill, 2 South View, Carlton, Middlesborough, TS9 7BB
	Decision Approved with the removal of condition 23 and amendment to condition 6 as set out on the members update sheet: 6. This permission has been granted in accordance with the details specified in the survey prepared by RO Birdsall of BHD Partnership received on 03 July 2017, The Geotechnical report from GeoInvestigate received on 09 October 2019 and the proposed Structural Details shown on D11549-05 Rev A received on 06 December 2019. More extensive works of demolition and rebuilding that does not accord with these details may render the permission invalid and may require a further grant of planning permission from the Local Planning Authority.

Environment Agency
via email:

Sandra Bewell-Frost, David T Frost, Amy and Chloe Curtis
c/o Ms Sandra Bewell-Frost
5 Hewley Drive
West Ayton
Scarborough
North Yorkshire
YO13 9JL

Owen & Audrey Welford
Craigielee
Robin Hoods Bay
YO22 4RH

North Yorkshire Building Control Partnership
Suite 2
Coxwold House
Easingwold Business Park
Easingwold
York
YO61 3FB
via email:

Mr John and Jane Duffy
Surgate Brow Farm
Silpho
Scarborough
North Yorkshire
YO13 0JP

Lucas Wolfe
1154 Queen Street
Halifax
Nova Scotia
Canada

Ian and Christine Mackenzie
Silpho Brow Farm East
Scarborough
YO13 0JP

Harwood Dale Parish Council
c/o Mrs J Marley
Annan
41 Scalby Road
Burniston
Scarborough
YO13 0HN
Via Email

Internal - Conservation
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP
via email:

EHO - Scarborough 1
Commercial Regulation Manager
via email:

Pauline Lupton
132 Hailgate Howden
East Yorkshire

Mrs Elaine A Tranter
2 Suspension Bridge Cottage
Sneaton Lane
Ruswarp
Whitby
YO22 5HN

Mrs Gill Dixon PGCE,MA,BHScHons,RGN
Riverside Farm
Skelton
Howden
East Yorkshire
DN147RP

Internal - Ranger Coast
NYMNPA
via email:

EHO - Scarborough 2
Private Sector Housing Team
via email:

Shirley Baines
89 Hoxton road
Scarborough
YO12 7 SX

Mrs V Almond
7 Queens Drive
Gole
DN14 6WB

Lesleyanne Freeman
Deepdale
Main Road
Beelsby
Grimsby
NE Lincolnshire
DN37 0TN

Fire Officer
North Yorkshire Fire Brigade
The Divisional Commander
North Marine Road
Scarborough
North Yorkshire
YO12 7EY
via email:

Bethany Messruther
4 Vernon Grove
Scarborough
North Yorkshire
YO12 6DP

Area Traffic Manager - Scarborough
NYCC - Area 3 Whitby
Discovery Way
Whitby
North Yorkshire
YO22 4PZ
via email:

Chris & Ian Mackenzie
Silpho Brow Farm East
Scarborough
YO13 0JP

Cathy Edwards
Via Email

Amy Garbutt
225 Rotherham Road
Maltby
Rotherham
South Yorkshire
S66 8LL

Ann Owen
143 Stepney Road
Scarborough

Mr JJ and Mrs J E Duffy
Surgate Brow Farm
Silpho
Scarborough
YO13 0JP

British Horse Society
c/o Mrs C Cook
Burgate Farm
Harwood Dale
Scarborough
YO13 0DS

Mrs Joanne Richardson
Lyndhurst
Main Road
Gilberdyke
HU15 2SW

Jacqui Shipman
Silpho Brow Cottage
Silpho Brow
Scarborough
YO130JP

Sarah Woodward
Highbank
Wrea Head
Scalby
Scarborough
YO13 0PB

Police - Traffic
Via email

Strategic Policy C - Quality and Design of Development

To maintain and enhance the distinctive character of the National Park, development will be supported where:

1. The proposal is of a high quality design that will make a positive contribution to the local environment in accordance with the principles set out in the North York Moors National Park Authority Design Guide;
2. The proposal incorporates good quality construction materials and design details that reflect and complement the architectural character and form of the original building and/or that of the local vernacular;
3. The siting, orientation, layout and density of the proposal complement existing buildings and the form of the settlement, preserving or enhancing views into and out of the site and creating spaces around and between buildings which contribute to the character and quality of the locality;
4. The scale, height, massing and form of the proposal are compatible with surrounding buildings and will not have an adverse impact upon the amenities of adjoining occupiers;
5. Sustainable design and construction techniques are incorporated in the proposal including measures to minimise waste and energy use and where appropriate use energy from renewable sources;
6. A good quality landscaping and planting scheme which reinforces local landscape character, increases habitat connectivity and makes use of appropriate native species forms an integral part of the proposal;
7. Proposals enhance local wildlife and biodiversity, for example through the inclusion of nesting boxes and bat roosts;
8. Provision is made for adequate storage including storage for domestic items kept outdoors and waste management facilities;
9. Where appropriate, cycling facilities and car parking are provided provision and without compromising local highway safety, traffic flow or Public Rights of Way; and
10. The proposal ensures the creation of an accessible, safe and secure environment for all potential users, including the elderly, children and those with a health condition or impairment.

Explanation

- 3.19 New development today represents the cultural heritage of future generations and the design of new development should aim to contribute to this ongoing legacy. Not only does a high standard of design make a positive contribution to the locality it helps maintain traditional local building skills and practices. All proposals should use good quality construction materials.

- 3.20 The Authority does not however wish to replicate the past or stifle innovation or originality. More contemporary, modern designs will be supported where they are sympathetic to their surroundings, reinforce local distinctiveness and add variety to the National Park's built heritage. All designs, whether traditional or modern, should have visual interest and applications should demonstrate how the proposal has been informed by the Authority's Design Guide (Parts 1 to 5). Window treatments in particular make a significant difference to the overall appearance and character of a building and should be selected with care.
- 3.21 New buildings should be long-lasting and adaptable, and be able to take account of people's changing needs over time. They should be designed to give good accessibility for all potential users including the elderly, wheelchair users and those with children and they should not be vulnerable to crime. Principles of sustainable design should be incorporated including measures to reduce energy use and manage and recycle waste. Development should also facilitate the efficient use of natural resources in construction and use recycled materials wherever possible.
- 3.22 Opportunities to provide green infrastructure should be taken and a landscaping and/or planting scheme should be provided with most applications. The aim should be to link the proposed new development with its surroundings, enhance biodiversity and create high quality private and public space. Good design should avoid the need for screening planting.
- 3.23 Some areas of undeveloped space are of visual, historical, archaeological, cultural or biodiversity value. Their loss could adversely affect the character and/or appearance of settlements and the qualities of the National Park. Its dispersed pattern of small rural settlements is an important quality which requires early recognition when developing proposals, particularly those located within or on the edge of settlements. The geology and landform of the North York Moors is such that the wider landscape frequently makes a significant contribution to the rural character of its settlements where open and undeveloped spaces provide important views out towards the moorland, hills and dales. They can also provide an important setting for buildings, particularly where a building is set back or its gable fronts the highway and the open space provides an attractive view of the buildings principal elevation. Paddocks, orchards, common land, gardens, lanes and tracks are all examples of such spaces. It is therefore important to recognise the potential amenity value of certain open and undeveloped spaces and as a result, not all open and undeveloped spaces will be considered appropriate for development but it may be that proposals can be designed so as to minimise its impact.
- 3.24 The Design Guide 'General Principles' provides applicants with information to help assess how open spaces can contribute to the character of a settlement particularly in relation to the settlement form, landscape setting, built form and other statutory considerations. Areas of undeveloped space which are considered to be of visual, historical, archaeological, and cultural or biodiversity value will be protected and development which would adversely affect the character or appearance or value of a particular site or that of the wider settlement will be discouraged.
- 3.25 Proposals within villages should reflect traditional plot sizes, boundary lines and green spaces including verges which give many villages within the National Park

an open form. Schemes should be designed around existing features that add to the character of the area, for example, trees, traditional boundary features or historic outbuildings so that they can be retained rather than demolished. Local natural stone is the most commonly used traditional construction material and will often be appropriate for new developments. It is important that the stone is of the same geological type as that which is prevalent in the locality and is coursed and jointed in a traditional manner with suitable mortar joints and mix.

- 3.26 Excessive or inappropriate use of kerbing, road marking, fencing, lighting and signage can introduce a suburban appearance which detracts from the rural character of the National Park. Care should also be taken with the detailing of new accesses and highway infrastructure to avoid introducing suburban features into traditional village street scenes. Traditional features including hedges, fences and stone walls should be kept where possible. The style of any new fencing should be chosen with care; especially in locations at the edge of villages which feature in views into the settlement - two metre close boarded fencing will look out of place in many National Park locations.
- 3.27 All new development should include adequate storage for domestic items kept outdoors and facilities to manage waste efficiently in a way that does not detract from the external appearance of the building and the streetscene.
- 3.28 In the case of conversions, the proposal should be of a high quality design and construction, reflecting the character of the original building and the surrounding area. Applicants should have regard to the Authority's Design Guide. The Authority will not support proposals that would lead to the loss or erosion of the distinctive character of a building of historic or architectural interest nor those where changes in the building's curtilage or the creation of new accesses or parking areas would adversely affect the character and appearance of the building or its surroundings. Conversion proposals in Open Countryside will only be permitted where they also meet the requirements of Policy CO12, Conversion of Existing Buildings in Open Countryside.
- 3.29 Supporting information accompanying planning applications should be proportionate to the location and what is being proposed. However, even for small scale developments, the Authority expects a high standard of drawing and all applicants are encouraged to employ consultants with design expertise when formulating proposals. Applications for larger developments, proposals within Conservation Areas and those which require listed building consent will need to be accompanied by a Design and Access Statement. This should demonstrate how the principles of good design, including those set out in this policy, have been incorporated and how the development will be accessed by all users. In some instances a design review process may be appropriate for larger schemes or for those in particularly sensitive locations and may be required by the Authority, in which case the applicant would be expected to cover the costs of the review. In such cases applicants are also encouraged to seek the views of the local community.
- 3.30 A number of settlements in the National Park are covered by Conservation Area Appraisals and Management Plans and Village Design Statements some of which have been adopted by the Authority as Supplementary Planning Documents. The guidance in these documents will be taken into account when considering planning applications in these settlements and the Authority

will work with other communities that may wish to develop a Village Design Statement.

Strategic Policy G - Landscape

The high quality, diverse and distinctive landscapes of the North York Moors will be conserved and enhanced.

Great weight will be given to landscape considerations in planning decisions and development will be supported where the location, scale and detailed design of the scheme respects and enhances the local landscape character type as

²⁰UK Climate Change projections 2009, Table 4.4, central estimate

²¹UK Climate Change Risk Assessment 2017, Synthesis report

defined in the North York Moors Landscape Assessment.

Development which would have an unacceptable impact on the natural beauty, character and special qualities of the areas of moorland, woodland, coast and foreshore as defined by the Section 3 Conservation Map or on the setting of the Howardian Hills AONB or local seascape will not be permitted.

Explanation

- 4.9 National planning policy gives great weight to conserving landscape and scenic beauty in National Parks and Areas of Outstanding Natural Beauty which have the highest status of protection in this regard. As well as being important for its own sake, the high quality landscape of the North York Moors and surrounding areas is an important draw for visitors and makes a valuable contribution to the local economy; this is recognised both in this Plan and in the plans of neighbouring authorities.
- 4.10 The North York Moors has a particularly rich and diverse range of landscapes, offering a wealth of contrasts often within a relatively small area. Much of the National Park stands high above its surroundings and there are clear entry points or gateways, providing the visitor with a sense of 'entrance' into the North York Moors' landscapes. Seascapes as well as landscapes are important in the North York Moors with many panoramic views from within the National Park incorporating both.
- 4.11 A Landscape Character Assessment of the North York Moors was carried out in 2003 and is due to be updated. It identifies nine landscape character types which together make up the wider landscape of the National Park (Figure 3. A larger version is available at the end of the this Plan):
1. Moorland
 2. Narrow Moorland Dale
 3. Forest
 4. Coast and Coastal Hinterland
 5. Limestone Hills
 6. Narrow Glacial Channel and Griffs
 7. Limestone Dale
 8. Central Valley
 9. Upland Fringe
- 4.12 Each of the landscape character types is divided into areas, giving a total of 31 landscape character areas within the National Park. The Assessment includes a sensitivity analysis for each landscape character type which indicates how sensitive it is to change from development pressures and a series of landscape objectives for each landscape character type.

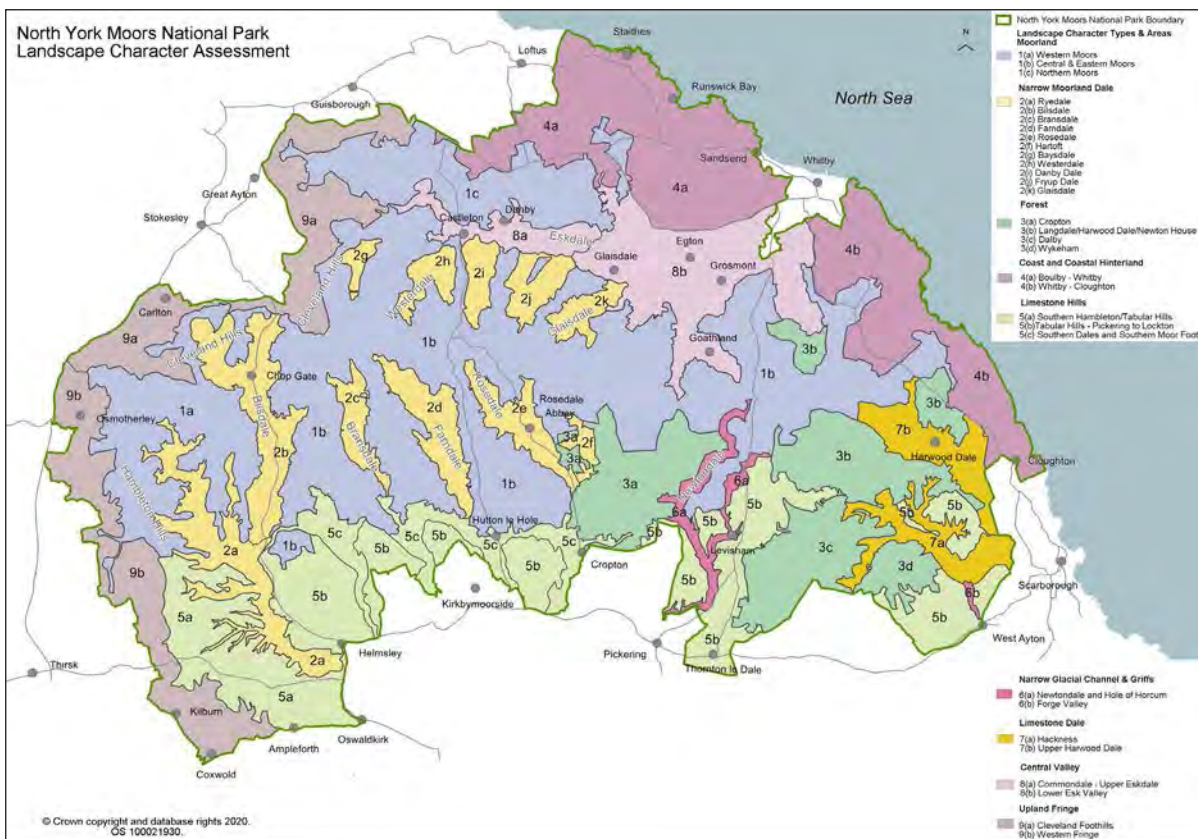


Figure 3 – Landscape Character Areas

- 4.13 The Authority will consider all relevant development proposals in relation to their impact on landscape character, taking into account the sensitivity of the location, its capacity to accommodate new development and the landscape objectives as set out in the Landscape Assessment. The proposed layout and design should be consistent with the local landscape character type and should enhance local distinctiveness in the choice of materials and detailing. Care should be taken not to erode local distinctiveness through the use of standard design features which can generate an urban impression, particularly at entrances and boundaries. Using native species found in the locality in new planting schemes will also help to reinforce local distinctiveness.
- 4.14 Keeping the historic form of a settlement is important to local landscape character and developments near the edges of settlements need to be treated with particular care. Information on typical settlement patterns within the National Park is available in the Authority’s Design Guide Part 1. Individual trees, groups of trees, woodland, hedgerows and walls are also an important element of the quality of the National Park’s environment. It is important, therefore, that where they are of landscape, amenity, nature conservation or historical value they are retained and where appropriate enhanced when proposals for development come forward.
- 4.15 Large scale developments including agricultural buildings and equestrian exercise arenas can have a marked effect on the character of the local landscape and care should be taken to ensure that they relate well to existing buildings and features. Vertical structures such as wind turbines and telecommunication masts can also be harmful, particularly where they break a strongly horizontal line in the local landscape. They are most likely to be successful where they

are positioned so that they are seen alongside other vertical features e.g. trees and existing buildings. Careful choice of materials and colour can also help to reduce their impact and ensure that they do not break the skyline from sensitive viewpoints.

- 4.16 The National Park coastline is defined as Heritage Coast and proposals which affect the coastal area should have regard to Key Principle 1 of the North Yorkshire and Cleveland Heritage Coast Management Plan to conserve and enhance the coastal landscape, retaining its open character and extensive uninterrupted views. Similarly, proposals should avoid any unacceptable impacts on the landscape setting of the neighbouring Howardian Hills Area of Outstanding Natural Beauty.
- 4.17 Applicants may be asked to submit a Landscape and Visual Impact Assessment for larger scale proposals or those where the local landscape character may be affected by cumulative or sequential impacts when considered alongside other developments.
- 4.18 Unenclosed moorland also forms an important characteristic of the North York Moors. New stock proof boundaries enclosing the moor often need careful consideration to avoid conflict with landscape and public access objectives, as well as agricultural uses. On Common Land, permission is required from the Secretary of State to erect new boundaries and the Authority's advice would in most circumstances be to resist such development.

North York Moors National Park Authority

LOCAL PLAN

July 2020

Policy BL1 - Employment and Training Development

Development of new or expansion of existing employment or training facilities will only be permitted:

- A Within the main built up areas of Helmsley and the Larger Villages:
 - 1. Where it reuses existing permanent buildings, or;
 - 2. Where it forms a small extension of an existing building, or;
 - 3. In the case of new buildings, where there is no other suitable accommodation available in the locality.

- B Within the main built up area of Smaller Villages:
 - 1. Where a site in Helmsley or a Larger Village would not meet the requirements of the proposed enterprise and there is no existing suitable accommodation in the immediate area, or;
 - 2. Where it reuses existing permanent buildings, or;
 - 3. Where it forms a small extension of an existing building.

- C Within Open Countryside:
 - 1. Where it reuses existing permanent buildings in accordance with the requirements of Policy CO12, Conversion of Existing Buildings in Open Countryside, or;
 - 2. Where it forms a small extension of an existing building.

- D Where development proposals are part of a Whole Estate Plan that has been approved by the National Park Authority.

All proposals for employment and training development will be expected to demonstrate that:

1. The scale and location of the proposal would not individually or cumulatively be detrimental to the character and appearance of the local and wider landscape;
2. The site can be safely accessed by the existing road network;
3. There is sufficient land and storage space attached for the functional needs of the proposed use, including parking space and space for manoeuvring vehicles and that;
4. There is no unacceptable harm in terms of noise, activity or traffic generation on the immediate neighbourhood, either individually or cumulatively with other development.

Development for new large warehousing or storage proposals or development where the open storage of materials or products will be the sole or principal use will not be permitted.

Explanation

- 6.4 It is important that the planning policy framework for the National Park recognises the need to diversify and strengthen the local economy. The existing economy is mostly based around agriculture, forestry, tourism, recreation and mining and all these sectors evolve over time and create different needs for new development. Access to employment opportunities is also vital to maintaining prosperity and encouraging younger people to stay in the area.
- 6.5 The use of buildings for large warehousing or storage purposes will not be supported as this type of development does not generate employment opportunities proportionate to the floor space involved and generates additional traffic movements within the National Park. For this reason the use of new and existing buildings will be expected to be for those uses falling under classes B1 (Business) and B2 (General Industrial) unless the proposed B8 use (Storage and Distribution) is ancillary to the existing business. Permitted development rights may apply to buildings in agricultural use allowing a change of use to storage and distribution.
- 6.6 Employment land including land for storage and distribution (B8) uses is allocated within the National Park in the 2014 Whitby Business Park Area Action Plan and in the 2015 Helmsley Local Plan on land outside the National Park area.
- 6.7 Policy BL1 is also intended to recognise that there are some land uses within the National Park that provide an educational and training benefit which lie outside the settlement hierarchy, either because they reuse older buildings such as farm buildings or require easy access to the open countryside (or both).
- 6.8 Within Open Countryside the reuse of an existing building for employment and training provision will be supported where it meets the requirements of Policy CO12.

- 6.9 At RAF Fylingdales development to modernise and improve existing accommodation and facilities to support and service the existing use will be permitted where it complies with other relevant policies in this Plan, in recognition of its role as a military base and employment use. Within the lifetime of this Plan and where consistent with its current function, opportunities should be taken where possible to reduce the impact of existing lighting on the dark night skies of the National Park, and to reduce landscape impact through the removal and consolidation of any unused buildings and structures. This is in recognition of the significant visual and lighting impact that this establishment has in what is otherwise a wild and remote part of the National Park.
- 6.10 Proposals for development at Whitby Business Park will be assessed against policy in the Whitby Business Park Area Action Plan. Proposals for new surface development and infrastructure associated with the existing potash and salt mine sites in the National Park will be assessed against policy in any relevant separate Minerals and Waste Joint Development Plan.

North York Moors National Park Authority

LOCAL PLAN

July 2020



North York Moors
National Park



IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990 (As amended by the Planning and Compensation Act 1991)

Issued BY: North York Moors National Park Authority

- 1. This Notice** is issued by the Authority because it appears to them that there has been a breach of planning control, within paragraph (a) of Section 171A (1) of the above Act, at the land described below. They consider that it is expedient to issue this notice, having regard to the provisions of the development plan and to other material planning considerations. The Annex at the end of the notice and the enclosures to which it refers contain important additional information.

- 2. The Land to Which the Notice Relates**

The land at Silpho Brow Farm West, Silpho, Scarborough, YO13 0JP, shown edged in red on the four attached plans. (the "Land")

- 3. The Matters Which Appear to Constitute the Breach of Planning Control**

Without planning permission;

(i) The change of use of the Land for the purposes of keeping of horses and ponies and stabling horses and ponies, together with associated storage of items including the storage and or use of a portable building, a caravan, plant, equipment and materials:

(ii) The undertaking of unauthorised engineering works to install drainage as shown in images 11 and 12.

- 4. Reasons for Issuing This Notice**

This Notice is being served in order to cease the change of use of the agricultural building and associated land for the purposes of keeping and stabling horses and ponies and commercial storage in connection with the use of the land as a horse rescue, rehabilitation and horse rehoming charity and to seek the removal of the associated unauthorised portable building and caravan.

The intensification of vehicular traffic created by the operation of the horse rescue charity is significantly impacting the amenity of neighbours. A significant amount of goods relating to the operation of this business are stored externally on the premises. These goods can be seen from public roads and public rights of way causing a detrimental impact upon the visual amenities of the surrounding landscape within the National Park.

The environmental impact upon the land from Poaching (“Poaching” means the churning up of the land and denuding it of grass cover due to over grazing of horses) caused by the horses is damaging the visual amenities of the landscape of this part of the National Park.

The drainage works that have been undertaken were done so without planning permission and have been carried out in relation to the horse rescue charity and as such are not considered to fall under Schedule 2 Part 6 of the General Permitted Development Order which allows for the undertaking of minor engineering and excavation works which are necessary for agricultural operations. These works must be completed or entirely removed and covered over so the visual amenity of the National Park is not damaged.

The activities on the land are contrary to the following North York Moors National Park Local Plan Policies:

- Strategic Policy A- Achieving National Park Purposes and Sustainable Development. To conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park.
- Strategic Policy C- Quality and Design of Development-The state of the farm does not enhance the distinctive character of the National Park, the storage and poaching of land is distracting from the distinctive landscape qualities for which the Park was designated for.
- Strategic Policy E- The Natural Environment- The environmental impact upon the land from the poaching is damaging the wildlife that the land supports, development that does this will not be accepted by the Park.
- Strategic Policy G- Landscape- the high quality distinctive landscapes of the National Park will be conserved and enhanced.
- Policy BL11 (Commercial Horse Related Development) seeks to permit commercial horse related development where there is an existing dwelling, there is no adverse visual impact on the locality, there is no harm to neighbouring amenity, there are safe equestrian routes, there is adequate car parking and the development is of an appropriate scale.
- Policy CO2 (Transport) states that new development will only be permitted where it is of a scale which the adjacent road network has the capacity to serve.
- Strategic Policy G (Landscape) 4.15 States that large scale developments including agricultural buildings and equestrian exercise arenas can have a marked effect on the character of the local landscape and care should be taken to ensure that they relate to existing buildings and features.

5. What You Are Required to Do

- (i) Cease the use of the Land described in paragraph 3(i) above.
- (ii) Remove from the Land the vehicles, building materials, goods and waste materials as shown in images 1 to 9 inclusive. .

- (iii) Remove the portable building and caravan from the Land as shown in image 7.
- (iv) Remove the goods that have been stored within the agricultural barn as shown in image 10.
- (vi) Remove the horses and ponies associated with the use from the Land
- (vii) Cease the selling of goods from the Land

- (vii) Either
 - (a), Complete the drainage works that have been undertaken, as shown in images 11 and 12 and cover the works over and restore the land to previous levels as grassland, or
 - (b) Remove the drainage works that have been undertaken, as shown in images 11 and 12 and restore the land effected to previous levels as grassland

6. Time For Compliance

Within **6 Months** from the date upon which this notice takes effect.

7. When This Notice Takes Effect

This notice takes effect on 5 April 2021 unless an appeal is made against it beforehand.

Dated: 01/03/2021

Signed:

Mr Mark Hill
Head of Development Management
North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP

Nominated Officer: Mr Joseph Bourke

Telephone Number:

Annex

Your Right of Appeal

You can appeal against this notice, but any appeal must be received, or posted in time to be **received**, by the Planning Inspectorate acting on behalf of the Secretary of State **before** the date specified in paragraph 7 of the notice.

The enclosed information sheet published by the Planning Inspectorate gives details of how to make an appeal.

Under section 174 of the Town and Country Planning Act 1990 (as amended) you may appeal on one or more of the following grounds:-

- (a) that, in respect of any breach of planning control which may be constituted by the matters stated in the notice, planning permission ought to be granted or, as the case may be, the condition or limitation concerned ought to be discharged;
- (b) that those matters have not occurred;
- (c) that those matters (if they occurred) do not constitute a breach of planning control;
- (d) that, at the date when the notice was issued, no enforcement action could be taken in respect of any breach of planning control which may be constituted by those matters;
- (e) that copies of the enforcement notice were not served as required by section 172;
- (f) that the steps required by the notice to be taken, or the activities required by the notice to cease, exceed what is necessary to remedy any breach of planning control which may be constituted by those matters or, as the case may be, to remedy any injury to amenity which has been caused by any such breach;
- (g) that any period specified in the notice in accordance with section 173(9) falls short of what should reasonably be allowed.

If you do wish to appeal then you must submit to the Secretary of State, either when giving notice of appeal or within 14 days from the date on which the Secretary of State sends you a notice requesting you to do so, a statement in writing specifying the grounds on which you are appealing against the Enforcement Notice and stating briefly the facts on which you propose to rely in support of each of those grounds.

If you appeal the Enforcement Notice and wish a deemed planning application also to be considered there will be a fee of £924 North York Moors National Park Authority. The fee payable is double the amount payable for a normal planning application. This is the case where you intend to appeal under section 174(2)(a) of the Town and Country Planning Act 1990.

Full copies of sections 171A, 1718 and 172 - 177 of the Town and Country Planning Act 1990 (as amended) are also enclosed for your information.

What Happens If You Do Not Appeal

If you do not appeal against this enforcement notice, it will take effect on the date specified in paragraph 7 of the notice and you must then ensure that the required steps for complying with it, for which you may be held responsible, are taken within the period[s] specified in paragraph 6 of the notice. Failure to comply with an enforcement notice which has taken effect can result in prosecution and/or remedial action by the Council.

List of Names and Addresses of Persons on Whom This Enforcement Notice has Been Served

- 1.
- 2.
- 3.



Map showing Silpho Brow Farm West, farm and agricultural buildings



Map showing land to the North West of Silpho Brow Farm West



Map to accompany the Enforcement Notice showing both the main farm site and field to the North West where the drainage works have been undertaken.



Rear of the Barns (Image 1)



Entrance to the farm (Image 2)



Orchard (Image 3)



Field behind the orchard (Image 4)



Central field with manure pile (Image 5)



Area in front of the house (Image 6)



Outside of the barns showing the caravan and portable cabin (Image 7)



Outside the barn looking in the opposite direction to above (Image 8)



Small garden behind the dwelling (Image 9)



Inside of the barn showing the goods sold as part of the horse rescue charity (Image 10)



Entrance to field with horses and where drainage works have been undertaken (Image 11)



Image showing the earth works that have been undertaken in connection with the drainage works

Customer Support Team
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN

THIS IS IMPORTANT

If you want to appeal against this enforcement notice you can do it: -

- on-line at the Appeals Casework Portal (<https://acp.planninginspectorate.gov.uk/>); or
- sending us enforcement appeal forms, which can be obtained by contacting us on the details above.

You MUST make sure that we RECEIVE your appeal BEFORE the effective date on the enforcement notice.

Please read the appeal guidance documents at <https://www.gov.uk/appeal-enforcement-notice/how-to-appeal>.

In exceptional circumstances you may give written notice of appeal by letter or email. You should include the name and contact details of the appellant(s) and either attach a copy of the Enforcement notice that you wish to appeal or state the following:

- the name of the local planning authority;
- the site address; and
- the effective date of the enforcement notice.

We MUST receive this BEFORE the effective date on the enforcement notice. This should immediately be followed by your completed appeal form.

Town and Country Planning Act 1990
(As Amended)

Section 171A - Expressions used in connection with enforcement.

- (1) For the purposes of this Act—
 - (a) carrying out development without the required planning permission; or
 - (b) failing to comply with any condition or limitation subject to which planning permission has been granted, constitutes a breach of planning control.

- (2) For the purposes of this Act—
 - (a) the issue of an enforcement notice (defined in section 172); or
 - (b) the service of a breach of condition notice (defined in [section 187A](#)), constitutes taking enforcement action.

Section 171B - Time limits.

- (1) Where there has been a breach of planning control consisting in the carrying out without planning permission of building, engineering, mining or other operations in, on, over or under land, no enforcement action may be taken after the end of the period of four years beginning with the date on which the operations were substantially completed.

- (2) Where there has been a breach of planning control consisting in the change of use of any building to use as a single dwelling house, no enforcement action may be taken after the end of the period of four years beginning with the date of the breach.

- (2A) There is no restriction on when enforcement action may be taken in relation to a breach of planning control in respect of relevant demolition (within the meaning of [section 196D](#)).

- (3) In the case of any other breach of planning control, no enforcement action may be taken after the end of the period of ten years beginning with the date of the breach.

- (4) The preceding subsections do not prevent—
 - (a) the service of a breach of condition notice in respect of any breach of planning control if an enforcement notice in respect of the breach is in effect; or
 - (b) taking further enforcement action in respect of any breach of planning control if, during the period of four years ending with that action being taken, the local planning authority have taken or purported to take enforcement action in respect of that breach.”

Section 172 - Issue of enforcement notice.

- (1) The local planning authority may issue a notice (in this Act referred to as an “*enforcement notice*”) where it appears to them—
 - (a) that there has been a breach of planning control; and
 - (b) that it is expedient to issue the notice, having regard to the provisions of the development plan and to any other material considerations.

- (2) A copy of an enforcement notice shall be served—
 - (a) on the owner and on the occupier of the land to which it relates; and
 - (b) on any other person having an interest in the land, being an interest which, in the opinion of the authority, is materially affected by the notice.

- (3) The service of the notice shall take place—
 - (a) not more than twenty-eight days after its date of issue; and
 - (b) not less than twenty-eight days before the date specified in it as the date on which it is to take effect.

Section 172A - Assurance as regards prosecution for person served with notice

- (1) When, or at any time after, an enforcement notice is served on a person, the local planning authority may give the person a letter—
 - (a) explaining that, once the enforcement notice had been issued, the authority was required to serve the notice on the person,

 - (b) giving the person one of the following assurances—
 - (i) that, in the circumstances as they appear to the authority, the person is not at risk of being prosecuted under [section 179](#) in connection with the enforcement notice, or

 - (ii) that, in the circumstances as they appear to the authority, the person is not at risk of being prosecuted under [section 179](#) in connection with the matters relating to the enforcement notice that are specified in the letter,

 - (c) explaining, where the person is given the assurance under paragraph (b)
 - (ii), the respects in which the person is at risk of being prosecuted under [section 179](#) in connection with the enforcement notice, and

- (d) stating that, if the authority subsequently wishes to withdraw the assurance in full or part, the authority will first give the person a letter specifying a future time for the withdrawal that will allow the person a reasonable opportunity to take any steps necessary to avoid any risk of prosecution that is to cease to be covered by the assurance.
- (2) At any time after a person has under subsection (1) been given a letter containing an assurance, the local planning authority may give the person a letter withdrawing the assurance (so far as not previously withdrawn) in full or part from a time specified in the letter.
- (3) The time specified in a letter given under subsection (2) to a person must be such as will give the person a reasonable opportunity to take any steps necessary to avoid any risk of prosecution that is to cease to be covered by the assurance.
- (4) Withdrawal under subsection (2) of an assurance given under subsection (1) does not withdraw the assurance so far as relating to prosecution on account of there being a time before the withdrawal when steps had not been taken or an activity had not ceased.
- (5) An assurance given under subsection (1) (so far as not withdrawn under subsection (2)) is binding on any person with power to prosecute an offence under [section 179](#).

Section 173 - Contents and effect of notice.

- (1) An enforcement notice shall state—
 - (a) the matters which appear to the local planning authority to constitute the breach of planning control; and
 - (b) the paragraph of [section 171A\(1\)](#) within which, in the opinion of the authority, the breach falls.
- (2) A notice complies with subsection (1)(a) if it enables any person on whom a copy of it is served to know what those matters are.
- (3) An enforcement notice shall specify the steps which the authority require to be taken, or the activities which the authority require to cease, in order to achieve, wholly or partly, any of the following purposes.
- (4) Those purposes are—

- (a) remedying the breach by making any development comply with the terms (including conditions and limitations) of any planning permission which has been granted in respect of the land, by discontinuing any use of the land or by restoring the land to its condition before the breach took place; or
 - (b) remedying any injury to amenity which has been caused by the breach.
- (5) An enforcement notice may, for example, require—
- (a) the alteration or removal of any buildings or works;
 - (b) the carrying out of any building or other operations;
 - (c) any activity on the land not to be carried on except to the extent specified in the notice;
or
 - (d) the contour of a deposit of refuse or waste materials on land to be modified by altering the gradient or gradients of its sides.
- (6) Where an enforcement notice is issued in respect of a breach of planning control consisting of demolition of a building, the notice may require the construction of a building (in this section referred to as a “*replacement building*”) which, subject to subsection (7), is as similar as possible to the demolished building.
- (7) A replacement building—
- (a) must comply with any requirement imposed by any enactment applicable to the construction of buildings;
 - (b) may differ from the demolished building in any respect which, if the demolished building had been altered in that respect, would not have constituted a breach of planning control;
 - (c) must comply with any regulations made for the purposes of this subsection (including regulations modifying paragraphs (a) and (b)).
- (8) An enforcement notice shall specify the date on which it is to take effect and, subject to [sections 175\(4\)](#) and [289\(4A\)](#), shall take effect on that date.

- (9) An enforcement notice shall specify the period at the end of which any steps are required to have been taken or any activities are required to have ceased and may specify different periods for different steps or activities; and, where different periods apply to different steps or activities, references in this Part to the period for compliance with an enforcement notice, in relation to any step or activity, are to the period at the end of which the step is required to have been taken or the activity is required to have ceased.
- (10) An enforcement notice shall specify such additional matters as may be prescribed, and regulations may require every copy of an enforcement notice served under section 172 to be accompanied by an explanatory note giving prescribed information as to the right of appeal under section 174.
- (11) Where—
- (a) an enforcement notice in respect of any breach of planning control could have required any buildings or works to be removed or any activity to cease, but does not do so; and
 - (b) all the requirements of the notice have been complied with, then, so far as the notice did not so require, planning permission shall be treated as having been granted by virtue of [section 73A](#) in respect of development consisting of the construction of the buildings or works or, as the case may be, the carrying out of the activities.
- (12) Where—
- (a) an enforcement notice requires the construction of a replacement building; and
 - (b) all the requirements of the notice with respect to that construction have been complied with, planning permission shall be treated as having been granted by virtue of [section 73A](#) in respect of development consisting of that construction.

Section 173A - Variation and withdrawal of enforcement notices.

- (1) The local planning authority may—
- (a) withdraw an enforcement notice issued by them; or
 - (b) waive or relax any requirement of such a notice and, in particular, may extend any period specified in accordance with section 173(9).
- (2) The powers conferred by subsection (1) may be exercised whether or not the notice has taken effect.

- (3) The local planning authority shall, immediately after exercising the powers conferred by subsection (1), give notice of the exercise to every person who has been served with a copy of the enforcement notice or would, if the notice were re-issued, be served with a copy of it.
- (4) The withdrawal of an enforcement notice does not affect the power of the local planning authority to issue a further enforcement notice.

Section 174 - Appeal against enforcement notice.

- (1) A person having an interest in the land to which an enforcement notice relates or a relevant occupier may appeal to the Secretary of State against the notice, whether or not a copy of it has been served on him.
- (2) An appeal may be brought on any of the following grounds—
 - (a) that, in respect of any breach of planning control which may be constituted by the matters stated in the notice, planning permission ought to be granted or, as the case may be, the condition or limitation concerned ought to be discharged;
 - (b) that those matters have not occurred;
 - (c) that those matters (if they occurred) do not constitute a breach of planning control;
 - (d) that, at the date when the notice was issued, no enforcement action could be taken in respect of any breach of planning control which may be constituted by those matters;
 - (e) that copies of the enforcement notice were not served as required by section 172;
 - (f) that the steps required by the notice to be taken, or the activities required by the notice to cease, exceed what is necessary to remedy any breach of planning control which may be constituted by those matters or, as the case may be, to remedy any injury to amenity which has been caused by any such breach;
 - (g) that any period specified in the notice in accordance with section 173(9) falls short of what should reasonably be allowed.
- (2A) An appeal may not be brought on the ground specified in subsection (2)(a) if—
 - (a) the land to which the enforcement notice relates is in England, and

- (b) the enforcement notice was issued at a time—
 - (i) after the making of a related application for planning permission, but
 - (ii) before the end of the period applicable under [section 78\(2\)](#) in the case of that application.

- (2B) An application for planning permission for the development of any land is, for the purposes of subsection (2A), related to an enforcement notice if granting planning permission for the development would involve granting planning permission in respect of the matters specified in the enforcement notice as constituting a breach of planning control.

- (2C) Where any breach of planning control constituted by the matters stated in the notice relates to relevant demolition (within the meaning of [section 196D](#)), an appeal may also be brought on the grounds that—
 - (a) the relevant demolition was urgently necessary in the interests of safety or health;

 - (b) it was not practicable to secure safety or health by works of repair or works for affording temporary support or shelter; and

 - (c) the relevant demolition was the minimum measure necessary.

- (3) An appeal under this section shall be made —
 - (a) by giving written notice of the appeal to the Secretary of State before the date specified in the enforcement notice as the date on which it is to take effect; or

 - (b) by sending such notice to him in a property addressed and pre-paid letter posted to him at such time that, in the ordinary course of post, it would be delivered to him before that date; or

 - (c) by sending such notice to him using electronic communications at such time that, in the ordinary course of transmission, it would be delivered to him before that date.

- (4) A person who gives notice under subsection (3) shall submit to the Secretary of State, either when giving the notice or within the prescribed time, a statement in writing—
 - (a) specifying the grounds on which he is appealing against the enforcement notice; and

- (b) giving such further information as may be prescribed.
- (5) If, where more than one ground is specified in that statement, the appellant does not give information required under subsection (4)(b) in relation to each of those grounds within the prescribed time, the Secretary of State may determine the appeal without considering any ground as to which the appellant has failed to give such information within that time.
- (6) In this section “*relevant occupier*” means a person who—
- (a) on the date on which the enforcement notice is issued occupies the land to which the notice relates by virtue of a licence; and
 - (b) continues so to occupy the land when the appeal is brought.

Section 175 - Appeals: supplementary provisions.

- (1) The Secretary of State may by regulations prescribe the procedure which is to be followed on appeals under [section 174](#) and, in particular, but without prejudice to the generality of this subsection, may—
- (a) require the local planning authority to submit, within such time as may be prescribed, a statement indicating the submissions which they propose to put forward on the appeal;
 - (b) specify the matters to be included in such a statement;
 - (c) require the authority or the appellant to give such notice of such an appeal as may be prescribed;
 - (d) require the authority to send to the Secretary of State, within such period from the date of the bringing of the appeal as may be prescribed, a copy of the enforcement notice and a list of the persons served with copies of it.
- (2) The notice to be prescribed under subsection (1)(c) shall be such notice as in the opinion of the Secretary of State is likely to bring the appeal to the attention of persons in the locality in which the land to which the enforcement notice relates is situated.
- (3) Subject to [section 176\(4\)](#), the Secretary of State shall, if either the appellant or the local planning authority so desire, give each of them an opportunity of appearing before and being heard by a person appointed by the Secretary of State for the purpose.

- (3A) Subsection (3) does not apply to an appeal against an enforcement notice issued by a local planning authority in England.
- (4) Where an appeal is brought under [section 174](#) the enforcement notice shall [subject to any order under section [289\(4A\)](#)] be of no effect pending the final determination or the withdrawal of the appeal.
- (5) Where any person has appealed to the Secretary of State against an enforcement notice, no person shall be entitled, in any other proceedings instituted after the making of the appeal, to claim that the notice was not duly served on the person who appealed.
- (6) [Schedule 6](#) applies to appeals under [section 174](#), including appeals under that section as applied by regulations under any other provisions of this Act.

Section 176 - General provisions relating to determination of appeals.

- (1) On an appeal under section 174 the Secretary of State may—
 - (a) correct any defect, error or misdescription in the enforcement notice; or
 - (b) vary the terms of the enforcement notice, if he is satisfied that the correction or variation will not cause injustice to the appellant or the local planning authority.
- (2) Where the Secretary of State determines to allow the appeal, he may quash the notice.
- (2A) The Secretary of State shall give any directions necessary to give effect to his determination on the appeal.
- (3) The Secretary of State—
 - (a) may dismiss an appeal if the appellant fails to comply with [section 174\(4\)](#) within the prescribed time; and
 - (b) may allow an appeal and quash the enforcement notice if the local planning authority fail to comply with any requirement of regulations made by virtue of [paragraph \(a\)](#), [\(b\)](#), or [\(d\)](#) of [section 175\(1\)](#) within the prescribed period.

- (4) If [section 175\(3\)](#) would otherwise apply and] the Secretary of State proposes to dismiss an appeal under paragraph (a) of subsection (3) [of this section] or to allow an appeal and quash the enforcement notice under paragraph (b) of that subsection, he need not comply with [section 175\(3\)](#).
- (5) Where it would otherwise be a ground for determining an appeal under [section 174](#) in favour of the appellant that a person required to be served with a copy of the enforcement notice was not served, the Secretary of State may disregard that fact if neither the appellant nor that person has been substantially prejudiced by the failure to serve him.

Section 177 - Grant or modification of planning permission on appeals against enforcement notices.

- (1) On the determination of an appeal under [section 174](#), the Secretary of State may—
 - (a) grant planning permission in respect of the matters stated in the enforcement notice as constituting a breach of planning control, whether in relation to the whole or any part of those matters or in relation to the whole or any part of the land to which the notice relates;
 - (b) discharge any condition or limitation subject to which planning permission was granted;
 - (c) determine whether, on the date on which the appeal was made, any existing use of the land was lawful, any operations which had been carried out in, on, over or under the land were lawful or any matter constituting a failure to comply with any condition or limitation subject to which planning permission was granted was lawful and, if so, issue a certificate under section 191.
- (1A) The provisions of [sections 191](#) to [194](#) mentioned in subsection (1B) shall apply for the purposes of subsection (1)(c) as they apply for the purposes of section 191, but as if—
 - (a) any reference to an application for a certificate were a reference to the appeal and any reference to the date of such an application were a reference to the date on which the appeal is made; and
 - (b) references to the local planning authority were references to the Secretary of State.
- (1B) Those provisions are: [sections 191\(5\) to \(7\)](#), [193\(4\)](#) (so far as it relates to the form of the certificate), [\(6\) and \(7\)](#) and [194](#).

- (1C) If the land to which the enforcement notice relates is in England, subsection (1)(a) applies only if the statement under [section 174\(4\)](#) specifies the ground mentioned in [section 174\(2\)\(a\)](#).
- (2) In considering whether to grant planning permission under subsection (1), the Secretary of State shall have regard to the provisions of the development plan, so far as material to the subject matter of the enforcement notice, and to any other material considerations.
- (3) The planning permission that may be granted under subsection (1) is any planning permission that might be granted on an application under Part III.
- (4) Where under subsection (1) the Secretary of State discharges a condition or limitation, he may substitute another condition or limitation for it, whether more or less onerous.
- (5) Where an appeal against an enforcement notice is brought under [section 174](#) and—
- (a) the land to which the enforcement notice relates is in Wales, or
 - (b) that land is in England and the statement under [section 174\(4\)](#) specifies the ground mentioned in [section 174\(2\)\(a\)](#), the appellant shall be deemed to have made an application for planning permission in respect of the matters stated in the enforcement notice as constituting a breach of planning control.
- (5A) Where—
- (a) the statement under subsection (4) of section 174 specifies the ground mentioned in subsection (2)(a) of that section;
 - (b) any fee is payable under regulations made by virtue of [section 303](#) in respect of the application deemed to be made by virtue of the appeal; and
 - (c) the Secretary of State gives notice in writing to the appellant specifying the period within which the fee must be paid, then, if that fee is not paid within that period, the appeal, so far as brought on that ground, and the application shall lapse at the end of that period.
- (6) Any planning permission granted under subsection (1) on an appeal shall be treated as granted on the application deemed to have been made by the appellant.
- (7) In relation to a grant of planning permission or a determination under subsection (1) the Secretary of State's decision shall be final.

- (8) For the purposes of [section 69](#) the Secretary of State's decision shall be treated as having been given by him in dealing with an application for planning permission made to the local planning authority.

Strategic Policy C - Quality and Design of Development

To maintain and enhance the distinctive character of the National Park, development will be supported where:

1. The proposal is of a high quality design that will make a positive contribution to the local environment in accordance with the principles set out in the North York Moors National Park Authority Design Guide;
2. The proposal incorporates good quality construction materials and design details that reflect and complement the architectural character and form of the original building and/or that of the local vernacular;
3. The siting, orientation, layout and density of the proposal complement existing buildings and the form of the settlement, preserving or enhancing views into and out of the site and creating spaces around and between buildings which contribute to the character and quality of the locality;
4. The scale, height, massing and form of the proposal are compatible with surrounding buildings and will not have an adverse impact upon the amenities of adjoining occupiers;
5. Sustainable design and construction techniques are incorporated in the proposal including measures to minimise waste and energy use and where appropriate use energy from renewable sources;
6. A good quality landscaping and planting scheme which reinforces local landscape character, increases habitat connectivity and makes use of appropriate native species forms an integral part of the proposal;
7. Proposals enhance local wildlife and biodiversity, for example through the inclusion of nesting boxes and bat roosts;
8. Provision is made for adequate storage including storage for domestic items kept outdoors and waste management facilities;
9. Where appropriate, cycling facilities and car parking are provided provision and without compromising local highway safety, traffic flow or Public Rights of Way; and
10. The proposal ensures the creation of an accessible, safe and secure environment for all potential users, including the elderly, children and those with a health condition or impairment.

Explanation

- 3.19 New development today represents the cultural heritage of future generations and the design of new development should aim to contribute to this ongoing legacy. Not only does a high standard of design make a positive contribution to the locality it helps maintain traditional local building skills and practices. All proposals should use good quality construction materials.

- 3.20 The Authority does not however wish to replicate the past or stifle innovation or originality. More contemporary, modern designs will be supported where they are sympathetic to their surroundings, reinforce local distinctiveness and add variety to the National Park's built heritage. All designs, whether traditional or modern, should have visual interest and applications should demonstrate how the proposal has been informed by the Authority's Design Guide (Parts 1 to 5). Window treatments in particular make a significant difference to the overall appearance and character of a building and should be selected with care.
- 3.21 New buildings should be long-lasting and adaptable, and be able to take account of people's changing needs over time. They should be designed to give good accessibility for all potential users including the elderly, wheelchair users and those with children and they should not be vulnerable to crime. Principles of sustainable design should be incorporated including measures to reduce energy use and manage and recycle waste. Development should also facilitate the efficient use of natural resources in construction and use recycled materials wherever possible.
- 3.22 Opportunities to provide green infrastructure should be taken and a landscaping and/or planting scheme should be provided with most applications. The aim should be to link the proposed new development with its surroundings, enhance biodiversity and create high quality private and public space. Good design should avoid the need for screening planting.
- 3.23 Some areas of undeveloped space are of visual, historical, archaeological, cultural or biodiversity value. Their loss could adversely affect the character and/or appearance of settlements and the qualities of the National Park. Its dispersed pattern of small rural settlements is an important quality which requires early recognition when developing proposals, particularly those located within or on the edge of settlements. The geology and landform of the North York Moors is such that the wider landscape frequently makes a significant contribution to the rural character of its settlements where open and undeveloped spaces provide important views out towards the moorland, hills and dales. They can also provide an important setting for buildings, particularly where a building is set back or its gable fronts the highway and the open space provides an attractive view of the buildings principal elevation. Paddocks, orchards, common land, gardens, lanes and tracks are all examples of such spaces. It is therefore important to recognise the potential amenity value of certain open and undeveloped spaces and as a result, not all open and undeveloped spaces will be considered appropriate for development but it may be that proposals can be designed so as to minimise its impact.
- 3.24 The Design Guide 'General Principles' provides applicants with information to help assess how open spaces can contribute to the character of a settlement particularly in relation to the settlement form, landscape setting, built form and other statutory considerations. Areas of undeveloped space which are considered to be of visual, historical, archaeological, and cultural or biodiversity value will be protected and development which would adversely affect the character or appearance or value of a particular site or that of the wider settlement will be discouraged.
- 3.25 Proposals within villages should reflect traditional plot sizes, boundary lines and green spaces including verges which give many villages within the National Park

an open form. Schemes should be designed around existing features that add to the character of the area, for example, trees, traditional boundary features or historic outbuildings so that they can be retained rather than demolished. Local natural stone is the most commonly used traditional construction material and will often be appropriate for new developments. It is important that the stone is of the same geological type as that which is prevalent in the locality and is coursed and jointed in a traditional manner with suitable mortar joints and mix.

- 3.26 Excessive or inappropriate use of kerbing, road marking, fencing, lighting and signage can introduce a suburban appearance which detracts from the rural character of the National Park. Care should also be taken with the detailing of new accesses and highway infrastructure to avoid introducing suburban features into traditional village street scenes. Traditional features including hedges, fences and stone walls should be kept where possible. The style of any new fencing should be chosen with care; especially in locations at the edge of villages which feature in views into the settlement - two metre close boarded fencing will look out of place in many National Park locations.
- 3.27 All new development should include adequate storage for domestic items kept outdoors and facilities to manage waste efficiently in a way that does not detract from the external appearance of the building and the streetscene.
- 3.28 In the case of conversions, the proposal should be of a high quality design and construction, reflecting the character of the original building and the surrounding area. Applicants should have regard to the Authority's Design Guide. The Authority will not support proposals that would lead to the loss or erosion of the distinctive character of a building of historic or architectural interest nor those where changes in the building's curtilage or the creation of new accesses or parking areas would adversely affect the character and appearance of the building or its surroundings. Conversion proposals in Open Countryside will only be permitted where they also meet the requirements of Policy CO12, Conversion of Existing Buildings in Open Countryside.
- 3.29 Supporting information accompanying planning applications should be proportionate to the location and what is being proposed. However, even for small scale developments, the Authority expects a high standard of drawing and all applicants are encouraged to employ consultants with design expertise when formulating proposals. Applications for larger developments, proposals within Conservation Areas and those which require listed building consent will need to be accompanied by a Design and Access Statement. This should demonstrate how the principles of good design, including those set out in this policy, have been incorporated and how the development will be accessed by all users. In some instances a design review process may be appropriate for larger schemes or for those in particularly sensitive locations and may be required by the Authority, in which case the applicant would be expected to cover the costs of the review. In such cases applicants are also encouraged to seek the views of the local community.
- 3.30 A number of settlements in the National Park are covered by Conservation Area Appraisals and Management Plans and Village Design Statements some of which have been adopted by the Authority as Supplementary Planning Documents. The guidance in these documents will be taken into account when considering planning applications in these settlements and the Authority

will work with other communities that may wish to develop a Village Design Statement.

Strategic Policy G - Landscape

The high quality, diverse and distinctive landscapes of the North York Moors will be conserved and enhanced.

Great weight will be given to landscape considerations in planning decisions and development will be supported where the location, scale and detailed design of the scheme respects and enhances the local landscape character type as

²⁰UK Climate Change projections 2009, Table 4.4, central estimate

²¹UK Climate Change Risk Assessment 2017, Synthesis report

defined in the North York Moors Landscape Assessment.

Development which would have an unacceptable impact on the natural beauty, character and special qualities of the areas of moorland, woodland, coast and foreshore as defined by the Section 3 Conservation Map or on the setting of the Howardian Hills AONB or local seascape will not be permitted.

Explanation

- 4.9 National planning policy gives great weight to conserving landscape and scenic beauty in National Parks and Areas of Outstanding Natural Beauty which have the highest status of protection in this regard. As well as being important for its own sake, the high quality landscape of the North York Moors and surrounding areas is an important draw for visitors and makes a valuable contribution to the local economy; this is recognised both in this Plan and in the plans of neighbouring authorities.
- 4.10 The North York Moors has a particularly rich and diverse range of landscapes, offering a wealth of contrasts often within a relatively small area. Much of the National Park stands high above its surroundings and there are clear entry points or gateways, providing the visitor with a sense of 'entrance' into the North York Moors' landscapes. Seascapes as well as landscapes are important in the North York Moors with many panoramic views from within the National Park incorporating both.
- 4.11 A Landscape Character Assessment of the North York Moors was carried out in 2003 and is due to be updated. It identifies nine landscape character types which together make up the wider landscape of the National Park (Figure 3. A larger version is available at the end of the this Plan):
1. Moorland
 2. Narrow Moorland Dale
 3. Forest
 4. Coast and Coastal Hinterland
 5. Limestone Hills
 6. Narrow Glacial Channel and Griffs
 7. Limestone Dale
 8. Central Valley
 9. Upland Fringe
- 4.12 Each of the landscape character types is divided into areas, giving a total of 31 landscape character areas within the National Park. The Assessment includes a sensitivity analysis for each landscape character type which indicates how sensitive it is to change from development pressures and a series of landscape objectives for each landscape character type.

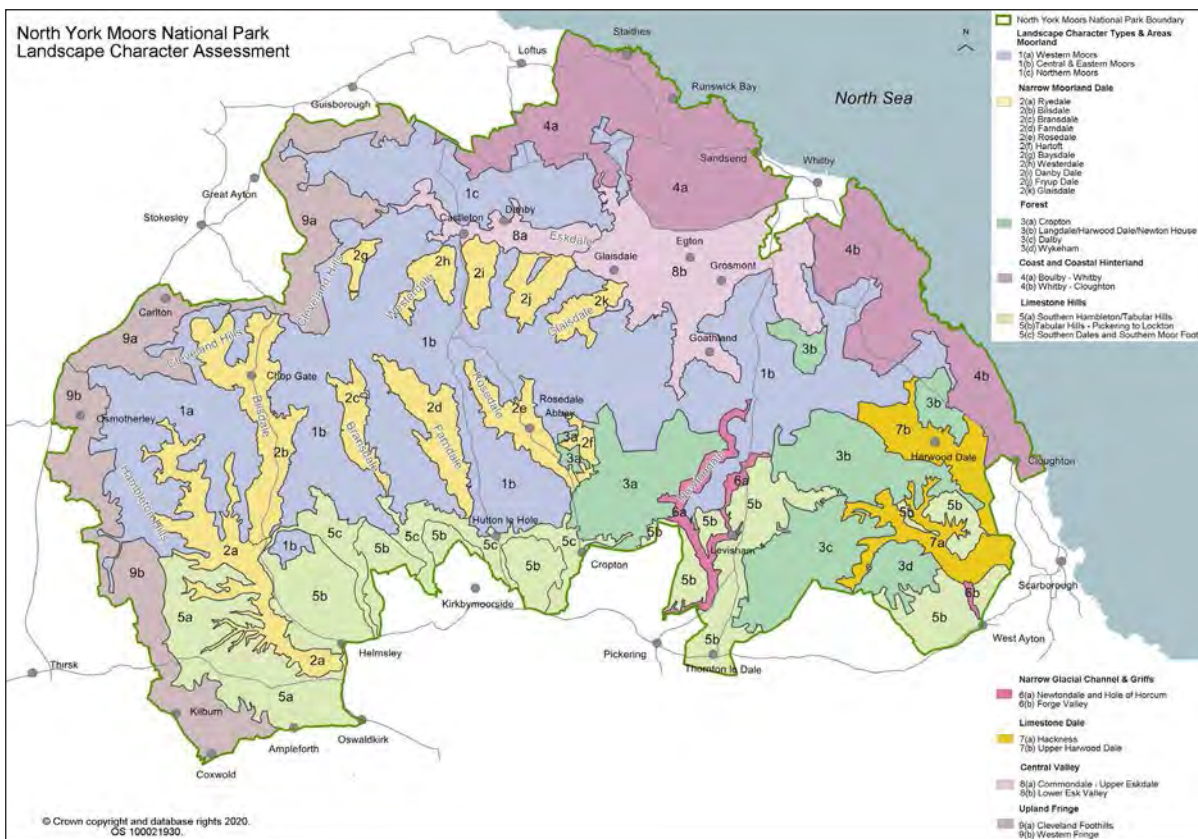


Figure 3 – Landscape Character Areas

- 4.13 The Authority will consider all relevant development proposals in relation to their impact on landscape character, taking into account the sensitivity of the location, its capacity to accommodate new development and the landscape objectives as set out in the Landscape Assessment. The proposed layout and design should be consistent with the local landscape character type and should enhance local distinctiveness in the choice of materials and detailing. Care should be taken not to erode local distinctiveness through the use of standard design features which can generate an urban impression, particularly at entrances and boundaries. Using native species found in the locality in new planting schemes will also help to reinforce local distinctiveness.
- 4.14 Keeping the historic form of a settlement is important to local landscape character and developments near the edges of settlements need to be treated with particular care. Information on typical settlement patterns within the National Park is available in the Authority’s Design Guide Part 1. Individual trees, groups of trees, woodland, hedgerows and walls are also an important element of the quality of the National Park’s environment. It is important, therefore, that where they are of landscape, amenity, nature conservation or historical value they are retained and where appropriate enhanced when proposals for development come forward.
- 4.15 Large scale developments including agricultural buildings and equestrian exercise arenas can have a marked effect on the character of the local landscape and care should be taken to ensure that they relate well to existing buildings and features. Vertical structures such as wind turbines and telecommunication masts can also be harmful, particularly where they break a strongly horizontal line in the local landscape. They are most likely to be successful where they

are positioned so that they are seen alongside other vertical features e.g. trees and existing buildings. Careful choice of materials and colour can also help to reduce their impact and ensure that they do not break the skyline from sensitive viewpoints.

- 4.16 The National Park coastline is defined as Heritage Coast and proposals which affect the coastal area should have regard to Key Principle 1 of the North Yorkshire and Cleveland Heritage Coast Management Plan to conserve and enhance the coastal landscape, retaining its open character and extensive uninterrupted views. Similarly, proposals should avoid any unacceptable impacts on the landscape setting of the neighbouring Howardian Hills Area of Outstanding Natural Beauty.
- 4.17 Applicants may be asked to submit a Landscape and Visual Impact Assessment for larger scale proposals or those where the local landscape character may be affected by cumulative or sequential impacts when considered alongside other developments.
- 4.18 Unenclosed moorland also forms an important characteristic of the North York Moors. New stock proof boundaries enclosing the moor often need careful consideration to avoid conflict with landscape and public access objectives, as well as agricultural uses. On Common Land, permission is required from the Secretary of State to erect new boundaries and the Authority's advice would in most circumstances be to resist such development.

North York Moors National Park Authority

LOCAL PLAN

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