

NYM/2023/0292

Objection with supporting evidence from

Steve Mills and Hilary Koll of Haggitt Howe, Hawsker, Whitby, YO22 4JY

In the applicant's last submission (NYM/2022/0780) they implied the static caravan site had been in continuous use to the current day, but it is clear now that the site ceased to be a static caravan site in 2016/2017 - over 6 years ago, as evidenced in our Appendix.

Given the length of time since then when the field was returned to agricultural use (when all fences, gates, pitches, caravans, and evidence of a site were removed and cows grazed on the land), this abandonment of the site should mean that the previous permissions should not be automatically granted but rather the case should be examined under the current requirements for gaining permissions. Just because there was the legal existence of a site in the past should surely not mean the NYMNP must automatically grant this in 2023, given the site goes against their National Park Local Plan. Our understanding was that a site had to have been in continuous use, which this site clearly was not.

Our other objections to the 6 static caravans on an unsupervised site are that they will:

- negatively impact the landscape of the National Park
- negatively impact the condition of the unadopted lane (already in a poor state of repair) with the increased traffic
- negatively impact the adjacent properties of Haggitt Howe (our home), Brook House Farm and visitors to Brook House Barn
- negatively impact wildlife and native plants in the vicinity
- **not** provide any positive benefits to local residents along the lane
- **not** benefit wildlife or provide biodiversity gain
- **not** provide employment for anyone

We again submit the evidence we provided previously:

1. Problem with the maps and address given on the application

Please note our house, Haggitt Howe, our permanent residence where we have lived for 22 years, is not in anyway associated with this site and, until this application we were not aware that it was known as Haggitt Howe Caravan Site. The address of 'Haggitt Howe Farm' given in the application further confuses this issue as there is NOT a farm called Haggitt (or Haggitt) Howe here. Our address is the only one that uses Haggitt Howe registered to this postcode. The inevitable confusion regarding the names, should the application ultimately be successful, is a significant concern for us.

In 2018, when there were no caravans at this site and had not been for some time, we enquired about purchasing part of the field in which the site lies, and later that year we bought land adjoining the site, meaning that our boundary now runs within a few metres of it. Thus neither the map of the site given in appendix 1 of the original application (2022/0780) nor any other supplied by the applicant shows the correct fence-line of our adjoining land. We include the land registry map of the boundary of our purchased land. [see Appendix A].

2. The site has **not** been in continuous use

Historically, Brian Dixon of Brook House Farm who owned the site had permission for 6 caravans at this site, initially small tourers of their time which then became statics. Mr Dixon died in July 2009. As far as we understand it, his wife Anne did not want to reapply for permission and gradually the site was diminished and was closed, including the removal of all caravans, fences and gate. The site returned to being a field in 2017 on which cows grazed [see Appendix A]. The applicant's insistence in their original application (para 1.2 - 2022/0780) that there was evidence of the existence of the site 'up to current day' suggests that the caravans have been continuously there to date, but this is not true. There have not been ANY caravans or visible pitches at the site for 6 years and it was even before 2016 that all 6 caravans were in use. We stress again that all fences and gate were

removed over 6 years ago, strongly suggesting that the site was relinquished. [see timeline below and related evidence in Appendix A]

Timeline:

2009 Brian Dixon died.

The number of caravans began to dwindle and it was our understanding that Anne Dixon did not alter the permissions to her name as she did not want the site to continue.

2016 Our recollections are that by 2016 only about 3 caravans remained and this is suggested also by the applicant's photo of Oct 2016 showing 2 statics and a tourer.

By 2017 The fence around the site and the gate to it were removed allowing cows to graze, in effect returning the site to an agricultural field. [See evidence of fences and gate in 2016 photos on p14 of application]

2017 no caravans as evidenced by 17th June 2017 Google Earth satellite image [Appendix A]. Anne Dixon died.

2018 no caravans as evidenced by 1st July 2018 Google Earth satellite image and Nov 2018 CNES image. [Appendix A]. As we were purchasing land from Anne Dixon's family adjacent to the site we took further online satellite screengrabs during this period which can be supplied. We can also supply correspondence from Richardson and Smith who described the site as a 'potential caravan site' NOT an existing one.

2019 no caravans as evidenced by 8th Sept 2019 Google Earth satellite image [Appendix A].

2020 no caravans

2021 no caravans as evidenced by photos of the flooded site in January 2021 and Google Earth satellite image of March 2021 [Appendix A].

2022 no caravans as evidenced by photos from Dec 2022 [Appendix A].

This site has NOT had ANY caravans or pitches for over 6 years. Prior to that there were fewer than 6 static caravans for at least a further year. This is clearly not a case of them being 'temporarily removed' as stated in 2.5 of the original application. The site was abandoned, fences etc. removed and thereby closing the caravan site.

3. We believe the site does not satisfy the criteria of the National Park Local Plan

To our knowledge no more recent permission has been granted for this site by North York Moors National Park (that was properly advertised with a chance of objection) since that time, so we do not agree with the applicant's suggestion that just because SBC has reissued a permit this should automatically force NYMNP into approval of the caravans.

Just because there was the legal existence of a site from 1967 to 2009 it should surely not mean the NYMNP must automatically grant this in 2023, particularly given the National Park Local Plan (July 2020) stating in 5.14 '*The policy does not allow for the provision of new static caravans except where existing sites are being remodeled in order to bring about environmental improvement.*' The plan also states (Strategic Policy J) that development will be supported only when '*it does not lead to unacceptable harm in terms of noise and activity to the immediate neighbourhood*' and '*...will not undermine the quality of life of residents.*'. We believe this proposed development does not satisfy these criteria and will be detrimental.

Will this benefit tourism and the community?

We say no because there is no established need for more of the sort of accommodation in the area. Within a **2-mile radius** there currently are already almost 300 static caravans (see section below), many owned by the applicant at the nearby Highgate Howe already. To create another site in the headland countryside for 6 static vans seems unnecessary, causing more disruption and degradation to the local residents on the lane and for walkers enjoying the landscape.

In addition to the 300 static caravans there are over 800 pitches for seasonal touring caravans and motorhomes. The headland is bursting with vans and allowing another separate area to be impacted for 6 more seems short-sighted. It would seem to us that adding 6 more to a current site would be less harmful all round.

As far as we can see no employment for the local community would come from the approval of this as a static caravan site at all.

We believe using this site for static caravans would be detrimental to the experiences of visitors to the National Park. The North York Moors walks Ordinance Survey Pathfinder guide has a guided walk (Walk 7) that goes right past the site and many other visitors use the lane when going from Whitby to Robin Hood's Bay. Having a small group of haphazardly arranged caravans and associated cars, generators, satellite dishes and so forth surely showcases the worst parts of the National Park that the Authority should be keen to avoid.

Impact on Landscape and views

The site and our house are already surrounded by many caravan parks within a 2-mile radius and the headland now hosts several large festivals each year, including Whitby Dreams (at Easter), Whitby Historic Experience (summer) and Whitby Traction Engine Rally, to name a few. All this negatively impacts on the lives of local residents such as ourselves through increased traffic, pollution, footfall and noise. We have lived here for over 22 years and year-on-year the headland becomes more and more crowded.

In addition to the many holiday lets on the headland (two of which are almost touching our house) the number of static caravans and pitches to our knowledge is:

- Abbey Farm Seasonal Showground: **700** pitches for tourers, caravans and tents (<1.5mile)

Within 1 mile of our house we estimate there are:

- Highgate Howe Holiday Park; **89 static caravans** (<0.5 mile)
- Whitby Holiday Park: **130 static caravans** and **100+** pitches for tourers (<1mile)
- Stoupe Cross Holiday Park: **77 static caravans**, **10** tourers (<1mile)
- Brook House Farm: **1 static caravan**, **6** tourers (<0.5 mile)
- Manor Farm seasonal park: **35** tourers, (<1mile)

Estimated totals: 297 static caravans, 851 pitches for tourers, caravans and tents

Access along the track leading to the site and vehicular impact

In addition to the two new holiday lets next to our house recently approved by NYMNP, granting this permission would mean that up to 16 more vehicles than previously will be travelling up and down the track (up to 2 per caravan or let). The track is single-track and already very pot-holed and in poor condition and as an unadopted road, the cost of upkeep and repair often falls to residents or the RNLI who have a lighthouse at the end of the lane. None of the residents along the lane will benefit in any way from permission being granted for the static caravans. Note the applicant does NOT live along the lane.

Wildlife and biodiversity

At a time when our natural world should be being preserved and protected, we believe the approval of static caravans at this site together with the associated vehicular access, will be detrimental to the soil, vegetation and surrounding habitats and will increase disturbance of wildlife in the area.

The site floods regularly (for example in Oct 2000, Nov 2012, Jan 2016 and 17, Jan 2021 (see Appendix A). At least one of the caravans was flooded more than once when the site was in existence.

The old quarry site, prior to the incredibly regular mowing that has taken place since the change of ownership, used to have many native wildflowers including birds-foot trefoil, yarrow and harebells.

The scrub is used by blackbirds, dunnocks and linnets as a nesting site and we have camera evidence that the area is used by hares, badgers and deer.

What is clearly apparent is that there is no suggestion of biodiversity gain.

Impact on our house and the holiday lets

Noise from the caravans is an issue. Not only the impact of many families visiting or living there during the season, previous caravans on the site had generators that ran day and night which disturbed those living in houses nearby, particularly during the summer months when windows were open. The generators, intoxicated

revellers and rowdy barbeques that took place (given the site is without supervision) caused sleepless nights and much distress to ourselves and residents of Brook House Barn. We, at Haggitt Howe, had incidents when visitors to the caravans entered our property without permission, the noise of generators was a disturbance and on one occasion we witnessed a fire that began due to the ashes of an unattended barbeque which could have been potentially dangerous had it not been for the quick actions of a resident of Brook House Barn at the time.

Being an unsupervised site, people visited and even lived in caravans at all times of year, which is another concern for us.

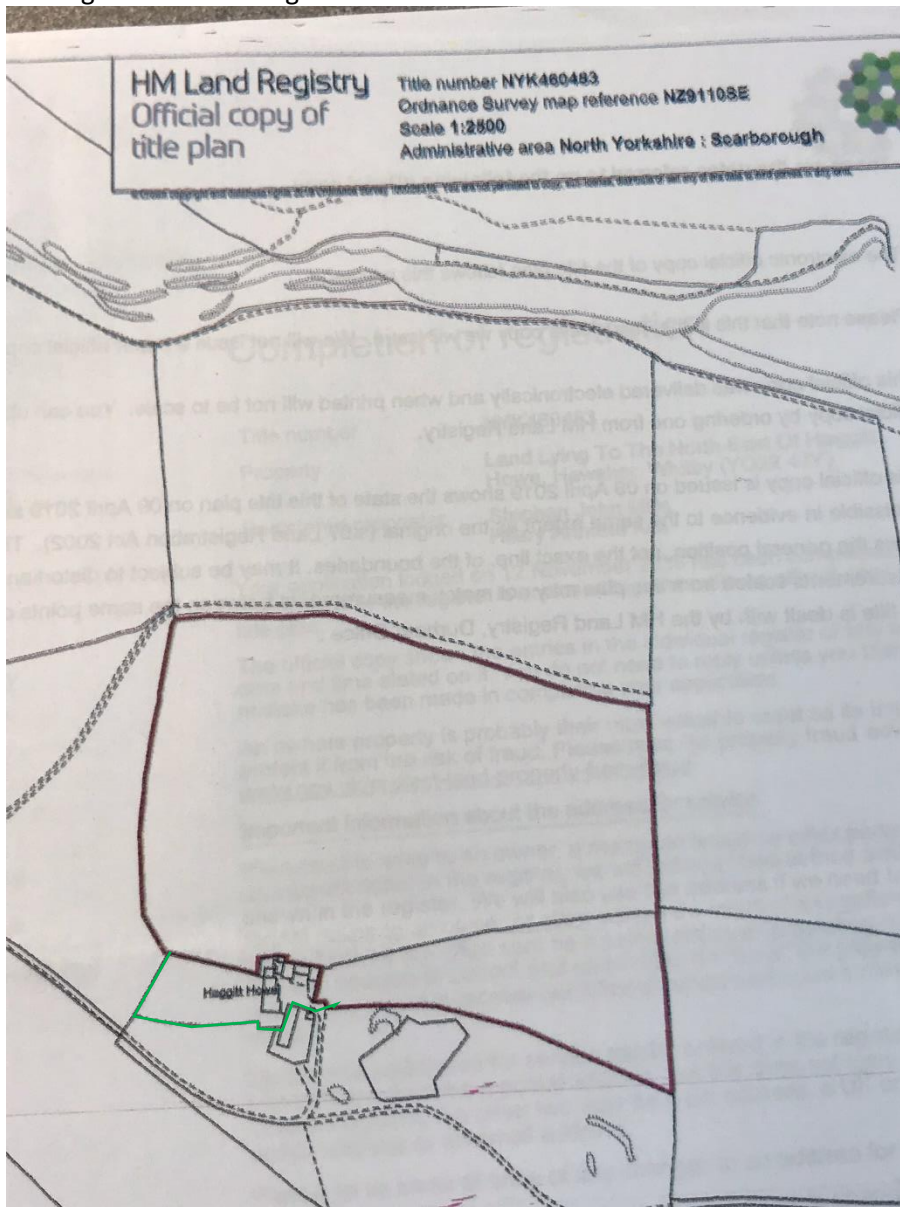
Summary

Our objections to the 6 static caravans on an unsupervised site are that they will:

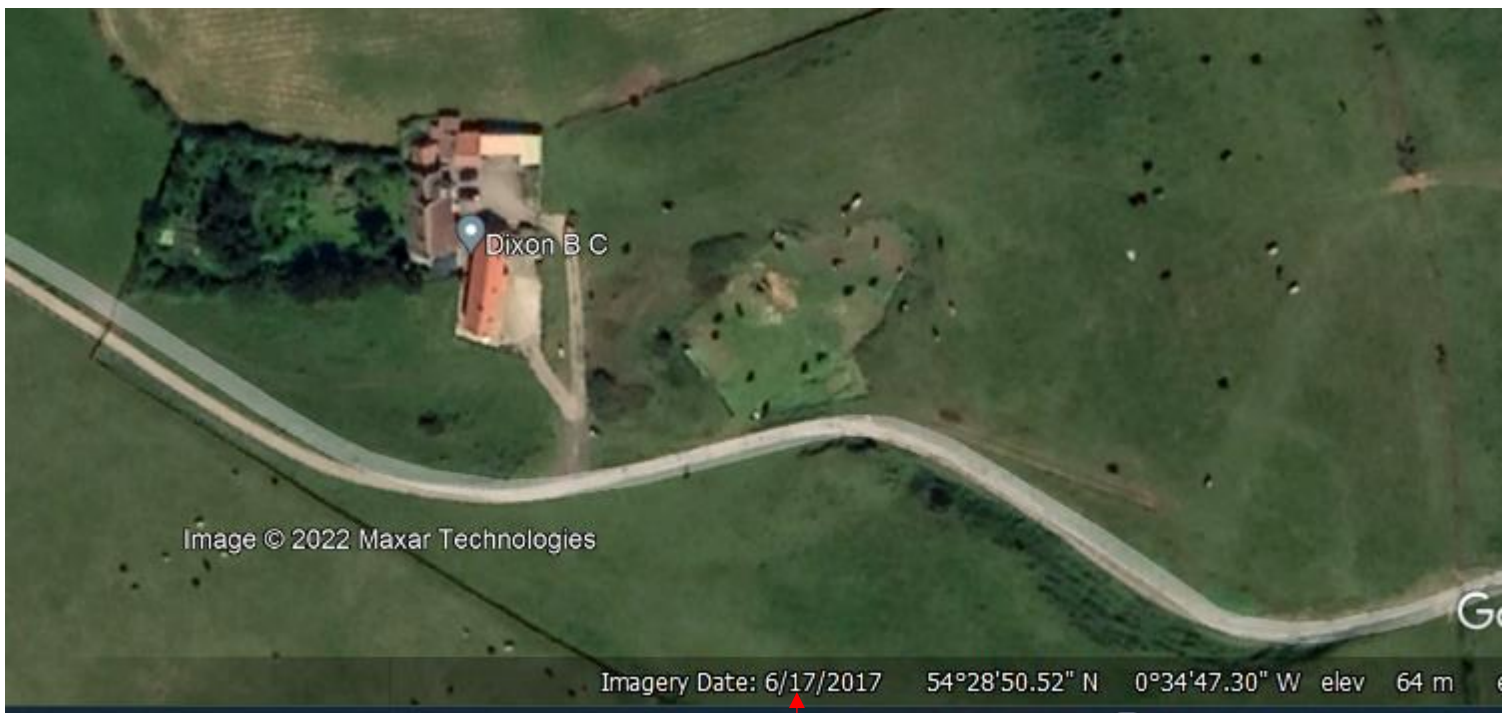
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APPENDIX A

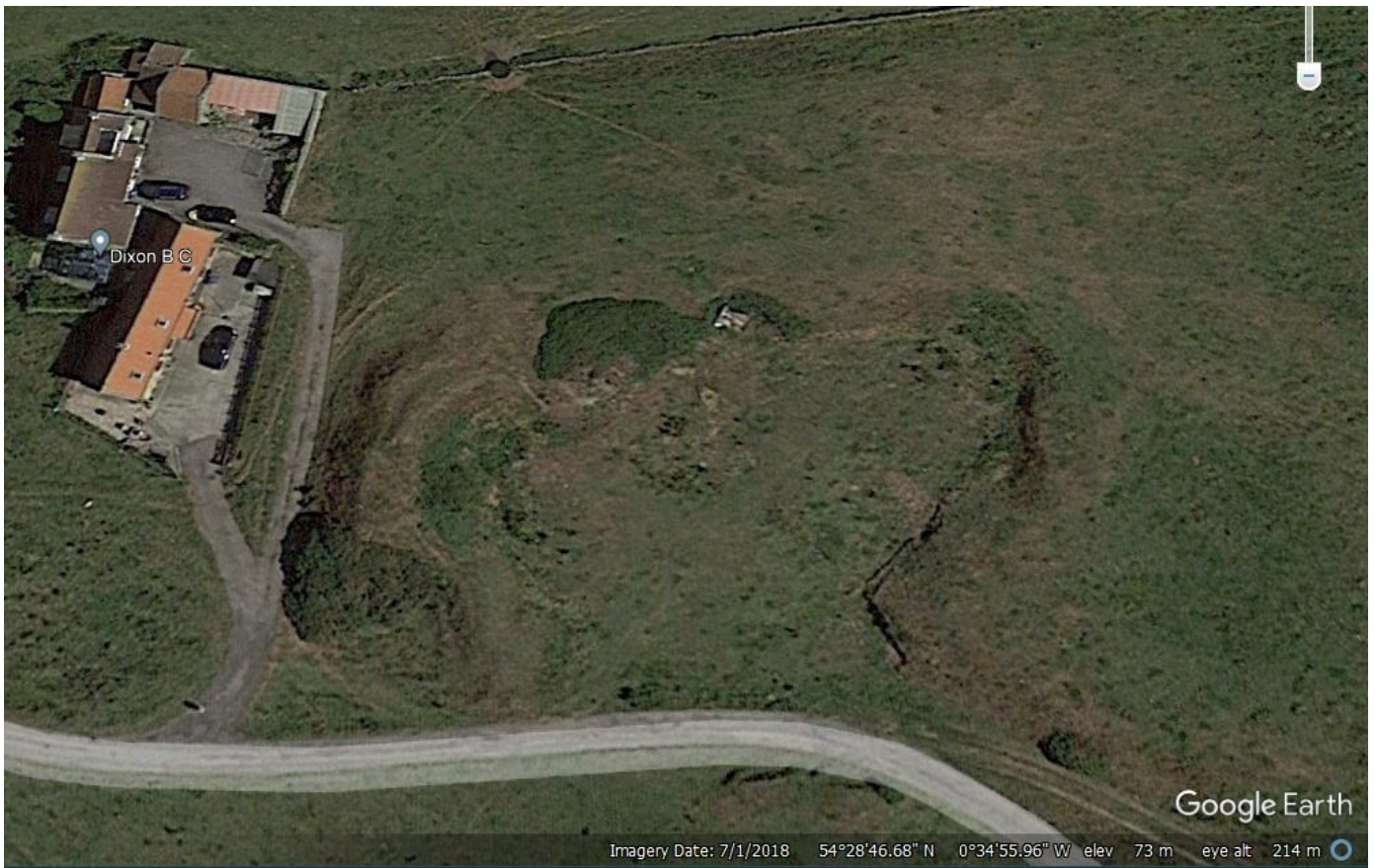
1. The land we purchased in Nov 2018 is shown in red and our adjoining house (Haggitt Howe) and garden shown in green



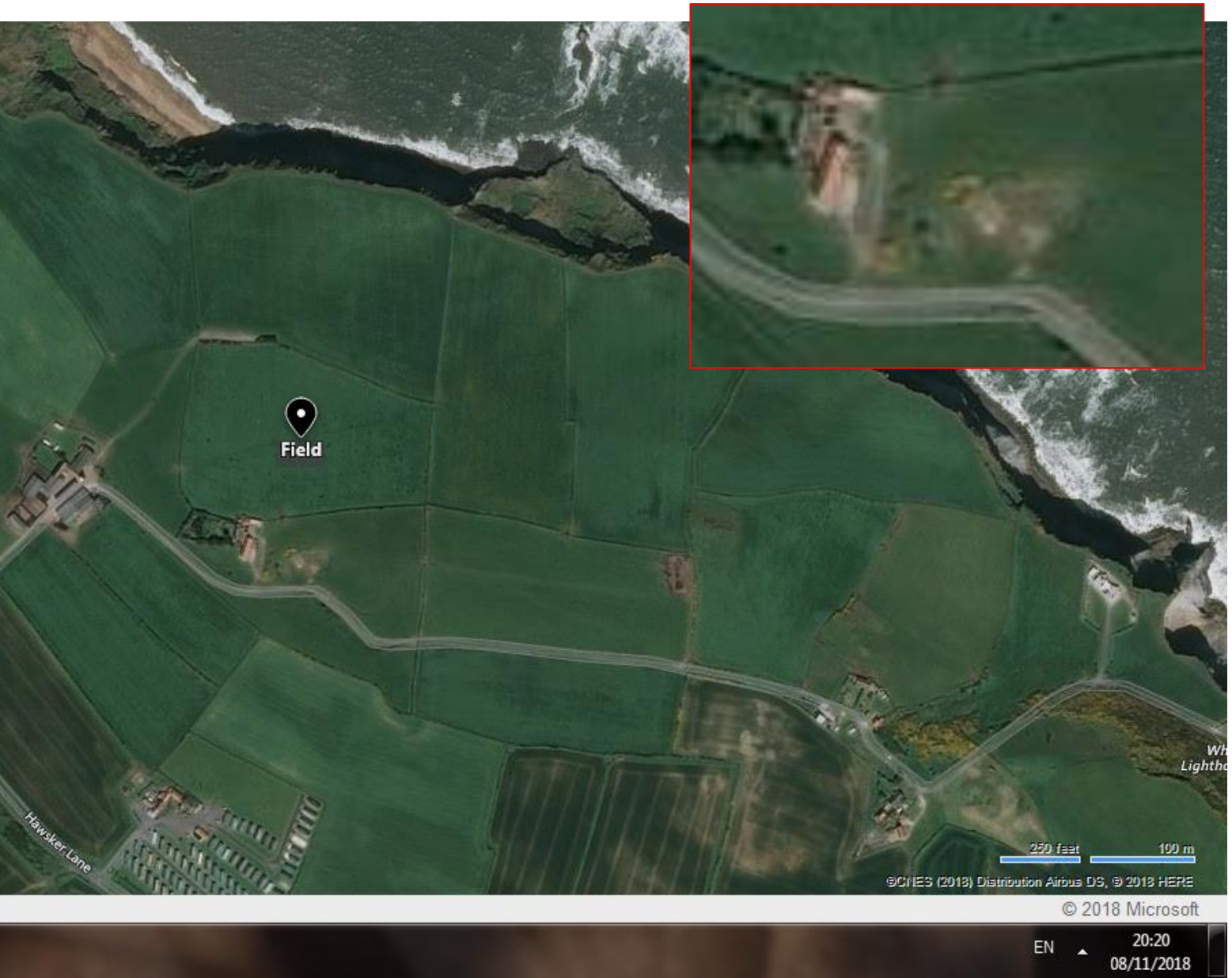
2. Google Earth image of 17-6-2017 showing no caravans, pitches, fences or a gate, but rather an agricultural field with cows grazing.



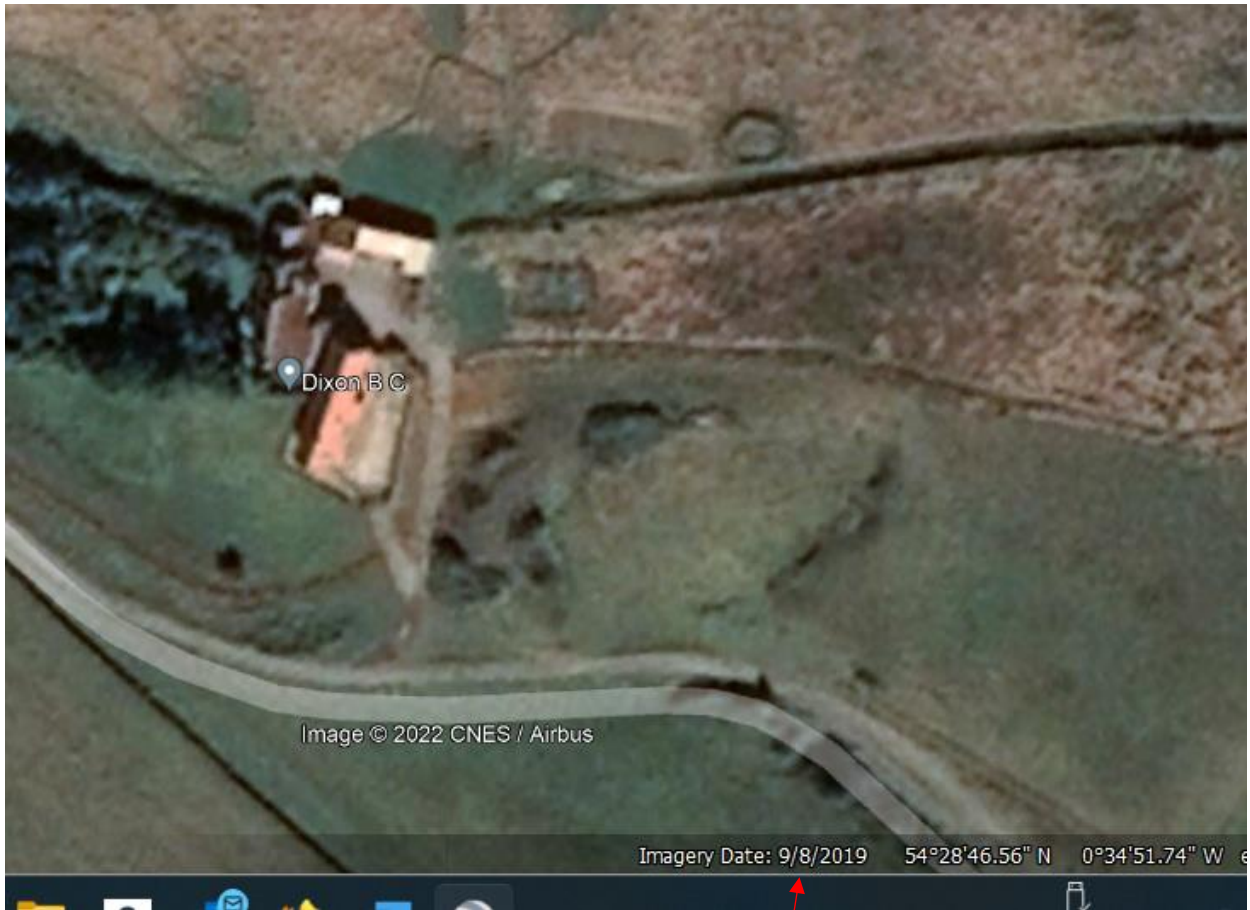
3. Google Earth image of 1st July 2018 showing no caravans, no evidence of pitches, fence or gate.



- 4. CNES Imagery of 2018 which we screengrabbed in November 2018 when corresponding over our potential purchase - showing no caravans. [plus zoomed image]



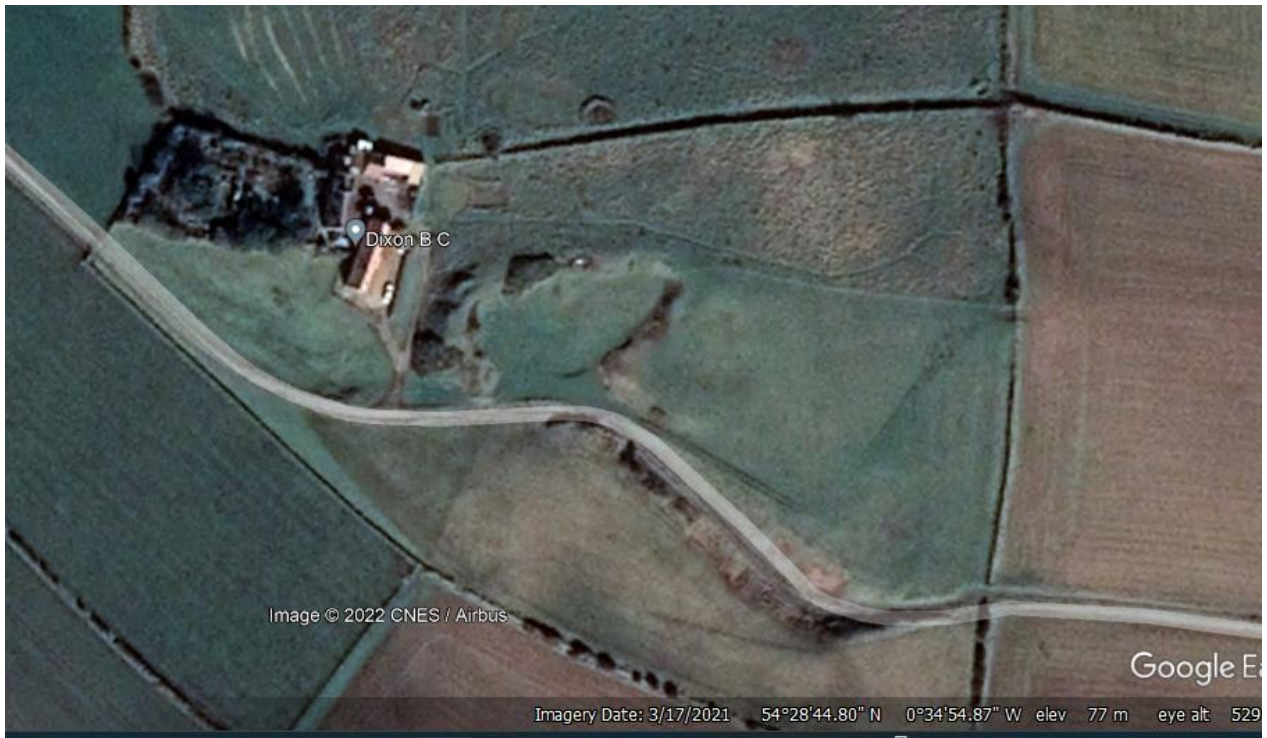
5. Google Earth (CNES) image of 8th September 2019 showing no caravans or pitches.



6. Photos from 8 January 2021 [between 15:37-15:41] showing flooded site with no caravans. Also showing close proximity of the site to our house (with the 3 chimneys).



7. Google Earth (CNES) image of 17th March 2021 showing no caravans or pitches.



8. Photos taken on 9-12-22 showing no caravans or pitches.

