

From: Paul Beamer
Sent: Friday, April 19, 2024 3:03 PM
To: Hilary Saunders
Subject: RE: 24 0124 Newton Haye Lousy Hill Lane Littlbeck

Good Afternoon Hilary,

I hope all is well your end...?

As there are some key dates lingering, I believe it would be prudent to update you on progress our end and add some notes to comments by others/third parties.

As such please see below for your review/information:

Ongoing Surveys/Reports:

- The Lighting Impact Assessment is due back to ourselves on Monday 22nd April, assuming the surveyor completes as advised this should be with you the same day.

Feedback on comments by others:

I respect the opinions and observations brought forward by others and wish for the scheme to pose little/no impact on the surroundings (be it persons and/or wildlife). I have added some brief comments below as/where necessary to further this theory in the attached document.

Kindest Regards
Paul Beamer
Managing Director

w: www.dualmech.com



Dualmech Ltd, Newton Haye, Sneaton, YO22 5JD

Newton Haye – Installation of 3no chalets

Planning App ref: NYM/2024/0124

Review of comments/observations:

Third party comments – Black Italic

Newton Haye/ Mr & Mrs Beamer feedback – Red Bold

Observations made by:

Mr Pete Mitchell of 22 Orford Avenue, Radcliffe-on-Trent, NOTTINGHAM,

NOTTINGHAM, United Kingdom, NG12 2DD

Further copied by Mr Stephen Mitchell of Newton Croft / "The Shack", Falling Foss, Sneaton, YO22 5JD

- *Newton Croft is a directly adjoining property, but receives no mention in the Supporting Information, despite lying immediately south east of the main residential property and we are bordered on 3 sides by Newton Haye. The field the pods are proposed to be built is immediately in front of our property and across which is our view of the valley and up to the heather Goathland moor and the A169.*
- *Our direct concerns, as Newton Croft borders Newton Haye, and the site is in our line of view to and across the valley (ie concerns of overlooking, privacy and tranquillity)*
- **Please see below images taken from the boundary of 'Newton Croft' the proposed site can not and would not be seen from Newton Croft due to the topography of the land. Pictures taken 19/04/24.**





2) Limitation on resources and infrastructure: Concerns shared by the local community. There are serious concerns about the capacity of the spring (which we all depend upon for water), as well as other infrastructure, eg communications, road access and sewage.

I respect their concerns, which with the limited knowledge of Newton Hayes infrastructure would seem reasonable, however they are factually incorrect/unjust.

Communications:

Newton Haye does not operate nor have use for a direct phone line. Newton Haye utilises a Starlink satellite communication system, providing off grid high speed broadband. Further development of this system would not interrupt the surrounding comms network whatsoever.

Water:

The water network in the area is spring fed from Newton House Farm. Newton Haye currently stores 400L of water to physically provide a break tank and separate itself from the network. This is then pumped back out to the outlets on site at Circa 5.5 Bar, in the intermediate there is a water softener and UV filter. Newton Haye has not run out of water during our time of occupation with this system.

We intend to increase the stored capacity onsite by a further 400L to accommodate the cabins/additional usage.

However, we are more than happy to introduce a new bore hole within the grounds of Newton Haye to entirely remove ourselves from the surrounding network. After all this would provide greater opportunity to monitor the incoming supply and associated quality. We are happy for this to become a planning condition.

Drainage:

The existing septic tank is oversized (as per previous survey/Non Mains Drain form) and has capacity for additional input/load.

We contest the claim that the development will generate 2.5 Full Time Equivalent jobs. The proposed 3 small pods would only require cleaning after each stay and some maintenance and gardening per year. Even at full capacity we estimate this not more than 0.2 FTE required (workers who likely travel from outside the park, contributing to traffic and pollution).

To operate higher end accommodation the finer details require to always be kept in check. Please see below requirements and note the majority will be locally placed/procured.

- **Initial Construction**
- **Tree Care**
- **Electrical Safety Certificates**
- **General maintenance and repairs to interiors**
- **General maintenance and repairs to exteriors**
- **Window Cleaning**
- **External Cladding/Façade Cleaning**
- **Garden/Ground Maintenance**
- **Changeovers and Internal Cleaning**
- **Bookings & communications**
- **Social media**
- **Web design**

The Supporting Documentation highlights “a distinct lack of accessible accommodation within the local area.” We contest this as there are a plethora of cottages, B&B’s and campsites in the surrounding area, even on Foss Lane itself there are a number of pods and a campsite (owned and managed by Newton Farm, I Forster).

Furthermore, the National Park border is less than 5 minutes by car, beyond which is not protected to the same degree, so there is plenty of scope for development just outside of the park. Just 5 minutes further is Whitby, which possesses a glut of existing accommodation and well developed tourist amenities. We believe there is insufficient justification for this development given the objectives of the National Park Local Plan and the proximity of the site to plentiful accommodation outside the Park (as well adequate existing tourist accommodation in the park).

This has been misinterpreted by Mr Mitchell. We are proposing to make at least 1 no cabin as close to DOC M compliant as possible c/w disabled parking bay. This will achieve criteria for ‘ambulant’ needs at a minimum. There is very little in the way of accessible accommodation in the area and additional accessible accommodation should be promoted by NYMNP. Noting Newton Croft is already let out by Mr Mitchell to paying guests, this statement seems somewhat hypocritical.

We have strong concerns about Overlooking and Privacy, as the pods will be visible from both our property and from the other side of the valley – right up to and including the A169. (this means the development would be contra to Objective #5 of the National Park Local Plan, which is to “Safeguard and improve the sense of tranquillity and remoteness).

As above, the site will not be visible to Mr Mitchell/Newton Croft. The aim of the cabins/pods being within the tree canopy and utilising similar colours and textures to mimic the surroundings is to ensure there is little/no impact to others and the surroundings. It is very unlikely you would be able to see the pods from the A169, for example you can only just make out the coastliner bus on the A169 from here.

We have serious concerns about the impact on the natural spring water supply (which all surrounding properties use). Our property, Newton Croft, receives water from the spring from the highest outlet in the collection tank, and we have lost our running water supply on many occasions in recent years, and with ever increasing frequency. During the 2022 drought we were without water for much of the summer (had to rig up a temporary feed, kindly from a neighbour).

We had no running water on 4 occasions during 2023, even once during the record wet autumn 2023.

- *We and guests have had to pack up and leave on several occasions.*

- The spring originally fed only the farm, Newton House (the Grade II listed stately home) and Newton Croft, while in recent times the properties around the farmyard have all been redeveloped, adding another 4 or 5 properties dependant on the spring, in addition to the Pods already built higher up on Foss Lane. We believe the spring has already reached capacity and beyond.

- Newton House, while in need of repair now, is at some point likely to be restored and could then be put to all manner of uses (including as a children's visitor centre as before) – most using much more water usage than its current residents.

We have not objected to previous developments, however we have now reached a point where we believe the locale has already been overdeveloped, to the point where the existing water supply infrastructure cannot meet the demand, and especially with the impact of climate change ever greater.

- Telecommunications have also been impacted. The mobile broadband connection, which used to perform acceptably, has reduced in speed by about half during the past two years. Additional people and development will increase the demands on the networks further, to a point where the speed could simply become unviable. Noting the fixed phone lines have never been good enough at any time.

We also have concerns that the sewage system, which is also off-grid, could be over-loaded and compromised which could result in contamination of the land.

Please see above/previous comment regarding water supply, communications and drainage. Also noting we were the 'kind neighbour' that connected them a temporary supply to our tanked/pumped supply.

Foss Lane, the access road is already congested, with too much traffic using the small country lane, emitting noise, and pollution.

Outside of bank holiday weekends with favourable weather (rare) Foss Lane is typically very quiet. During these peak events Mr Forster (local farmer) opens up his field for overflow parking for a small charge. Outside of these events, the lane is frequented by the few residents and visitors to the forest for dog walking etc. Visitors are typically parked up for a number of hours, rather than toing and froing. An additional 3no vehicles staying for long durations will not impact this, especially as they are likely to be arriving/departing outside of typical usage hours by others.

In addition there are frogs and toads, deer, badgers, woodpeckers, owls and many other species seen and heard very frequently in and around Newton Hays. Even cutting the dead trees down will remove a certain amount of habitat of funghi, invertebrates, birds, bats, owls, woodpeckers, etc. There are 29 category A trees and 12 category B on the development site.

Correct, the local wildlife is both diverse and beautiful, to be enjoyed by all. All requested surveys by NYMNP have been carried out to ensure we are limiting the impact on the local environment as much as possible. Ultimately we are not looking to over develop the land (hence the application for 3no pods not 10+) and destroy local habitats. We are willing to work with the NYMNP and have already previously requested advice for preferred species within the additional proposed planting etc.

Sadly the trees which have died were destroyed by previous owners allowing horses to chew at the bark. Regardless of planning outcome these will be felled as they pose a health and safety issue to both ourselves and our children. We are susceptible to high winds and we can not afford for any large branches or the trees themselves to cause injury and/or further harm.

Observations made by:

Mrs Sarah Walker - The Coach House/Newton House

1. The planning application states that the cabins for holiday letting will be connected to the existing water supply, which is spring fed. I am worried that the capacity of the spring could be compromised by further development. It is already serving four or five permanent residential properties, Newton House Farm, a number of holiday lets and the recently developed Newton House campsite. In the summer of 2022, following a prolonged dry spell, there were occasions where the water supply to both Newton House and the Coach House temporarily ran dry – something which has never happened before in the 38 years that my family has lived here.

As above we have mitigated this and/or can add install and a bore hole for Newton Hays.

2. Due to the gradient of the land, I am concerned that the headlights of cars arriving after dark will shine directly into the upstairs windows of Newton House impacting on the quality of life and privacy of those living there. The planning application states that visitors will be reminded to dip their headlights, but this will be impossible to enforce.

Whilst we have already considered this as Mrs Walker mentions we will advise of dipped beams. There perhaps could be further measures we could take to ensure this won't effect her/residents of Newton House. There is already foliage and trees on the boundary, however this could be increased to provide a denser barrier, mitigating the issue.

3. The proposed location for bin storage is directly next to the entrance to both Newton House and The Coach House.

The bin store is within the boundary wall and would unlikely be visible to others. If a preferred/more suitable area is proposed we would happily take advice.

Regards

Paul Beamer

Newton Haye

Sneaton

YO22 5JD