

Mr M Hill  
Head of Development Management  
North Yorkshire Moors National Park Authority  
The Old Vicarage  
Bondgate  
Helmsley  
York  
YO62 5BP.

Your ref: NYM/2014/0819/FL



Dear Mr Hill

**Re: Application in respect of change of use of land to form 2 no. Grass runways, construction of storage building and pilot restroom building(revised scheme to NYM/2013/0435/FL) at South Moor Farm, Langdale End, Scarborough Grid Reference 490606 490285**

We write on behalf of the Bickley Residents Association (BRA) members of which will have submitted individual objections to the above application but in this collective objection we try to convey the strength of feeling this revised application has aroused. We offer below some of the reasons we believe this application does not comply with the **North York Moors National Park Authority Local Development Framework: Core Strategy and Development Policies, Adopted 13<sup>th</sup> November 2008.**

We particularly note in the **Guidance to reading and using the above document** that at

**1:12 'Every relevant criterion in a policy will need to be met in order to comply with the policy'**

and it is the clear view of members of BRA that this application does not do that.

**2.9** In the section on the **Spatial Portrait of the North York Moors** indicates:

'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 and that 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...'



While the application may be seen as an attempt to diversify and contribute to the B & B business on that farm it cannot claim to add anything to the nature of the habitat or halt or reverse any decline, it will most definitely lead to a loss of habitat and landscape features such as the demolishing of part of a drystone wall to accommodate the airstrip.

Furthermore in the very next point **2.10 the Spatial Portrait** recognises that

' Tourism is largely based upon the natural attractions of the area, including scenic views.....visitors can make use of 1400 miles of Public Rights of Way for walking, cycling or horse riding.'

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29 JAN 2015

### In 3: Influences on the Spatial Strategy

**3.3.** This application can be of no social and economic benefit to the local community, indeed there can only be adverse effect.

In **3.9** the document recommends restraint in the approach to planning .....in very small settlements and the wider countryside.

**3.12** Examines the National Park's Plan and states:

**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



**Chapter 3** also identifies the special qualities of the North York Moors, among which are:

A rich and diverse countryside for recreation

- An extensive network of public paths and tracks

Strong feeling of remoteness

- A place for spiritual refreshment

Tranquillity

- Dark skies at night and clear unpolluted air



Bickley Residents Association asserts that these qualities exist, enrich and characterise the nature of the area that will be seriously and adversely affected by the proposed development of an unregulated airstrip.

**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.

The Residents Association feel strongly that it will be impossible to manage the development of an airstrip in such a way as NOT to undermine the peace and tranquillity, landscape and natural habitat and feel that this location is entirely inappropriate.

#### **4. Spatial Vision and Objectives**

##### **Protecting, Enhancing and Managing the Natural Environment**

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.

We uphold and wish to contribute to this important objective, we have chosen to live and work in this area and devote time and energy to this objective. Our strong objection to the application is part of our wish to safeguard and enhance the 2026 vision.



## CORE POLICY A. Delivering National Park Purposes and Sustainable Development

**Core Policy A: 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.

This principle is reiterated in the Report of Inspector Cliff Hughes BA Hons DipTP MRTPI on the Authority's Core Development Plan in which he writes:

*'3.5 In the National Park, the purposes of National Parks are particularly important. Assessment of the effects of a development on the natural beauty, wildlife and cultural heritage has greater prominence in the Park than in other types of local planning authority. It is also the case that a very limited amount of development is likely.'*

**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.

**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."*

It is clear that the application conflicts with NYMPA Core Policy A1 and Section 62 of the 1995 Environment Act and the group requests that NYMPA rejects the application on these grounds.

As further argument we offer the following areas where the application conflicts with, or fails to meet every criterion.

**Core Policy A:2** Providing for development in locations and of a scale which will support the character and function of individual settlements.

The area that will be affected by this development is not designated as a 'Service Centre', a 'Service Village' or even one of the 'Other Villages' as defined by the Authority. It is known and acknowledged as a remote area of outstanding beauty, peace and tranquillity and, as such should be protected from a development of this sort.



**Core Policy A:3** Maintaining and enhancing the natural environment and conditions for biodiversity and geodiversity.

The application can only be said to go clearly against the aims of this Core Policy.

### **CORE POLICY C. Natural Environment, Biodiversity and Geodiversity**

**Core Policy C: 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.

It was recognised in objections to the original application, and remains so for this application too that this area is home to many species of birds, indigenous and migratory and mammals, some protected and others not.. In addition to Badger, Fox, Muntjac, Otter and Deer, there are Nightjars, Owls, Goshawk, Buzzard as well as a multitude of more common birds and is on the migratory path of many others such as Turtledoves, Waxwings Fieldfare, Redwing and Geese.

#### **Core Policy H:**

#### **Development Policy 1 Environmental Protection**

**1.1.** It will not generate unacceptable levels of noise, vibration, activity or light pollution

It is strongly felt that the previous noise report was not impartial and restricted sound levels to a very small part of the area affected by such an application. It is the urgent request of the group that another, independent noise report is undertaken, commissioned by the NYMPA and carried out in an impartial way. Evidence has been reported in members own objections to the authority about the large variance noise nuisance created over differing topography, by different aircraft and we request that the topography of the 'Bickley Bowl' is included in any monitoring of noise and nuisance likely to be caused at the sensitive receptors.

NYMPA  
29 JAN 2015



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29 JAN 2015

### Development Policy 14: **Tourism and Recreation**

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.

It is evident from the amount of local protest, the views of interest groups and the firm view of BRA members that this application will both detract from the experience of visitors and will irreparably affect the quality of life of local residents. On this conflict point alone we expect the NYMPA to reject the application

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.

As has been shown, while we understand the need of one individual to supplement his farming and Bed & Breakfast income, the application attempts this in a way which will cause irreparable harm to the local and wider environment, to the special flora and fauna of the area, will negatively affect the quieter pastimes of walkers, riders and cyclists thus putting at risk loss of existing tourism and recreational facilities, and bring no benefit at all in terms of employment and income to the wider rural economy.

As was recognised before by those objecting to the first application and by the dedicated Planning Committee Members who discussed that application fairly and fully before rejecting it by 100%, Bickley, Langdale End, Broxa, Crosscliffe, Darncombe and Deepdale are very special areas in need of protection to ensure the peace and tranquillity, wilderness, beautiful flora and fauna and dark skies will remain unspoiled and will continue to contribute enormously to the 2026 Vision and beyond. In considering this application the Planning Department must believe in their capacity to do this, not only for current residents, supporters and interest groups but for the pleasure, inspiration and spiritual well being of generations to come for whom we must safeguard this special part of the North York Moors National Park.

Yours sincerely

Brian Turner & Joan Roberts  
1 Bickley Cottages  
Langdale End  
Scarborough.  
YO13 0LL.



For and on behalf of the Bickley Residents Association Members, other residents and supporters named below.

53 objectors in total.

NAME	SIGNATURE	HOME ADDRESS (including postcode)
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R. E. J. HOWES  
M B E

DARNCOMBE FARM  
LANGDALE END  
SCARBOROUGH. YO13 0LH.

MARGREN HOWES

DARNCOMBE FARM  
LANGDALE END  
SCARBOROUGH YO13 0LH

Eileen WYATT

2 DARNCOMBE  
LANGDALE END  
YO13 0LJ.

A. D. WEDDELL

7 DARNCOMBE BUNGALOWS.  
LANGDALE END.

P. J. WEDDELL

B. J. CARTER

4 Darncombe Bungalows  
Deepdale East.  
Bickley. Langdale End.

L. KEETON

L & A McCONE

WEST LANGDALE END  
Deepdale Farm, Langdale end  
YO13 0LH  
Deepdale Farm Bickley  
YO13 0LJ

A. Wyatt

C Bignell

B RICHARDSON

4 DARNCOMBE YO13 0LJ

JOHN SWIGERS

JANE SWIGERS

BROXA FARM, BROXA, SCARBOROUGH  
YO13 0BP

D Dickman

Bungalow Broxa YO13 0BP

PAULINE POPELY

2 RED BRIAR COTTAGES, BROXA "

Ian Popely

" " " "

B. JONES.

Bickley Road FARM. Bickley LANGDALE  
SCARBOROUGH YO13 0LH.

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For and on behalf of the Bickley Residents Association Members, other residents and supporters named below.

NAME	SIGNATURE	HOME ADDRESS (including postcode)
Joan Roberts		1 Bickley Cottages, Langdale End Scarborough, YO13 0LL
BRIAN TURNER		1 Bickley Cottages Langdale end Scarborough YO13 0LL
Rob Heap		2 Bickley Cottages Langdale End Scarborough YO13 0LL
Judy Singleton		2 Bickley Cottages Langdale End Scarborough N. Yorks YO13 0LL
RUTH P. PENNY		White Gables North Avenue Scarborough YO12 5JR
Carol Barned		138 Scholes Park Road Scarborough YO12 6RA



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For and on behalf of the Bickley Residents Association Members, other residents and supporters named below.

NAME	SIGNATURE	HOME ADDRESS (including postcode)
MRS. JAYNE FOUNTAIN		School Farm, Crosscliffe, Scarborough. YO13 0LN.
JEAN JAHUSOO		Painter Cottage Broxa Hackness Scarborough,
MARGARET HORTON,		HILL RISE BROXA SCARBOROUGH N. YORKS. YO13 0BP.
JEAN FERGUSON		20 WEST PARK AVENUE NEWBY SCARBOROUGH YO12 6HH.
Isabel Haskey		4 A EAST PARK RD SCALBY YO13 0PZ.
MICHAEL RANGECROFT		8 WOODLAND PARKING SCARBOROUGH YO16 7TA.
Pamela Kinner.		8. Fieldstead Crescent Newby Scarborough, 7 YO12 6TH

See over 1

(9)



£ DAVISON

35 GREENSTEAD ROAD  
NEWBY  
SCAR BOROUGH YO12 6HN

Margaret Dobson  
Tara Cottage  
37 Linden Rd  
Newby  
YO12 5SH



For and on behalf of the Bickley Residents Association Members, other residents and supporters named below.

NAME	SIGNATURE	HOME ADDRESS (including postcode)
LES & RUTH MARFITT		HOWDEN FARM YO13 0BN
Tracey Hopkinson		REDHOUSE FARM YO13 0LN.
GLYNIS LUDKIN		SPRING FARM YO13 0LL
K. V. HUDKIN		SPRING FARM YO13 0LL
GRAHAM DIXON		BICKLEY HEIGHTS YO13 0LL
JULIE DIXON		BICKLEY HEIGHTS YO13 0LL

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For and on behalf of the Bickley Residents Association Members, other residents and supporters named below.

NAME	SIGNATURE	HOME ADDRESS (including postcode)
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PAT APPS

19 Linden Rd. Scarborough YO12 5SN

Margaret Ward

22 Red Scar Drive, Scarborough YO12 5RS

Jane Payne

Flat 3

Director of  
Friends of Bally  
Forest or Park  
resident.

9, Stuford Rs. Scarborough  
YO11 2SH.

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For and on behalf of the Bickley Residents Association Members, other residents and supporters named below.

NAME	SIGNATURE	HOME ADDRESS (including postcode)
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Paul Robins  
8 Dorking Road, Chilworth  
Guildford, Surrey GU4 8NR

Regular visitor to the area where we have relatives.

Suzanne Mehmet, The Old Post Office, 18 Main Street, Ganton, YO124NR, Scarborough.

Yes please add us on



Michael and Susan Kay  
Cadenza House  
Back Lane  
Barmby Moor  
York YO42 4EW  
Regular visitors to the area and keen walkers and cyclists

William Farey & Margaret Farey  
Fox Winn, Bickley,  
Scarborough

B. H. Greenacre	SIGNATURE	33, High St, Airmyn, East Yorkshire DN14 8LF

ANNE LEWIS                      20 LEEDS ROAD, SELBY N YORKS YO8 4HX

IAN LEWIS                        20 LEEDS ROAD, SELBY N YORKS YO8 4HX

Regular visitors to Dalby Forest, runners, walkers, cyclists and orienteers

Tim and Kate Turner  
14 Holland Ave  
Crowle  
Scunthorpe  
North Lincs  
DN17 4BD  
Regular visitors to Dalby Forest and to relatives at Bickley

(11)