



10<sup>th</sup> February 2018

Ref: 17/01455/FUL – as amended and notified by RDC on 23<sup>rd</sup> January 2018

Dear Sir/Madam,

In continuance of my objection to the above planning application (my letter of 6<sup>th</sup> January 2018), I have read and considered the comments of Carter Jonas, agents for Mrs Lawson and other correspondence relating to the application. I outline below my further reasons for asking you to reject the several, diverse proposals which do not seem to be compatible with each other, but have significant disbenefits to the land and hamlet of Keldholme.

Deepdale Farm is described thus: *"Change of use of farmstead to form part livery stables, part holiday accommodation and part wedding venue, to include erection ..."*

Does this mean that the tenanted farm would become a tri-partite business, with no farming component?

I believe that the local rural economy needs agriculture to continue. The fields surrounding the Deepdale farmstead (some rented by Mrs Lawson, some owned/ tenanted by others), are laid to mixed farming with arable crops, sheep pasture and grazing for horses. This valuable land provides habitat for a rich and diverse wildlife. Already vehicular traffic has begun to use the south western side of one of the recently ploughed fields. The traffic is passing alongside two hedges (one clipped, the next one free growing). Adjacent to the clipped hedge and bounded by two further hedges and a fence, is a field usually grazed by sheep and lambs. The traffic appears to be heading in the direction of an exit at Bogg Hall Farm, although such a track/roadway/exit has not appeared on any of the planning documents. The sheep and their lambs are mostly found across three fields. The lower field, bordered by the (much commented on) unsuitable farm track adjacent to our property and serving Deepdale Farm, contains three mature oak trees which form part of the hedge to the farm track. The wildlife relies on this habitat, from the thirty-four (and counting) red-legged partridge who nest in the hedgerows and feed where the sheep have grazed, to the bees whose honey is found in farm shops and the birds who spread seeds across the fields to enrich the meadow grass. Once this land use has gone, it has gone. A car park may be described as temporary, but it degrades the land and has consequences for the wildlife.

The first planning application described "a working farm with equine interests". There is now a completely new definition of Deepdale Farm (as 23<sup>rd</sup> January 2018). I am struggling to see the necessity for barns and some accommodation, which may or may not be or have been in the recent past used for housing temporary/migrant labour. It seems very clear that all the agricultural buildings, large barns to the lay person, would be used for wedding venue, holiday and entertainment purposes with hay for the livery business being stored in the new Dutch barn which was also built without planning permission. All this belies belief in support for the rural economy of Ryedale District. Is the hay to be kept in the new Dutch

barn to be bought in, with transport needed? Was the hay previously harvested on the working farm?

I can see that a livery stable needs a tack room and some W.C./shower provision for staff and riders (17/00379/FUL approved in Autumn 2017, and to which my husband and I did not object). However, there is already a further application submitted to extend such facilities (18/00023).

Kirkbymoorside is a small market town which continues to provide for families and villagers living and working in a rural environment and it caters for visitors who enjoy its environment for their holidays. Booking a quiet camping or working farm holiday, or even a riding holiday, is a destination choice which has been a viable part of the rural tourism economy. Would such families or individuals necessarily expect to have chosen to share their country life experience with a wedding party? The more diverse and speculative proposals that are being put forward, rather than clarifying the "*hosting of the occasional wedding*" of the earlier application, would have a considerably wider impact on Keldholme. Kirkbymoorside itself is struggling with the balance between infrastructure, housing and maintaining the quality of life for those who choose to live there. Looking towards the future, discrete small market towns such as Kirkbymoorside and hamlets such as Keldholme are precious in the lifestyle choices they permit. Allowing this considerable development at Deepdale Farm would be to the detriment of an existing harmonious, quiet, rural environment, both for humans and for wildlife. Please continue to protect these communities and the outlying farming community from short-term erosion, with long-term consequences.

Regarding the comment from Carter Jonas that I must have been mistaken about hearing and seeing fireworks coming from Deepdale Farm, after dark on 12<sup>th</sup> August. I understand that Carter Jonas is a professional and experienced organisation, but my husband and I were there, and I presume that they were not. As such, our original observation stands.

Yours sincerely

