

Searle

Town & Country Planning

BY EMAIL

Lesley Little

Democratic Services

Northumberland County Council

Ref: NN/180221/21 & NN/180221/21

Dear Lesley,

Please find enclosed Written Statements in objection on behalf of Dene House Farm and Embleton Steads, both of Longframlington, to be heard at the Local Area Council Meeting tomorrow in relation to the agenda item below.

North Local Area Planning Committee

18th February 2021

Application No: 20/02082/VARYCO

Agenda Item: 5

Regards,

Ros Kain MRTPI

Town Planning & Heritage Consultant

OBJECTION FROM DENE HOUSE FARM

What is proposed would bring about the change of use from a farm to an Airfield. In 2010 the Local Planning Authority approved a mixed-use at the farm to allow ancillary private microlight use only. These private flying movements, from one grassed microlight airstrip, were controlled to a maximum of 1,800 to protect the residential amenity of those living nearby. The original permission was heavily restricted with six conditions protecting residential amenity. What is proposed would remove and dumb down all these conditions.

The variations propose 150 flying days, 50 flying movements in a 24- hour period and 4 air rallies (200 movements each). A maximum of 8,300 movements. The increase from 1,800 flying movement in 2010 to 8,300 is a significant intensification. We continue to maintain that full detailed planning permission is required to assess fully the resulting environmental and amenity impacts.

An Airfield with this level of use, requires screening under the Town and Country Planning (Environmental Impact Assessment) Regulations. Paragraph 9.47 of the Report does not address the lack of EIA screening.

The Report does not cover the 'agent of change' principle, set out in Paragraph 182 of the NPPF. It does not assess the impact on the existing businesses who are direct neighbours. The 'agent of change' principle places the responsibility for noise management measures on the applicant to ensure new development can be integrated effectively with existing businesses.

The Report does not fully assess the noise impacts of the proposal against 2019 Planning Policy Guidance. This includes advice on how noise from aviation activities can be mitigated. It encourages Local Authorities and aviation operators to work together and develop mitigation measures proportionate to the scale of the impact.

No mitigation strategy has been put forward. The proposed conditions recommended in the Report would monitor impact, not mitigate against it. Furthermore, the Noise Impact Assessment does not adequately assess the sporadic and unpredictable nature of the noise from microlight flying or fixed wing flying.

The proposed variations will fundamentally change the quantum and nature of flying from the site directly impacting on our business. The reality is that the noise generated from the aircraft would adversely affect and even impede significant parts of Dene House Farm Leisure business, in particular outdoor Mindfulness, Pilates classes, workshops and the range of health and wellness service we offer. The 150 flying days will take place in fine weather which conflicts with our outdoor work. Dene House Farm is committed to providing health and well-being support to its local population, alongside employment opportunities to several self-employed persons. There has never been a greater need for both aspects to be supported. The unpredictable flying movements to be expected from the flying school are a particular concern to us.

OBJECTION FROM EMBLETON STEADS

Athey's Moor is located on the edge of Longframlington village. It is tranquil other than the disturbance taking place with existing flights and overhead flying manoeuvres. Paragraph 2.3 of the Report does not accurately describe the context of the application site. Embleton Steads, is a sheep farm to the west, and Newmoor Hall Farm, a mixed sheep, cattle and arable farm, to the north east.

The unpredictable nature of noise impacts severely on the residential amenity of both farms. Both farming families are regularly disturbed by overhead flights. These flights have the potential to disturb cattle. In 2011 this resulted in a dangerous stampede in a barn at Newmoor Hall farm caused by a direct overhead flight. Intensification would adversely affect both farms. The National Farming Union have objected due to the limitations that would be placed on both farms. Farm diversification and the ability to meet animal welfare needs as part of their business plans would be restricted.

The east to west airstrip is regularly in use. There is dangerous due to the overhead electric lines on this flightpath running parallel to the C106.

Both farms have established networks of public rights of way. Any disturbance to the cattle livestock, could result in a member of the public using the PROW being injured. A PROW also crosses Athey's Moor which conflicts with the proposed intensification of flights.

The existing noise exposure experienced are above the 'significant observed adverse effect' level defined in the 2019 PPG. Existing flying noise has brought about a material change in living patterns. Windows are kept closed and the enjoyment of attached outside space to the farms is denied whenever flying activities are taking place.