



YORKSHIRE DALES
National Park Authority

Annual Monitoring Report 2006-7



Embsay Tannery redevelopment April 2007

Yorkshire Dales Local Plan Yorkshire Dales Development Framework

December 2007

Abbreviations

AMR	Annual Monitoring Report (Measurement of the impact of planning policy)
DPD	Development Plan Document (A part of the Yorkshire Dales Development Framework that is subject to examination by a Planning Inspector)
LDF	Local Development Framework (the replacement for Local Plans and County Structure Plans)
LDS	Local development Scheme (the Authority's project plan for the YDDF)
MPS	Minerals Planning Statement (National Planning Policy for Minerals)
PPG/PPS	Planning Policy Guidance and Planning Policy Statements (National Planning Policy)
RSS	Regional Spatial Strategy (The regional plan for Yorkshire and the Humber)
SCI	Statement of Community Involvement (The Authority's strategy to engage the public in planning policy and planning applications)
SPD	Supplementary Planning Document (detailed policy guidance and explanation)
YDDF	Yorkshire Dales Development Framework (the LDF for the National Park)

Contents

Summary

1. Introduction
2. Local Development Scheme Progress
3. Monitoring Methodologies
4. General Planning Reporting
5. Local Plan Monitoring
6. Review of Changes to National and Regional Planning Policy

Appendix 1 – Yorkshire Dales Local Development Scheme – Original Version
(Nov 2005)

Appendix 2 – Yorkshire Dales Local Development Scheme – Revised Version
(Oct 2006)

Appendix 3 – Unused Local Plan Policies

Appendix 4 – Yorkshire Dales National Park Authority Best Value
Performance Indicators

Summary

This is the third Annual Monitoring Report (AMR) produced by the Yorkshire Dales National Park Authority. It reviews the implementation of planning policy between 1st April 2006 and the 31st March 2007.

It analyses how policies are being used and what effect they are having. Where applicable it provides information about a range of national and local indicators. It also provides a review of progress towards the new Local Development Framework and includes a commentary about emerging changes to national and regional planning policy.

It reports on a period that is transitory as the Authority moves from a local plan system to a local development framework system. This phase is likely to last at least five years. The statutory monitoring techniques are not well suited to the existing local plans. Difficulty is also being experienced in measuring policy performance every 12 months because of the modest number of applications that the Authority deals with. There is also a particular problem in setting meaningful indicators for important areas of policy such as design quality.

The effectiveness of monitoring will however improve as the Authority adjusts to it and as new sources of information become available.

In summary the main findings of this AMR are:

- The Local Plan 2006 and the Minerals and Waste Local Plan 1998 is still in general conformity with national and regional policy and remains relevant to the Authority's and other partners' objectives.
- Many issues in the park tend to be significant individually, rather than cumulatively.
- No specific planning targets have been added to the Authority's responsibilities by changes to national or regional policy during the monitoring period.
- The new PPS3 (housing) does not have any significant effects for policy in the park. The lack of a housing target in the Regional Spatial Strategy means that the Authority cannot identify a five year supply of general housing.
- No significant changes need to be made to the Authority's revised Local Development Scheme milestones which remain on target. The Housing and Minerals & Waste DPDs will continue to be the main area of planning policy review into the foreseeable future. Other changes to planning policy eg. tourism will have to await the production of a Core strategy after 2010.
- The majority of development proposals continue to be permitted in the park with only a few departures from policy and good defence of decisions at appeal. There appear to be no major omissions of policy at the present time. Adjustments to detailed housing policy such as local occupancy definitions or possible land allocations will be incorporated into the emerging housing development plan document.

1. Introduction

The planning system has recently undergone a major step change through the provisions of the 2004 Planning and Compulsory Purchase Act. This has fundamentally altered the way in which plans and policies are prepared, structured and reviewed. In short, the main changes are:

- An emphasis on 'spatial' planning as opposed to the former land use planning system. This will involve the planning system becoming more integrated with other plans and programmes to ensure coordination across policy sectors;
- Advancing the role of community involvement in the planning system with an emphasis on 'front loading' and involving the public at the earliest possible stage of the process of policy preparation;
- A move towards a more delivery based planning system to ensure that policy objectives are effectively monitored and adapted where they are not having the desired effects;
- A greater regard to the principles of sustainable development which is now seen as underpinning the whole system. Most plans and policies will now need to be subject to a new system of Sustainability Appraisal (SA) to ensure that they have fully taken account of these principles and do not compromise sustainable development objectives.

At the local level, the most noticeable difference will be seen in the replacement of the old Local Plans with Local Development Frameworks (LDFs). LDFs are a portfolio of different documents that make up the overall spatial plan for a particular area.

Annual Monitoring Reports

Annual Monitoring Reports (AMRs) are one of the documents forming part of the LDF. All local planning authorities are required to produce an AMR under the new regulations¹, incorporating the principles set out in government guidance².

In broad terms, AMRs are reflective of the growing emphasis upon effective delivery of planning policy objectives. The AMR allows planning authorities to review the progress they are making in preparing LDFs. They also allow the impact of policies to be measured and ensure that an assessment is made in terms of whether they are achieving their objectives, are in conformity with emerging regional and national guidance and are contributing to sustainable development. This in turn allows policy areas in need of amendment to be identified.

This is the third AMR the Authority has produced. The requirement for AMRs was enacted along with the new planning system under the 2004 Planning and Compulsory Purchase

¹ Section 35 Planning & Compulsory Purchase Act (2004)

² Planning Policy Statement 12: Local Development Frameworks (2004), paras 4.45-4.52; Local Development Framework Monitoring: A Good Practice Guide (2005).

Act and is therefore aimed at documents forming part of the LDF. The Authority are only in the early stages of producing policies under the new LDF system, none of which are at the stage where they can be monitored.

Policies contained within the current Local Plan are automatically saved for 3 years from the date of adoption (April 2006) and the Authority may apply to the Secretary of State to extend this period. The saved Local Plan policies will form part of the LDF until replaced.

The Authority is required to submit its AMR at the end of December. It covers the financial year 1st^t April 2006 to 31st March 2007. This lag can be problematical, since events move on. Consequently information after 31st March 2007 is included where it is deemed to be helpful. Notable examples are found in sections dealing with progress against the LDS and the review of policy development.

2. Local Development Scheme Implementation

The Authority submitted its first Local Development Scheme (LDS) to the Secretary of State for Communities and Local Government in November 2005 (Appendix 1). A revised LDS has subsequently been adopted outside of the period covered by this AMR (Appendix 2). Comments here refer to progress in relation to the first LDS. Details of the revised LDS can be found below.

The purpose of the LDS is to set out an agreed programme for the production of the Yorkshire Dales Development Framework (YDDF) – the Local Development Framework for the Yorkshire Dales National Park. The YDDF will eventually supersede the current Local Plan.

Unlike the Local Plan the YDDF will consist of a number of documents. These will cover a range of strategic and more detailed policy guidance as well as procedural documents setting out how the process will operate.

It is usual for many Local Planning Authorities to begin by producing a Core Strategy setting out the strategic vision for how their area will develop over the next 15 years, before proceeding to the more detailed Development Plan Documents (DPDs). However the Authority will not be producing a Core Strategy for the national park immediately because the Local Plan was only adopted recently.

Housing and Minerals & Waste DPDs

The YDDF will begin with two lower level DPDs, one dealing with Housing and the other with Minerals & Waste. Housing continues to be one of the most pressing issues in the National Park, while Minerals & Waste policies were last comprehensively reviewed in 1998. These have therefore been identified as the priority areas for immediate review.

The Housing DPD was to have been the subject of a period of evidence gathering for the initial Issues & Options stage up to August 2006, followed by a two month consultation period between October and November. It was envisaged that the remainder of the year would be spent preparing the Preferred Options stage for consultation starting in April 2007. The Minerals & Waste DPD was to undergo the Issues & Options stage during April & May 2006 with consultation on Preferred Options occurring from December to January.

There has been considerable slippage in both the Housing and Minerals & Waste DPD programmes. One of the major contributing factors is that the original Local Development Scheme was rather too ambitious. The extent of changes to the planning system was underestimated, and there continue to be significant developments. It was therefore difficult for officers to predict the timeframe for preparation of new documents which has led to the need for review. Discussions with the Government Office in light of the need to revise the LDS have revealed an expectancy of widespread slippage throughout planning authorities in the region as a result of the complexities of the new system.

Officer time was also used in making representations regarding the RSS, including reporting to Committee, submitting formal representations, and attending the Examination in Public during October 2006. The Issues and Options Paper for the Minerals & Waste

DPD was delayed to allow it to be issued and consulted upon alongside the Housing DPD, which was considered to be more efficient.

Statement of Community Involvement

The Statement of Community Involvement (SCI) is a procedural document that sets out how the Authority will involve the public, stakeholders and interest groups in the LDF and in the consideration of planning applications.

It was originally envisaged that the SCI would have been wholly completed by now. In fact it was only issued for consultation during September 2007. The Authority will now make revisions before submitting a second draft and then eventually a final version to the Secretary of State. Adoption is expected during 2009.

Supplementary Planning Documents

Supplementary Planning Documents (SPDs) set out detailed advice on particular planning themes and expand upon policies contained in Development Plan Documents or the saved local plan. At this stage the Authority is planning two SPDs, one dealing with the design of farm buildings and the other a general design guide.

The Farm Buildings Design Guide was adopted in May 2007. The general Design Guide did not feature in the original LDS, but has been incorporated into the revised version. The Authority is currently preparing a draft for consultation.

Revised LDS

In light of the failure to meet the milestones identified in the original LDS, a revised version was adopted in April 2007. This contains a modified programme that makes allowances for the slippage in preparing the documents above. It also includes a timetable for the new Design Guide SPD. To date, the Authority remains on course to meet the revised programme.

3. Monitoring Methodologies

Government guidance recommends that AMRs should be based on objectives, targets and indicators. This approach is recommended as a way of obtaining meaningful feedback about how policies are performing, thereby allowing revisions to be identified.

Objectives were identified alongside each of the individual policy sections within the Local Plan, and these have been included within Section 5 below.

The Local Plan did not identify any specific targets to accompany its policies, and it has not been considered appropriate to apply arbitrary targets retrospectively. As new policies are developed, consideration will be given to the suitability of applying targets.

Various types of indicator are used to inform monitoring:

Contextual Indicators

These provide an overall picture of the social, economic and environmental characteristics of the Park, presenting a backdrop against which to assess the impact of policy.

The contextual indicators have been drawn from existing sources, notably the National Park Management Plan 2006, State of the Park report 2005 and Best Value Performance Plans.

Output Indicators

Output indicators allow quantifiable measurement of policies and their impacts. They constitute three types:

Core output indicators

These are standardised indicators established by the government to give consistency of data collection throughout all planning authorities. They provide information for the Yorkshire and Humber Assembly as regional planning authority.

While there are clear benefits to a standard set of indicators, their rigidity can present difficulties. In some instances it has not been possible to collect information in which case, an explanation is provided. The most significant difficulty has been finding data for certain types of development. The Authority has accurate and up to date information on planning permissions but no up to date system to monitor completions. Whilst it receives some information from Building Control departments it is at best patchy with numerous gaps known to exist.

The importance of monitoring completions is nevertheless recognised, not least because of the lag between planning permission and construction. Also there are sometimes instances where permissions are never implemented so the number of houses actually built tends to be smaller than the number of permissions granted. Nonetheless the Authority has elected to report on this basis until new mechanisms for monitoring completions have been explored.

Local Indicators

Suitable local indicators are established by individual planning authorities. This gives the Authority flexibility in the monitoring process to collect and target locally useful information.

In this report local indicators are designed to provide information tailored to the objectives of the Local Plan policies. They are predominantly based on planning permissions because that is the most readily available information the authority has. These indicators tend to be more concerned with the application of policy rather than the outcome of policy. A commentary is provided about any trends or issues. Local indicators will be kept under review to pursue those that are most meaningful.

Significant Effects Indicators

Significant effects indicators are very much tied in with the Sustainability Appraisal. The sustainability appraisal is conducted alongside the evolution of the LDF to ensure that it promotes sustainable development. Sustainability appraisals are required to set out a series of objectives and related indicators so that the impact of policy on a range of social, economic and environmental factors can be predicted and measured.

The AMR is the monitoring tool for LDFs. Sustainability appraisal is now an integral part of policy making and it is therefore appropriate to use it in monitoring. The Authority has developed a sustainability appraisal framework to monitor the effects of the eventual Housing and Minerals & Waste DPDs. However it is not considered appropriate to apply sustainability appraisal objectives and indicators developed under the LDF system retrospectively to the Local Plan policies.

Other Monitoring Techniques

Section four of the AMR covers a variety of general planning information. Although not directly related to the delivery of local plan policy, these matters are integral to the wider planning performance of the Authority. They include the number and type of applications determined, policy usage, appeal performance, enforcement activity and customer satisfaction. Section six of the AMR summaries the most significant changes to national and regional planning policy during the monitoring period.

4. General Planning Reporting

Planning Application Caseload & Approval Rates

A total of 732 planning applications were processed during the year. This was 13% fewer than the previous year (838) and indicates a slight decline in investment. Of the 732 applications, 668 were formally determined, the remainder being withdrawn or not requiring consent. Eighty nine percent were subsequently approved and 11% refused. This compares favourably with the national rate of approval of 82%.

Planning Applications Received by Type	
Householder	36%
Listed Building/Conservation Area Consent	13%
Change of Use	12%
Dwellings	11%
Minerals	1%
Miscellaneous	27%

The highest proportion of applications were householder developments, comprising 36% of the total. Twenty seven percent fell into a miscellaneous category covering a variety of employment, business, visitor facility and agricultural proposals.

Policy usage

The majority of adopted local plan policies have been used at least once during the monitoring period. By far the most commonly used policies were those dealing with design, domestic extensions, listed buildings and conservation areas. This is probably to be expected given the nature of development opportunities and constraints acting within the park.

The next most frequently used area of policy are those dealing with agricultural buildings, conversions of traditional buildings, employment related development and telecommunications. Policies regulating the change of use of land to domestic purposes, vehicular access and small scale renewable energy generation were the next most frequently used category.

Appendix 3 contains a list of 21 policies that have not been used since 2006. Most are intended to deal with specialist forms of development and it is possible that some may never be used before they are eventually replaced. Perhaps the most notably underused area of policy has been the lack of development on land allocated for employment uses in Grassington (Threshfield quarry) Hawes, Horton and Reeth. However parts of these sites are likely to remain undeveloped until public investment is released to service them.

Appeals

The number of appeals lodged to the Planning Inspectorate and their outcome can be a useful planning policy indicator.

Twenty eight decisions went to appeal which is more than double the previous year. Most constituted refusal of consent for new housing, domestic extensions and caravan related development. However only three were allowed (one in part only), twenty were dismissed and two were withdrawn.

This is a very high rate of dismissal. It is indicative of thorough consideration of issues at planning application stage, a low rate of refusal, successful pre application discussion, good appeal preparation and clear, up to date development plan policies upon which planning inspectors can give great weight in reaching their decisions.

Enforcement

During the year 302 enforcement cases were opened and 288 were closed.

Enforcement Cases	
Unauthorised development	156
Breach of planning condition	89
Unauthorised works to listed buildings	23
Control of caravans	4
Breach of Section 106 Agreement	2
Unauthorised felling or lopping of trees	2
Control of advertisements	2
No Classification	24
Total	302

At the end of the monitoring period 114 cases were still active.

In 11 cases formal enforcement proceedings were authorised by the Authority. Prosecution was authorised in three cases but only one case, Coventree, Dent, proceeded to court. The magistrates found that unrepairable damage had been caused by unauthorised works to the listed building. Prosecution led to a fine of £10,000.

Compared with other planning authorities relatively few complaints are received from neighbours about harm to their amenity. The majority of cases concern harm to national park purposes or the wider environment of the area.

Enforcement cases opened by complainant	
YDNPA Officer	137
Member of public	108
Parish Council	16
YDNPA Member	16
No complainant logged	14
Public agency	6
Other	5
Total	302

At the end of the monitoring period it was becoming evident that a large number of signs and advertisements were unauthorised. This is likely to become an issue of significance during the next monitoring periods.

Another area of possible future activity is likely to be compliance with the local plan housing needs policy. The substantial financial discounts that apply to the purchase of new local occupancy housing may expose them to potential abuse. It is likely that as more units are granted consent the Authority will need to monitor compliance with the local occupancy legal agreement and if necessary investigate potential breaches in order to facilitate the objectives of the housing strategy.

Best value performance indicators

Appendix 4 contains the Authority's planning performance indicators and a review of progress against them.

A customer satisfaction survey of the development control service was completed and scrutinised by the Audit Commission during the monitoring period. The figures show that 86% of applicants were either satisfied or very satisfied with the service they received. This is the highest percentage for any English National Park and indicates that the Authority is achieving results in customer service. Next year it is intended to introduce a new Best Value Indicator to monitor the proportion of planning applications improved through negotiation.

Decisions contrary to recommendation

The Authority is required to determine planning applications in accordance with the development plan. In practice a number of permissions are granted each year that depart from the development plan on the grounds that other material planning considerations outweigh the adopted policy.

During this monitoring period there were five such departures, including one recommended by the planning officer. All of these departures concerned approval for new housing in locations that are not normally permitted by policy.

There were also a number of other decisions where the Authority weighed the planning considerations differently from that of the recommendation of the planning officer. In all these situations the Authority refers its decision back to the next planning committee to appraise the materiality of the reasons for departing from policy.

In total the Authority departed from recommendation on nine substantive occasions. These included the housing approvals above together with permission for a new visitor recreational facility, a large agricultural building, a listed building consent and approval for domestic car parking.

This represents slightly more than 1% of all decisions made by the Authority and is broadly in line with the trend for departure decisions over the previous seven years.

Planning decisions that departed from policy and or recommendation								
1999/2000 – 2006/2007								
	99-00	00-01	01-02	02-03	03-04	04-05	05-06	06-07
Total applications determined	642	676	677	747	755	763	766	668
Decision contrary to recommendation and/or policy	4	10	0	11	7	10	11	9

It is considered that these latest decisions will not result in any significant harm to national park purposes, or indeed other planning objectives such as conformity with the local housing strategy or the principles of sustainable development.

5. Local Plan Monitoring

Contextual Indicators

The following is a brief summary of some of the key contextual characteristics from the 2007 National Park Profile. Further information can be found on the Authority's website.³

Demography

Population		
Resident population 2001	19,654	2001 Census
Density	11.1 people/sq. km	2001 Census
School and pre-school age (0-15)	3439 (17.5%)	2001 Census
Working age (16-65)	12087 (61.5%)	2001 Census
Pensionable age (65+)	4127 (21%)	2001 Census
No of settlements with 1,000+ population (parish)	3	2001 Census

- The population of the Park has increased consistently with 3,500 more residents since 1971.
- Half the population is concentrated in the south (Craven), a third in the north (Richmondshire) part, and the remaining sixth in the west (South Lakeland).
- The proportion of pensionable age (21%) remains significantly higher than the national average (16%). While there has been a slight increase in the number of 0-15 year olds since 1991, this remains lower than the national average (20.2%).
- The most recent migration figure (2000-2001) reveals a strong trend into the Park, with a net increase of 650 people during this period (this includes wards partly outside the park eg. Embsay and Gargrave).

Socio-Economic Issues

Unemployment	0.7%	NYCC Unemployment Records Jan 2007
Economically active	68%	2001 Census
full-time gross weekly earnings		ONS Annual Survey of Hours & Earnings (ASHE) 2006, place of residence statistics
Craven	£500.80	
Richmondshire	£499.60	
South Lakeland	£541.80	
Great Britain	£540.50	
Occupation groups		2001 Census
Trades	22.7%	
Managers	17.1%	
Professionals	12.2%	

³ http://www.yorkshiredales.org.uk/index/learning/national_park_facts_and_figures.htm

Farm workers, labourers and unskilled	11.3%	
Technical	11.0%	
Administrative	9.1%	
Personal services	7.0%	
Process operatives	5.4%	
Sales	4.3%	
All employees aged 16-74	9505	2001 Census
Average house price	£259,612	The Land Registry 2006
Average household income	£30,120	CACI Household Income Data 2006

- The Yorkshire Dales economy, while generally stable, has seen some restructuring taking place in recent years. Of particular note is the decline in agricultural employment and the growth of the service sector. Farming now accounts for 12.8% (down 8.1% since 1991) while services make up 65.2% (up 9.5% since 1991).
- Unemployment is low and has fallen by more than 2% since 1991. Of those people employed, the most dominant group are engaged in trades (22.7%), almost double the national average. There are also above average proportions employed in managerial and professional occupations.
- Recent research reveals average household income in the Park is £30,120, 8% below the regional average.
- Deprivation is low in the national park. The notable exception is in regard to house prices and isolation from key public services, such as hospitals. Average house prices have more than doubled since 2001, rising by nearly £132,000, and are around a third higher than the national average. House prices in the Park are now 8.6 times local household income. Two electoral Wards in Swaledale and one in Wensleydale were amongst the 220 most deprived in England (out of 32,482 in 2007) in terms of barriers to housing and services.

Housing

<i>Housing</i>			
	YDNP	England	
Resident households	8363	20,451,427	2001 Census
Owner occupied	73.5%	68.7%	2001 Census
Private rented	13%	8.8%	2001 Census
Rented with job/other	7%	3.2%	2001 Census
Housing association	2%	6.1%	2001 Census
Local Authority	4.5%	13.2%	2001 Census
Housing stock	10,236		2001 Census
Second and holiday homes	15%	0.7%	2001 Census

- The number of resident households was 8,363, an increase of 12.8% between 1991 and 2001. Average household size (2.28 persons) has fallen below the national average. Single person households make up 28% which is 2% more than 1991 but 2% below the national average (30%). Households with dependent children make up 24%, 5% below the national average (29%).
- Owner occupation (74%) is above average with a notable proportion owning their property outright rather than through a mortgage. There is a low level of local authority and housing association stock (7%), and a high level of rented accommodation (20%), compared to the national average.
- While the proportion of second and holiday homes fell by 3% between 1991 and 2001, the total of 15% is still significantly higher than the national average (0.7%).

Built Environment

Built Heritage		
Scheduled Ancient Monuments	203	Scheduled Ancient Monument Records
Conservation Areas	37	YDNPA records
Listed Buildings		
Grade I	18	Listed Buildings Records
Grade II*	68	Listed Buildings Records
Grade II	1714	Listed Buildings Records

- The National Park possesses a rich built heritage, including 1,800 listed buildings, 203 Scheduled Ancient Monuments and 37 conservation areas.

Environment

Total Park Area	1762.0 sq kms (680 sqm)	Map Info
Nature Conservation		
Site of special scientific interest (SSSI)	50,578 ha (28% of YDNP)	Natural England
National Nature Reserves (NNRs)	1,277.62 ha	
Local Nature Reserves (LNRs)	85.13 ha	
Land use		Monitoring Landscape Change, Countryside Commission, 1991 The Environment Agency, 2005
Moorland	925 sq. km (52.4% of YDNP)	
Woodland	60 sq. km (3.4% of YDNP)	
Farmland	718 sq. km (40.7% of YDNP)	
Length of dry stone walls	8689 km	
Length of hedgerows	1016 km	
Length of main rivers	486.37 km	

- Substantial areas of the National Park benefit from designation as nationally and internationally important sites for habitats and species. These include species-rich hay meadows, limestone habitats, ancient woodland, upland heath, moorland, and blanket and raised bog. A number of these sites are however still considered to be in unfavourable condition, and the National Park Management Plan has set demanding targets to enhance them.

Transport and Connectivity

Recreation		
Public footpaths	1460.22 km	YD Definitive Map
Public bridleways	623.78 km	YD Definitive Map
By Ways Open to All Traffic	37.67 km	YD Definitive Map
Area of Open Access Land	1009 sq km (62% of National Park)	2005 YD Monitoring the Use of Open Access Land Report
Day visitors (including Gateway Towns)	7.72 million	Access, Recreation & Sustainable Tourism Baseline Data 2003, YDNPA
Staying visitors (including Gateway Towns)	1.39 million	Access, Recreation & Sustainable Tourism Baseline Data, 2003, YDNPA
Total Number of Visitor Days spent in YDNP	11.5 million	Prosperity and Protection Report, CNP, 2006
Travel to work		
Car	51.2%	2001 Census
Work mainly at home	26.7%	
Foot	13.1%	
Car Passenger	4.6%	
Train	1.17%	
Bus	1.0%	
Bike	0.9%	
Other	0.8%	
Motorcycle	0.4%	
Taxi	0.2%	

- The Authority has responsibility for the maintenance of public rights of way extending to over 2,100km. In addition a large proportion of the park is open access land under the Countryside and Rights of Way Act 2000.
- Recent research suggests that up to 11.5 million visitor days are spent in the Park annually.

- More than a quarter of employees work from home, substantially more than the national average of 9.2%. Use of public transport as a means of travelling to work is however lower than the national average.
- Unsurprisingly car ownership is above average and a larger than average proportion own two or more vehicles. Since 1991 there has been a 35.6% increase in the number of cars owned in the park.

Output Indicators

Each area of local plan policy is set out beginning with its objectives. These are followed by the government's core indicators, a commentary and then some local indicators where these are useful. Note that unless otherwise stated all figures are for the monitoring period April 2006 - March 2007.

Employment

Local Plan Objectives:

- To support a rural economy that provides diverse employment and maintains thriving, balanced communities.
- To support employment opportunities that promote sustainable economic growth, particularly those having their foundations in the National Park's special qualities
- To increase the quality and range of jobs in the National Park, particularly for young people.
- To protect existing businesses and support their expansion or relocation where these are compatible with the special qualities of the National Park.
- To protect and enhance the vitality and viability of retail centres.

Core Indicators – Business Development

1a	Amount of land developed for employment by type	B1a (offices)	1491 sq m
		B1b (research)	0
		B1c (light industry)	393 sq m
		B2 (general industry)	853 sq m
		B8 (storage/distribution)	1673 sq m
1b	Amount of land developed for employment, by type, which is in development and/or regeneration areas defined in the local development framework.	B1a (offices)	0
		B1b (research)	0
		B1c (light industry)	0
		B2 (general industry)	0
		B8 (storage/distribution)	0

1c	% of land developed for employment by type, which is on previously developed land	B1a (offices)	403
		B1b (research)	0
		B1c (light industry)	327
		B2 (general industry)	450
		B8 (storage/distribution)	928

1d	Land allocated and available for employment use	7.63ha
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1e	Losses of employment land in	(i) development/regeneration areas	0
		(ii) local authority area	801 sq m

1f	Amount of employment land lost to residential development	385 sq m
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1a. Shows the amount of gross floorspace created through planning permissions for new business uses. Types of development are grouped according to descriptions within the Use Classes Order (2005). The figures show relatively modest yields of new employment floorspace. Proposals for office development have been most common, with the figures for storage and distribution skewed by two particularly large developments (change of use of the former Aysgarth Youth Hostel to book storage facility and change of use of redundant agricultural building to caravan storage, Knight Stainforth Caravan Park).

1b. Land has been allocated at Hawes, Reeth, Sedbergh, Threshfield Quarry, Horton-in-Ribblesdale and Askrigg, amounting in total to 9.4 hectares. No permissions were issued within the monitoring period for development on these sites.

1c. Figures relate to business development that has occurred on previously developed land. As a proportion of 1a above, this is around 48%. Agricultural buildings do not qualify as previously developed land, and it is these sites that account for the majority of 'greenfield' development in the park.

1d. Figure relates to the total remaining undeveloped land allocated for employment uses in the Local Plan. As noted in 1b above, there have been no permissions granted. The majority of remaining land is allocated at Threshfield Quarry (4.96ha).

1e. Local Plan policies provide a presumption against the loss of employment land, allocated or otherwise. None of the allocated sites have been developed for non-employment uses, however, there have been some losses of non-allocated sites. The majority of this figure is made up by the redevelopment of Town Head Garage, Austwick, principally to provide housing. Whilst this proposal retained a small amount of employment use, it was also considered that the benefits of releasing it for local needs housing would outweigh the loss of its employment use. Another proposal at Skellands Farm near Airton also resulted in a net loss of employment land, but in that instance the site was under-occupied and the proposal will create additional jobs.

1f. This figure is dominated by Town Head Garage Austwick (see above).

Local Indicators

L1	Number of planning permissions granted, and floor area created, through conversion of barns for employment uses	6 pps	1275 sq m
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L2	Number of planning permissions granted, and floor area created, through conversion of other traditional buildings for employment uses	4 pps	405 sq m
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L3	Number of planning permissions granted, and floor area created, through conversion of modern buildings for employment uses	2 pps	915 sq m
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The Local Plan has flexible policies for the conversion of buildings to employment uses to support wider social and economic benefits. While residential barn conversions are tightly restricted according to their location, the Authority is much more supportive of reusing buildings for employment and business purposes.

During the monitoring period a number of proposals were approved, principally as office accommodation. The Authority has sought to ensure schemes take place in a way that will preserve the traditional and functional character of buildings by insisting on minimal interventions such as new openings, overhead wires and advertisements.

Adaptation of non-traditional buildings, particularly former agricultural sheds, can provide viable new uses and the opportunity for visual enhancement. Examples include a stabling/livery business at Swinithwaite, and a scheme at Knight Stainforth Caravan Park to reuse a redundant modern agricultural building as storage for touring caravans.

Elsewhere, employment policies have been used to support the expansion or improvement of existing sites, subject to design and protection of residential amenity.

Local plan policies also safeguard existing employment sites from changing to other non employment uses, unless there is a justification on environmental grounds. A prominent example is the former Aqua Engineering Site in Sedbergh, where a proposed redevelopment for housing was refused permission because the Authority was not persuaded that alternative appropriate employment uses had been fully discounted. This particular decision is now the subject of an appeal.

Occasionally however the Authority will give greater weight to other considerations and examples are provided in the commentary to Core Indicator 1e above.

There continues to be an interest in 'live-work' uses that would combine residential and business activities in self-contained units. There is little in the way of precedent for such schemes in the Park, although they are well established in other areas of the country. The Local Plan doesn't contain a policy specifically relating to them, and they therefore fall between housing and employment policies. During the monitoring period the Authority did however permit four live-work units at Farfield Mill, Sedbergh as a departure to housing policy. Weight was given to the benefits that scheme would yield in terms of refurbishment of an important historic building. Another scheme to convert a barn at Otterburn to a live-

work use was also approved as a departure to housing policy. These instances have identified a gap in policy that will be reviewed as part of the Housing DPD.

Housing

Local Plan Objectives:

- To help meet the housing needs of the local community, having special regard to their need for affordable housing.
- To resist new housing development aimed at satisfying demand from outside the National Park, except in Key Service Centres.
- To secure housing provision on sites that are environmentally acceptable with reasonable access to services and facilities in the interests of sustainable development.
- To give priority to re-using previously developed land within settlements, including through the conversion of existing buildings, in preference to the development of greenfield sites.

Core Indicators – Housing Trajectory

2a	(i) net additional dwellings over the previous five year period or since the start of the relevant development plan document period, whichever is the longer;	469
	(ii) net additional dwellings for the current year;	60
	(iii) projected net additional dwellings up to the end of the relevant development plan document period or over a ten year period from its adoption, whichever is the longer;	N/A
	(iv) the annual net additional dwelling requirement; and	N/A
	(v) annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous years' performances.	N/A
2b	Percentage of new and converted dwellings on previously developed land.	52%
2c	Percentage of new dwellings completed at;	
	(i) less than 30 dwellings per hectare;	58%
	(ii) between 30 and 50 dwellings per hectare;	25%
	(iii) Above 50 dwellings per hectare.	17%
2d	Affordable housing completions	14

2a – Much of the information required by this set of core indicators is not applicable to the National Park’s circumstances. Housing trajectories are designed to support the ‘plan, monitor, manage’ approach set out in government guidance, whereby a combination of factors such as past housing provision, housing targets and housing land availability contribute to a prediction of future performance. This runs alongside the requirement in PPS3 for planning authorities to identify and maintain a rolling five year supply of deliverable land for housing.

This process would normally be led by a housing target contained within the Regional Spatial Strategy (RSS), however the emerging RSS states that housing provision in the two Yorkshire National Parks will not contribute towards regional targets, and should meet local needs only. The national park therefore effectively has a ‘zero’ housing target and that makes the production of a trajectory difficult. The forthcoming Housing DPD will clarify some of these matters, and is considering the option of setting a target for affordable housing provision, based upon District Housing Needs Surveys.

2b – National and Regional planning guidance places emphasis upon making the best use of previously developed land. PPS 3 and the emerging RSS require at least 60% of new housing development to take place on previously developed land. During the monitoring period this figure was 52%. While that may appear low, it is worth noting that the definition of previously developed land excludes agricultural land and buildings. It therefore excludes the 30% of permissions granted for residential barn conversions and agricultural workers dwellings. Of the remaining 18% of greenfield permissions, 13% were on a single affordable housing exceptions site in Grassington.

2c – The density of new housing is restricted by local plan policy to a minimum of 35 dwellings per hectare. This is slightly higher than the government’s minima of 30, and is designed to ensure that housing proposals make the most efficient use of building land. However over half of housing permissions during the monitoring period failed to meet the local plan requirement. This was because agricultural and rural workers dwellings are not restricted and neither are residential conversions. Also some of the permissions granted related to proposals considered under the old Local Plan (1996) which did not have a density policy.

2d – The 14 affordable housing completions were at two schemes in Gayle Lane, Hawes (10 units) and Pasture Lane, Embsay (4 units forming part of the Embsay Tannery redevelopment scheme).

Local Indicators

Dwelling permissions subject to restricted occupancy			
L4	Local Occupancy	31	52%
	Unrestricted	11	18%
	Affordable	10	17%
	Agricultural/Rural-based worker	7	11%
	Disabled	1	2%
	Total	60	100%

The policy shift which followed the adoption of the 2006 plan has significantly diminished the role of open market housing in the Park. The housing strategy in the park now targets remaining opportunities at local need. Only 18% of permissions were unrestricted in terms of occupancy. Some of these predate the new policy and some constitute areas of policy where occupancy remains unrestricted. Examples include permission for single residential units in the four key service centres and the re-occupation of former houses. Affordable housing made up 17% of permissions, all of which were on exceptions sites where permission would not otherwise be granted. The review of housing policy through the emerging Housing DPD is likely to see more emphasis on the release of land for affordable housing.

The application of local needs policy continues to raise questions, notably the extent to which they are genuinely making it easier for local people to access the housing market. The local needs strategy is not intended to deliver genuinely affordable housing. It is regarded as a supply of 'intermediate' housing that has a side affect of making new housing cheaper than the open market, by virtue of an occupancy restriction. Relatively few local needs houses have been completed and advertised to date. It is therefore too early to assess the impact the restriction will have on price in the long term. One of the few schemes that may be indicative is a terrace of five dwellings in Austwick. This scheme was permitted before the new policy was adopted and therefore four of the properties are for sale without restriction. They are currently being marketed at £285,000. The single local occupancy dwelling in the terrace is being marketed at £250,000. At the time of writing, it remains unsold but would constitute a reduction of 12% in value. The Authority are also aware of another local needs dwelling in Embsay, valued at nearly £290,000, which also remains unsold.

The local plan housing needs policy requires developers to demonstrate evidence of local need. While the Authority has good evidence of affordable housing need it does not have equivalent evidence of local need which is why developers are required to identify it at the time of application. This is proving difficult for some applicants.

Applicants may, on occasion, have a particular individual or household in mind for occupation, but equally some won't. The Authority request submission of a local needs questionnaire alongside the planning application, however, there are issues about how robust this evidence can be.

Concerns are also being expressed in villages which have had a number of local needs schemes approved, but which still have infill sites available and which still continue to attract further applications. It should be stressed that the local needs strategy does not seek to address need specific to individual settlements. Instead it addresses need across the whole National Park. Therefore provided evidence of need is forthcoming at the point of application, and the site is appropriate, permission will continue to be granted.

Where planning permission is granted for local needs housing, it is accompanied by a legal agreement setting out the nature of the occupancy restriction. While the criteria are generally quite prescriptive, there are instances where a judgement needs to be made as to whether a particular individual would comply or not.

Concerns have been raised about the local needs criteria themselves, for example their exclusion of returnees with strong local connections, and the exclusion of those who do

not have a readily identifiable employment base inside the park. These issues will be considered as part of the emerging Housing DPD.

A further difficulty concerns replacement dwellings. Local Plan policy is generally supportive but a key requirement is that replacement is of a similar size and scale to the existing dwelling. The objective is to conserve the existing character of the national park by avoiding more prominent development and also to support the housing strategy by retaining a supply of modest sized dwellings. The Authority is however experiencing difficulty in maintaining consistency with this aspect of policy.

Local Plan Policy H2 (new housing in service villages) limits house size to a maximum of 90 square metres. The objective is to increase the supply of modest and smaller housing in the park. In May 2006 the Authority won an important appeal in Dent which means that the policy has now been tested and found to be appropriate.

Transport & Access

Local Plan Objectives:

- To support the development of a safe, effective and integrated transport system including bus and rail to serve the needs of local residents and visitors.
- To support road improvements that are required for road safety reasons and to address local traffic problems, subject to design that accords with the special qualities and character of the National Park.
- To support opportunities for the expansion of the pedestrian, cycle and horse network.
- To reduce the impact of traffic on the special qualities of the National Park.
- To reduce dependency on motor cars for travelling to and within the National Park.

Core Indicators - Transport

3a	Percentage of completed non-residential development complying with carparking standards set out in the local development framework.	100%
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3b	Percentage of new residential development within 30 minutes public transport time of:	
	Primary School	91%
	Secondary School	73%
	GP	78%
	Hospital	40%
	Areas of Employment	33%
	Major Retail Centres	33%

3a The Local Plan parking standards are derived from the County highway authorities. The standard is expressed as a set of maximums to ensure greater focus on opportunities for using of public transport, walking and cycling. For the purposes of this indicator, it has been assumed that where the Highways Authority has indicated no objection parking provision is at an appropriate level. This has been the case in all instances.

3b The second indicator is about access to services. Sites approved for new housing have been assessed against their location within 30 minutes of five key services. Public transport time has been calculated using local timetables, including any transfers or time taken to walk to access points. Where transport to schools is concerned, dedicated school bus services have been included in the figures. Areas of employment and major retail centres are identified according to government definitions. In the National Park context, major retail centres and employment areas constitute Skipton, Richmond/Catterick Garrison and Kendal, all outside the national park.

The figures are indicative of approvals for housing during the monitoring year, rather than the accessibility of the national park as a whole. It is therefore reasonable to expect annual variations depending where permissions are granted. During 2006/7, almost a quarter of permissions were granted in Grassington and Embsay which are accessible to all five key services. In contrast, relatively few applications were approved in the north of the park, where access to services is poorer.

Local Indicators - None

Highway safety is largely the remit of the County Highway Authority, as statutory consultee on planning applications. Objections on grounds of unsatisfactory access result in a number of refusals each year. Whenever the Authority proposes to depart from the recommendation of the Highway Authority it refers the application to the Planning Committee for determination. Typically however the use of planning conditions are used to make vehicular access acceptable. These arrangements ensure that the Authority has regard to the views of Highway Authority, but also maintains flexibility in applying standards without prejudice to other material considerations.

Community Facilities

Local Plan Objectives:

- To protect the range of existing community facilities and services in the National Park and to encourage opportunities to extend, enhance or provide new community facilities where needs are identified.
- To ensure all sections of the community have access to a range of facilities and services.
- To ensure a thriving local community and cultural identity.

Core Indicators – Local Services

4a	Amount of completed retail, office and leisure development	2000 sq m
4b	Percentage of completed retail, office and leisure development in town centres	149 sq m
4c	Percentage of eligible open spaces managed to green flag award standard	Not available

4a & b – This indicator incorporates the 1,491sq m of office accommodation listed under core indicators 1a, 1b and 1c, together with elements of retail and leisure proposals. Only a small proportion of this floorspace was created inside town centres, all of it derived from permissions in Sedbergh.

4c - The Green Flag Award is a national standard for high quality parks and green spaces in England and Wales. It is a core indicator that requires planning authorities to state the amount of open space that is managed, expressed as a percentage of total open space. Eligible spaces could include formal parks, play areas, sports facilities, cemeteries, allotments and village greens.

The Local Plan designates important open spaces within settlements for their amenity value and contribution to settlement character rather than their eligibility for Green Flag Awards. It has not therefore been possible to provide figures.

Local Indicators

L5	Number of applications approved for extensions or improvements to existing community facilities	7
L6	Number of applications refused on grounds of the loss of a community facility	1

Local plan policies protect and support enhancement of community facilities as essential elements of the social and economic wellbeing of local communities. Proposals to improve facilities have been supported by the Authority, and relate principally to extensions and alterations to schools & village halls. One application for a change of use of a shop to a dwellinghouse in Aysgarth was refused because it would have resulted in the loss of an important facility and special justification for that was not considered forthcoming.

Minerals & Waste Local Plan

Core Indicators - Minerals

5a	Production of primary land won aggregates (tonnes)	2005: 3,977,878 2006: 3,816,535
5b	Production of secondary/recycled aggregates	Nil

Core Indicators - Waste

6a	Capacity of new waste management facilities by type	Nil
6b	Amount of municipal waste arising, and managed by management type, and the percentage each management type represents of the waste managed.	<p>Craven: 29295 Recycling 17.42% Composting 11.06% Landfill 71.52%</p> <p>Richmondshire: 24109 Recycling 16.32% Composting 12.59% Landfill 71.09%</p> <p>South Lakeland: Not available</p>

5a & b – Production of primary aggregates shows little change over recent years, and is consistently around the 4 million tonne mark. The biggest single contributor is Swinden Quarry, accounting for over half of total output from the park. No secondary or recycled aggregates were produced. Figures relate to calendar, not financial years.

6a & b – No new waste management facilities were developed during the monitoring period. Municipal waste figures are for whole Districts rather than the area within the Park boundary. In both Richmondshire and Craven similar proportions of waste are disposed of through recycling, composting and landfill. While levels of waste going into landfill remain high, there have been considerable gains in recycling and composting during the last year. Figures for South Lakeland were not available.

Local Indicator

L7	Number of minerals & waste planning applications determined	5
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A total of five minerals planning applications were determined by the Authority during the monitoring period. The most significant application was at Hill Top Quarry Keld, the only active building stone quarry remaining in the national park. Consent was granted for an extension of working until the end of 2015.

Two applications were granted for the installation of equipment at Ingleton Quarry. A further application at Giggleswick Quarry permitted temporary storage of gritstone from Ingleton quarry.

The only application for waste disposal concerned the tipping of sub-soil at a former quarry in Sedbusk. Infilling of material is now complete.

Just after the end of the monitoring period in April 2007 the Authority received a major application to extend quarrying at Swinden until 2030. Other applications at Ingleton and Old Ingleton quarries are also currently being determined. Progress will be reported in the next AMR.

Environmental Protection

Local Plan Objectives:

- To conserve the natural resources of the National Park including water, land and air quality.
- To protect the special qualities of the National Park from damaging effects of all types of pollution, including those caused by noise and light.
- To minimise the effect of pollution on the amenities and the health and safety of residents and visitors to the National Park.

Core Indicator – Flood Protection and Water Quality

7	Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality.	0
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7 - In all instances where flood risk or water quality has been an issue, the Authority has worked closely with the Environment Agency and applicants to achieve a satisfactory result. The Environment Agency objected to eight applications on flood risk grounds, and a further two on water quality grounds. In all instances these objections were overcome through the application of appropriate planning conditions or the submission of Flood Risk Assessments outlining measures to mitigate the risk.

Local Indicator - None

The Authority's environmental protection policies are also concerned with pollution (whether it be in terms of water, light, air, noise, soil etc) and contaminated or unstable land. Arrangements for foul drainage are a recurring consideration with many planning applications, particularly where non-mains drainage is proposed. The Authority's validation procedure requires that information regarding the means of drainage is submitted alongside the planning application. This provides for more informed decisions and use of planning conditions. The Environment Agency has a significant consultative role in these matters.

Only one industrial application was received that gave rise to potential concerns. This concerned the proposed use of a building for a joinery and printing workshop. In conjunction with the District Council, numerous conditions were applied to control aspects of noise, use of machinery, silencers, outside waste storage, incineration and traffic movements.

Elsewhere, permission for the development of dog kennels has necessitated conditions to mitigate potential harm to residential amenity and the wider tranquillity of the park.

Natural Environment

Local Plan Objectives:

- To protect designated nature conservation sites and species of international, national and local importance.
- To stop and reverse the fragmentation of habitats and landscapes and the isolation of species populations.
- To maintain and, where possible, enhance the biodiversity of the National Park.
- To protect, and where possible enhance, the special natural landscape features of the National Park.

Core Indicator – Biodiversity

Change in areas and populations of biodiversity importance, including:		
8	(i) change in priority habitats and species (by type)	Not Available
	(ii) change in areas designated for their intrinsic environmental value including sites of international, national, regional or sub-regional significance.	No Change

8(i) - Information relating to change in priority habitats and species is not available for the monitoring period. A ten-year Yorkshire Dales Local Biodiversity Action Plan was produced in 2000 which identified the important habitats and species together with various actions and targets aimed at their conservation and enhancement. A second report on progress is due to be issued in January 2008.

8(ii) - The Authority is not aware of any change in designated areas of environmental importance as a result of development or management programmes.

Local Indicator - None

Nature Conservation policies are most frequently applied to proposals that affect trees protected by a Tree Preservation Order or for some other amenity, historic or ecological reason. The Authority will seek to ensure they remain undisturbed by development unless special justification is provided. Through consultation with the Authority's Trees and Woodlands Officers, measures are incorporated into permissions to ensure the protection of important trees.

Nature Conservation Policies also seek to protect sites of national or international nature conservation value. Proposals that directly affect these areas are rare because typically they are concentrated in remote or upland areas. There are however two recurring themes that do affect them, namely access tracks and motorbike trials.

Applications were received in Swaledale/Arkengarthdale and on Kilnsey Moor for motorbike trials which affected areas of national and international importance. The Swaledale application was approved for a temporary period and accompanied by conditions. The Kilnsey moor application was refused because it was considered that conditions would not be capable of exerting sufficient control.

Access tracks can also impact detrimentally upon nature conservation as well as the wider landscape. During the monitoring period, a proposal to reinstate a substantial length of access track serving a remote domestic property was approved. This track crossed an area designated as a SSSI, SPA and SAC. Perhaps more significantly, two applications under consideration during the 2007/8 monitoring year propose access tracks in association with upland shooting activities.

In all instances where ecological considerations are pertinent to a particular proposal, the Authority is largely reliant upon robust and consistent consultation responses. Also, where proposals are likely to have significant effects upon the environment, they will need to be subject to a formal Environmental Impact Assessment (EIA). Stricter controls apply in National Parks than in other areas and EIAs are required for a wider range of proposals.

It is important to emphasise that the Authority's policies relate to more than simply mitigating harm. Opportunities to enhance natural habitats and species are also encouraged. An example included consent for a lake and reed bed at Long Ashes Caravan Park that offered a means of sewage disposal and the creation of improved habitat. Another application to re-model Westholme Caravan Park, Aysgarth, had to balance an increase in the number of static units with potential nature conservation benefits. This proposal included the change of use of almost half of the site to agricultural land to be managed as traditional wildflower meadow, together with additional tree and shrub planting. The long term management of the new habitats were secured by a legal agreement. The proposal was permitted because it was considered to produce a significant environmental improvement of the site.

Utilities

Local Plan Objectives:

- To ensure a suitable telecommunication network in the National Park, in a way which is sensitive to its special qualities.
- To protect water supplies and the environment to ensure a long-term sustainable water resource.
- To encourage adequate and suitable provisions of sewage facilities and appropriate surface water disposal.
- To support small-scale renewable energy schemes to meet local needs.
- To encourage the undergrounding of utility service lines where possible.

All applications received concerned small-scale installations, predominantly photovoltaics and water heating collectors.

Local Indicators

L8	Number of planning permissions for small-scale renewable developments	13
L9	Number of Planning Permissions for Telecommunications-related developments	21

Local Plan policies make a clear distinction between large and small-scale renewable energy proposals. While there is a presumption against large-scale proposals, smaller micro-renewable and householder developments are viewed favourably, and this is reflected by a high approval rate (13 out of 14 applications approved). This high approval rate is also partly due to a number of the less acceptable proposals being discouraged or improved through pre-application advice.

While the Local Plan recognises the benefits of renewable energy technologies, these benefits must always be weighed against the potential impact upon the character of the landscape, settlements and buildings. Conflicts are most likely to arise where proposals affect historic (particularly listed) buildings or are particularly prominent. Officers are often presented with difficult decisions regarding the harm that may be caused. Since these are relatively new technologies, there is less precedent against which to judge acceptability. There is however a continuous process of knowledge sharing, principally through internal monthly meetings, where officers are able to discuss the relative merits of proposals in their areas, aiding consistency in planning decisions across the park.

In discussing the continually emerging role of renewable technologies, it is important to consider the ways in which the review of permitted development rights may impact upon the National Park. This is discussed further in Section 6.

The Authority dealt with a number of applications for telecommunications development during 2006/7, all of which were relatively minor. The Authority remains concerned to ensure that the cumulative impact of telecommunications development does not detract from the Park's special qualities while ensuring that residents and businesses have reasonable access to services. The policy requires justification of need and in all instances an assessment of the visual harm is made. The majority of sites are already shared and this continues to be encouraged. As telecommunications technology continues to evolve, it is likely that the Authority will continue to receive applications to improve and upgrade existing facilities, and expand coverage.

Farming

Local Plan Objectives:

- To support the growth and diversification of the farming economy where this is in accordance with the special qualities of the National Park.
- To ensure the sensitive siting and design of new farm and forestry buildings and associated structures.
- To prevent the loss of important agricultural land.

Core Indicator - None

Local Indicators

L10	Planning permissions for new and extended agricultural buildings			
	Application Type	Permissions for New Agricultural Buildings	Permissions for Extensions or Alterations to Existing Buildings	Total
	Full	26	7	33
	GPDO	5	3	8
	Total	31	10	41

L11	Number of planning permissions granted for agricultural and rural-based workers' dwellings	7
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L12	Number of Permissions for the Conversion of a Traditional Building to Residential Lets or Holiday Accommodation Associated with and Agricultural Business	1
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L13	Number of Permissions for Farm Diversification Proposals	7
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Agricultural buildings that satisfy certain criteria in terms of size, location and use are dealt with under a prior notification procedure (General Permitted Development Order 1995). This allows the Authority a period of 28 days to comment. Proposals that fall outside of the criteria require planning permission in the normal way.

A total of 41 applications were approved in 2006/7 and this figure corresponds broadly with previous years. Approvals are issued on the basis that the proposal satisfies policy tests in terms of need, impact upon the landscape and other relevant issues such as wildlife, archaeology, rights of way and residential amenity. Three refusals were issued during the monitoring period because they failed one or other of these criteria.

It is worthy of note that, during the monitoring period, a supplementary planning document dealing with farm building design was prepared. This sets out detailed guidance which can be applied to planning decisions and if necessary support appeal decisions.

In accordance with government guidance, the Local Plan establishes exceptional circumstances where housing in open countryside may be permitted. The key test is to demonstrate that a dwelling is needed to house a full-time worker at that location. In total, seven permissions were granted, five of which were for agricultural workers, the remaining two being for other rural-based workers. The Authority continues to apply rigorous policy tests seeking independent assessment of the functional need for such dwellings.

A further exception to normal housing policy is applied to the conversion of traditional buildings to residential lets or self-catering holiday accommodation as a form of farm-diversification. Legal agreements tying the accommodation to the agricultural business are used to ensure these proposals are genuinely intended as a form of farm diversification. There can however be difficulties for the Authority in identifying what proportion of a farm holding should be tied to the dwelling. This is important in providing adequate assurance that the dwelling will continue to remain in the care of the farm business, and is not sold off in a way that would undermine the Authority's housing strategy. Exceptionally, independent verification may be sought to ensure that the tied proportion of the holding is a genuinely viable business. While acknowledging the benefits such proposals may yield in terms of supporting existing farm businesses, the policy ensures that the impact of such development is limited by restricting permissions to those buildings that are not in isolated locations, together with requirements in terms of design and parking provision.

Only one permission was granted during the monitoring period. A further application was refused because the location of the proposed dwelling was isolated from the main farm group.

A range of other farm diversification schemes were approved in 2006/7. These include a combination of new build and conversion (of both traditional and modern buildings). The range of new uses include offices, stabling/livery, farm shops, tea rooms, workshops, retail units, interpretation and recreational activity centres.

Built Heritage

Local Plan Objectives:

- To protect, and where possible, enhance the historic and cultural landscape of the National Park.
- To safeguard archaeological sites.
- To perpetuate the presence in the landscape of buildings and other features which help to explain the social and economic development of the area.
- To encourage new development which respects the character and appearance of its setting.
- To encourage the reuse of existing buildings where this can be accommodated without harming the character of the building, or its contribution to the character of the area.
- To give special protection to listed buildings and buildings within conservation areas.
- To protect agricultural land from encroachment by piecemeal development around settlements.
- To control the numbers and types of advertisements and signs.

Core Indicator – None

Local Indicator

L13	Permissions for re-occupation of former dwellings	4
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The Local Plan permits the reoccupation of former houses where this will conserve the cultural heritage of the park. It is not therefore intended to meet any aspect of housing need, and the majority of such sites are in locations that would not normally be considered appropriate or sustainable for residential development. The policy is aimed at buildings that are of such architectural or historic interest that their restoration in the landscape is justified. Four were approved during the monitoring period, three of which were in Swaledale where there is a particularly high concentration of abandoned dwellings.

A particularly high profile application at Mire House, Grassington resulted in refusal of planning permission because the building was not considered by the Authority to be of sufficient historical importance to justify restoration. A subsequent appeal was however allowed by a planning inspector, on the grounds that the building was in his opinion of local historic, social and architectural interest, and that its restoration would result in a positive contribution to the physical and cultural landscape of the area. Mire House is perhaps indicative of the scope within the policy for interpretation. These judgements strike at the very heart of National Park purposes, and are a constant source of difficulty for the Authority.

General design considerations are notoriously difficult to monitor in terms of measurable indicators. The Authority attach a great deal of importance to design matters which are integral to most development proposals in the park. The Local Plan policies are supplemented by further detail in the Authority's Design Guide. The emergence of a new PPS3 (housing) during the monitoring year (see section 6) lends further weight to the Authority's concern with good design. The Authority is in the process of revising its design guide and is hopeful that a more 'user-friendly' version will be issued for consultation during 2008.

The Authority receive very few proposals for innovative or contemporary designs. The nature of the built environment in the Dales is such that traditional vernacular designs and materials tend to dominate, and therefore the scope to incorporate modern techniques may be limited. Opportunities nevertheless exist for more challenging designs that are both of aesthetic merit and incorporate sustainable construction methods. This is an area that the forthcoming Design Guide will address. It has also been an issue for discussion as part of the emerging Housing DPD.

There remains a concern however that despite the Authority's efforts to ensure consistent and high quality design, the quality of the National Park's existing built heritage continues to be eroded. Perhaps one of the most significant factors is the current permitted development regime, whereby certain types of development are exempt from the need for planning permission and are therefore beyond regulation. A recurring theme is replacement windows and doors, where the use of uPVC has caused the gradual loss of traditional timber features. The government is consulting on proposed changes to the permitted development system, details of which are provided in section 6. The Authority is

closely monitoring this situation, as a more liberal regime may increase the threat of inappropriate development.

Sport & Recreation

Local Plan Objectives:

- To protect existing sport, recreation and open spaces where their loss would reduce the quality, quantity and accessibility of recreational opportunities for local people.
- To support the provision of new or improved community recreational facilities and open spaces where they meet an identified need and do not conflict with National Park purposes.
- To encourage sustainable sport and recreation developments for visitors that respect and are compatible with the special qualities of the National Park.

Core Indicator - None

Local Indicator - None

The Authority processed nine applications for sport and recreation development, all of which were approved.

As noted in last year's AMR, private equestrian development is continuing to increase its impact upon the National Park, with the development of stabling/tack facilities, jumps, training rings and subdivision of fields. Making the distinction between the types of equestrian structures and uses that require planning permission is a complex area of planning law and enforcement of perennial difficulty to the Authority.

The Local Plan prevents private equestrian development in isolated locations or where they would detract from the special qualities of the surrounding area. All applications approved have been on sites that are within the context of existing settlements or residential curtilages where visual impact is minimised.

Two applications for commercial equestrian developments were approved. One was a stabling/livery business within a modern agricultural building and the other was the conversion and extension of a traditional building for users of the Pennine Bridleway. In granting consent the Authority is mindful that commercial equestrian ventures should not give rise to the functional need for a new dwelling in open countryside.

Local Plan policies have continued to support the expansion and improvement of other sport and recreation facilities. Three applications were approved for school, parish and children's facilities.

Two proposals for motorbike trials were considered and these are discussed under the Natural Environment section.

Visitor Facilities

Local Plan Objectives:

- To support and encourage the development of facilities, including accommodation that are compatible with National Park purposes.
- To support sustainable levels of visitor movement within the Park in line with the objectives of the Traffic and Visitor Management Strategy.
- To recognise 'honeypot' areas within the National Park where the cumulative effect of development needs special consideration, and also those quieter areas which need to be safeguarded.

Core Indicator – None

Local Indicator - None

A variety of visitor-related applications were received. The 2006 Local Plan does not support new self contained holiday accommodation except where it forms part of a farm diversification scheme (see farming section). This strategy was tested by a proposal to redevelop Linton Camp as a holiday village. The Authority defended its decision to refuse planning permission on the basis that the proposal did not provide evidence of necessity that would override the local plan and because there remained alternative uses for the site that could yield a greater benefit for National Park purposes.

Another significant application was received for the development of a mountain biking centre at Fremington, incorporating bike hire, repair, storage and ancillary bunk barn and café. The proposal involved reusing an existing field barn and constructing some new buildings. The most pertinent consideration was the balance between the benefits offered by a sustainable visitor use and the impact upon the landscape of a particularly prominent site. The application was approved because the Authority considered that it would satisfy the policy criteria. Another proposed cycle hire business in Grassington was however refused on amenity grounds.

The development of new caravan sites and the expansion of existing ones is resisted by the Authority's policies. The only exception is where remodelling would yield significant environmental improvement. A proposal at Westholme Caravan Park, Aysgarth was approved under this exception. While it proposed an increase in the number of static units it was also considered that these could be better contained and would release a large part of the site for management for nature conservation, constituting a significant environmental improvement.

6. Review of Changes to National & Regional Planning Policy 2006-7

The monitoring period coincided with continued transition of the planning system.

Planning Policy Statement 3 – Housing

PPS 3 issued in November 2006 establishes a requirement for Local Planning Authorities to identify and maintain a rolling five-year supply of deliverable land for housing. However since the RSS contains a zero housing requirement for the national park, it is not possible for the Authority to demonstrate a five year supply of land.

PPS3 issues a strong message on design. It urges planning authorities to reject housing designs that are inappropriate in their context, or which fail to take the opportunities available for improving the character and quality of an area.

Planning Policy Statement 25 – Development & Flood Risk

PPS 25 was issued in December 2006. It uses the key tenets of appraising, managing and reducing risk, together with an emphasis on partnership working. It establishes procedures for the submission of flood risk assessments alongside planning applications and a requirement for planning authorities to prepare Strategic Flood Risk Assessments for their area. A companion guide offering practical advice will be available shortly.

Planning and Climate Change (Supplement to Planning Policy Statement 1)

This was the subject of consultation during the monitoring period. The final version will be issued in due course. It aims to integrate climate change issues such as managing carbon emissions and promoting energy efficiency through the planning system.

Mineral Policy Statement 1 – Planning & Minerals

MPS1 was published in November 2006 and sets out the core policies and principles for minerals planning in England. It protects nationally designated areas against minerals development unless exceptional circumstances apply. The guidance requires maintenance of landbanks (i.e. appropriate supply of minerals through permitted reserves) outside of National Parks, as far as is practicable. Annex 1 and 3 cover aggregate quarrying and natural building/roofing stone provision, and are therefore of particular relevance to the Authority's Minerals and Waste DPD.

Government Circular 02/06 – Application of Planning Acts to the Crown

Until this Circular was issued, the Crown had immunity from planning legislation. The Circular replaces outright immunity with a set of permitted development rights that help establish what type of development will now be the subject of normal application procedures. This circular has particular significance to the Ministry of Defence, whose estates dominate the north-eastern periphery of the Park. To date no applications have been forthcoming.

Government Circular 03/07 – Changes to Advertisement Regulations

The Advertisement Regulations allow control to be exercised over a variety of signs, boards, posters, flags and other types of advertisement. They set out procedural matters for advertisement consent and also specify categories of advertisement that are exempt from the need for permission.

Regional Spatial Strategy – The Yorkshire & Humber Plan

A draft version of the Yorkshire & Humber Plan was issued for consultation in December 2005. Consultation ended in April 2006, during which the Authority submitted formal representations on the following matters:

- protection of the National Park against inappropriate development in close proximity to its boundaries;
- designation of the National Park as a 'priority heritage area';
- protection of the National Park against major renewable development;
- protection of non-designated employment sites from alternative uses;
- recognition of the benefits for health and recreation stemming from National Parks;

In September and October 2006 an independent panel appointed by the Secretary of State held an Examination in Public to discuss the RSS. The Authority contributed to the debate. In May 2007 the panel report was published making recommendations for changes. The panel supported a number of the representations made by the Authority. Proposed changes have now been issued for consultation, with formal adoption anticipated during 2008.

As the RSS emerges, the Authority will attach weight to its policies both in terms of local policy formulation through the YDDF and in terms of planning application decisions, where relevant. Of particular note is the requirement that all new housing within the National Park should meet local needs only. This raises an issue of conformity regarding the Local Plan, which still permits an element of open market housing in the key service centres. Clarification is being sought from Government Office regarding this issue.

Forthcoming Changes to National & Regional Planning Policy 2007-8

In addition to the policy changes above, a number of documents were issued for consultation that are likely to result in additional fundamental changes to the planning system. While they were received after the 2006/7 monitoring period, they are worthy of noting now.

The Planning White Paper – Planning for a Sustainable Future (May 2007)

A number of proposals for further reform of the planning system, including:

- Streamlining of major infrastructure proposals of national significance, such as airport extensions, improvements to the road network, new power generating facilities, reservoirs and water treatment works. This will include the production of specific national policy statements, a rationalisation of different consent regimes and the creation of an independent commission to take decisions; (this proposal has attracted high profile opposition from a range of environmental groups).
- Revisions to national planning guidance to make PPSs clearer and more strategic in scope;
- Proposed new 'Planning for Economic Development Guidance' to help promote a strong, stable and productive economy;
- Introduce legislation setting out the role of local planning authorities in tackling climate change;

- Reform the LDF system to make it more streamlined and flexible and with more meaningful community involvement;
- Review and extend permitted development rights for householder development based on tests of impact, with additional concessions for microgeneration as well as commercial and agricultural buildings and land uses.

The Housing Green Paper – Homes for the Future: more affordable, more sustainable (July 2007)

This paper makes provisions for a major housebuilding programme in England amounting to 3 million additional homes by 2020. This will be delivered through revisions to emerging housing targets in Regional Spatial Strategies, with a focus on 'growth points' and proposals for new 'eco-towns'.

It proposes measures for more social and shared ownership homes in rural areas, and sets a nationwide target of 70,000 more affordable houses by 2010-11. The Housing Corporation will have a key role in provision, but there is also growing support for Community Land Trusts.

The Planning Delivery Grant will be replaced by a Housing and Planning Delivery Grant, creating an incentive for planning authorities to release more land for housing.

A Planning Gain Supplement Bill was proposed to capture part of the uplift in development value that planning permission provides, as a means to support funding of local infrastructure improvements. This has however now been dropped in favour of simply increasing planning application fees to secure fairer contributions from developers.

Changes to Permitted Development (April & May 2007)

Consultation Paper 1 - Permitted Development Rights for Householder Microgeneration

Consultation Paper 2 - Permitted Development Rights for Householders

The General Permitted Development Order 1995 sets out certain exemptions from the need to apply for planning permission. The intention was to expedite the system and ensure that it does not become unduly burdened by minor development.

The government has now released two consultation papers reviewing permitted development rights. These proposals will clarify the existing system and create a more permissive regime for householder developments.

At present many domestic renewable energy installations require planning permission in the national park. The microgeneration consultation paper is proposing substantial concessions. The initial proposals make no provision for protection of National Parks. They could result in the following types of development being exempt from planning permission:

- roof-mounted solar installations that cover a surface area of up to 9 square metres;
- freestanding wind turbines up to 11 metres in height;
- turbines mounted on buildings that project up to 3 metres above the highest part of the roof.

Naturally, these proposals are of some concern since their individual and cumulative impacts could be significant. The English National Parks Association has submitted representations seeking the retention of protection in National Parks.

In contrast the review of householder permitted development rights continues to offer specific protection to National Park qualities and is therefore of less concern. The proposed system would be based on the impact of the proposal rather than arbitrary limits of the type set out in the existing regulations.

Appendix 1 - Yorkshire Dales Local Development Scheme – Original Version (November 2005)

	Procedure	2009											
		J	F	M	A	M	J	J	A	S	O	N	D
Housing DPD	Gather evidence												
	Issues and Options												
	Consultation on preferred options												
	Submit to S of S												
	Representations on submission												
	Examination												
	Report and Adoption												
Minerals and Waste DPD	Gather evidence												
	Issues and Options												
	Consultation on preferred options												
	Submit to S of S												
	Representations on submission												
	Examination												
	Report and Adoption												
Allocations DPD	Gather evidence												
	Issues and Options												
	Consultation on preferred options												
	Submit to S of S												
	Representations on submission												
	Examination												
Report and Adoption													

Appendix 2 - Yorkshire Dales Local Development Scheme – Revised Version (April 2006)

Appendix 2 - Yorkshire Dales Local Development Scheme – Revised Version (April 2006)

YDDF	Procedure	2010											
		J	F	M	A	M	J	J	A	S	O	N	D
Housing DPD	Gather evidence												
	Issues and Options												
	Search for sites												
	preferred options												
	Submit to S of S												
	Pre examination meeting												
	Examination	■											
	Report							■					
	Adoption											■	
Minerals and Waste DPD	Gather evidence												
	Issues and Options												
	Consultation on preferred options												
	Submit to S of S												
	Representations on submission												
	Pre examination meeting												
	Examination												
	Report			■									
	Adoption							■					

Appendix 3 - Unused Local Plan Policies

Local Plan 2006

- GP6 Permitted Development Rights
- E1 Employment Land Allocation
- F4 Important Agricultural Land
- C5 Joint Use of Community Facilities
- U5 Large-Scale Renewable Energy Developments
- B10 Shop Fronts
- B11 Development within Barns and Walls Conservation Areas
- EP3 Contaminated and Unstable Land
- SR2 Protection of Existing Community Sport and Recreation Facilities
- SR5 Golf Courses
- VF6 Holiday Chalets
- TA2 New or Improved Public Rights of Way and Public Access Opportunities
- TA4 Public Transport Facilities
- TA6 Protection of Former Railway Lines
- TA7 Rail Facilities along the Settle-Carlisle Railway
- TA10 Public Road Developments
- TA15 Rail Transport for Quarry and Other Bulky Products

Minerals & Waste Local Plan 1998

- MLP8 Reworking mineral waste
- MLP9 reuse and recycling of demolition and construction waste
- WLP1 Disposal of Household and non inert waste
- WLP3 Disposal of Inert waste

Appendix 5 - Issues & Objectives Forming the Sustainability Appraisal Framework

Development control

Ref	Performance Indicator	05/06	06/07		07/08	08/09	09/10	
		actual	target	actual	best NPA	target	target	target
N BV106	Percentage of new homes built on previously developed land	100%	60%	75%	87%	60%	60%	60%
N BV109	Percentage of planning applications determined in line with the Government's development control targets:							
	a) Percentage of major applications in 13 weeks	20%	60%	77.77%	86.03%	60%	60%	60%
	b) Percentage of minor applications in eight weeks	59.2%	65%	79.11%	79.11%	65%	65%	65%
	c) Percentage of other applications in eight weeks	71.81%	80%	89.06%	87.74%	80%	80%	80%
N BV111	Percentage of planning applicants satisfied with the service received	n/a	90%	86.44%	81%	n/a	n/a	88%
N BV204	Percentage of appeals allowed following refusal from the Authority	20%	35%	10.5%	28.8%	35%	35%	35%
N BV205	Quality of Planning Service checklist	77.7%	83%	83.3%	94.4%	83%	83%	83%
NPI DC1	Number of planning applications received	778	780	685	n/a	700	700	700
L DC3	Percentage of applications that are valid on receipt	61%	60%	54%	n/a	60%	65%	65%
L DC4	Percentage of standard decision notices issued within two days	94%	100%	98%	n/a	63%	64%	65%
L DC6	Percentage of reported breaches of planning control, which are resolved within target time	55%	60%	65%	n/a	95%	95%	95%
L DC7	Percentage of reported breaches of planning control, which are resolved without the need for formal enforcement action	96%	95%	97%	n/a	99%	99%	99%
L DC8	Percentage of planning applications determined in line with adopted development plan policies	n/a	99%	99%	n/a	99%	99%	99%
L DC9	Percentage of planning applications determined where the quality of development has been improved through Planning Officer advice to the developer	n/a	n/a	n/a	n/a	70%	73%	76%

Forward planning

Ref	Performance Indicator	05/06	06/07		07/08	08/09	09/10	
		actual	target	actual	best NPA	target	target	target
N BV200	a) Did the local planning authority submit the Local Development Scheme (LDS) by 28 March 2005 and thereafter maintain a three-year rolling programme?	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	b) Has the local planning authority met the milestones which the current LDS sets out?	Yes	Yes	No	Yes	Yes	Yes	Yes
	c) Did the local planning authority publish an annual monitoring report by December of the last year?	Yes	Yes	Yes	Yes	n/a	n/a	n/a
N BV200	a) Did the local planning authority submit the Local Development Scheme (LDS) by 28 March 2005 and thereafter maintain a three-year rolling programme?	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	b) Has the local planning authority met the milestones which the current LDS sets out?	Yes	Yes	No	Yes	Yes	Yes	Yes
	c) Did the local planning authority publish an annual monitoring report by December of the last year?	Yes	Yes	Yes	Yes	n/a	n/a	n/a