

Yorkshire Dales Development Framework

Housing and Minerals & Waste Development Plan Documents Issues and Options



Grassington 4th July 2007



Bainbridge 25th July 2007

Report of Consultation August 2007

Introduction

This is a summary of the public's response to issues and options for reviewing planning policy for Housing and Minerals and waste development. The documents are available at www.yorkshiredales.org.uk

Both documents were sent out to a long list of consultees in June. A deadline of 17th August 2007 provided up to 10 weeks for responses to be made.

Eighty six responses were received from 36 organisations and 50 individuals. The housing consultation used a preference questionnaire the results of which are presented in the Report of Consultation August 2007, appended to this report. Respondents had the option of ticking more than one box and not everyone indicated a preference for each issue.

Consultation on minerals and waste were presented as a series of questions rather than options. Again not all respondents chose to answer each question.

Five public meetings were also held in Sedbergh (twice), Ingleton, Grassington and Bainbridge. Each meeting was split into groups and the group consensus or significant minority opinion was recorded.

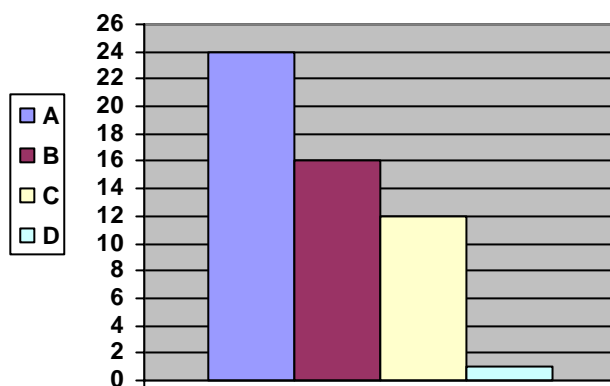
Predictably the response rate to housing policy is far higher than that to minerals. The response to the minerals questions is also somewhat influenced by the context of four live planning applications which will to a large extent dictate the future extent of mineral working in the national park.

1. Affordable housing target

Options

- A** Set a target to meet the entire shortfall of 88 affordable dwellings a year over the next five years, subject to review after five years.
- B** Set a lower target of 44 affordable dwellings a year over the next five years, subject to review after five years, or,
- C** Set a target of 22 affordable dwellings a year over the next five years, subject to review after five years, or,
- D** Set a target of 5 affordable dwellings a year over the next five years, subject to review after five years.

Preferred option (all respondents)



Preference (individuals, organisations and public meeting consensus)

	Individuals supporting	Organisation supporting	Public Meetings Consensus
A	14	CPRE (W) Ingleborough Estate Craven Housing Forum Russell Armer Ltd Craven RHE Yorkshire Water Burton PC Aysgarth PC Kettlewell PC Richmondshire HD	Sedbergh PS Yoredale PW Yoredale DC Sedbergh (2) PS Sedbergh (2) AB
B	12	Marske PM Sedbergh Chamber of Trade Hawes PC	Grassington PS
C	6	CPRE (Craven) Austwick PC Yorkshire Dales Society Giggleswick PC Marrick PC LOPRA	
D		Garrs End Lane CG	

No consensus			Sedbergh PW Yoredale TH
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Comments about target setting

- Target should be highest realistically achievable.
- However a high target may be exposed to government intervention if it is not met ?
- Retaining the young should also mean creating more job opportunities in the park.
- Parishes could undertake a five year housing review to assess local housing needs.
- The target should be reviewed bi annually rather than every five years.
- The figures for lower Wharfedale are slewing the numbers.
- Richmondshire DC is refreshing the housing needs survey in late 2007.
- We note that target A will probably not be achievable and should therefore not be adopted.
- A sustainability appraisal of options B,C and D should be undertaken.

Comment about type of housing to be provided

- A range of housing should be provided, rent and shared ownership.
- Starter homes, elderly persons housing, family housing and housing for carers should be provided.
- The Housing Green paper July 2007 anticipates most of the expected household growth to be single person households. The NPA should study the exact need and devise steps to reduce demand and protect the park.
- Open market housing should be considered in Sedbergh
- All affordable housing in Grassington should be for agricultural workers so that they can sustain the landscape.
- Landowners should be permitted to lease sites to control their future use.
- Reference to affordable housing should clarify that it is housing for rent from Housing Associations.

Other comments

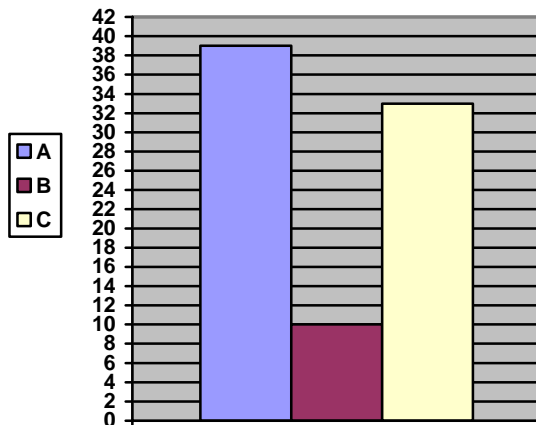
- Young people are being forced out of the area by high prices. The national park is going to be full of older people. Local schools will be affected.
- A continuing shortfall of affordable housing will ultimately hinder the economic and social well being of national park communities.
- Allocated sites should be phased, dependent on further evidence.
- Right to buy should be prevented.
- NPA should consider potential pressure from Catterick garrison expansion.
- Meeting the need for affordable housing is more important than preserving landscape character.
- Discouraging holiday and second homes would be more beneficial than years of wrangling over new build affordable schemes.
- Co ordinating local occupancy with Housing Association and District Council requirements must be difficult.
- Provision should be co ordinated with the Districts. Part of the shortfall may be more appropriately delivered on sites outside the National park.

2. Delivering affordable housing

Options

- A** Meet the target above by;
- i) Allocating new housing sites within or on the edge of towns and villages for affordable housing and
 - ii) Continuing to release rural exceptions sites and
 - iii) see option C, or,
- B** Do not allocate any new land for housing. Continue with current strategy of relying on rural exceptions sites only
- C** Require windfall housing sites bigger than two units to deliver a proportion of affordable housing, either on site or by a proportionate financial contribution to the local housing authority. The remaining proportion to be restricted occupancy housing. A suggested ratio is:
- 1-2 houses = local occupancy (no affordable housing)
 - 3-5 houses = one affordable (remainder to be local occupancy)
 - 6 or more houses = half to be affordable, half to be local occupancy

Preferred option (all respondents)



Preference (individuals, organisations and public meeting consensus)

	Individuals supporting	Organisation supporting	Public Meetings Consensus
A	26	CPRE (W) Carperby PC Craven Housing Forum Craven RHE Sedbergh CoT Yorkshire Water Burton PC Aysgarth PC Council for National Parks Hawes PC English Heritage	Sedbergh PS Yoredales PS Sedbergh PW Yoredale PW Yoredale DC Sedbergh (2) PS Sedbergh (2) AB Grassington PS

		Yorkshire and Humber Regional Assembly Richmondshire HD	
B	5	CPRE (Craven) Garrs End Lane CG Marske PC Kettlewell PC Yorkshire Dales Society	
C	21	Ingleborough Estate CPRE (Wensleydale) Craven Housing Forum Craven RHE Austwick PC Sedbergh CoT Aysgarth PC Giggleswick PC Marrick PC Hawes PC LOPRA Richmondshire HD	Yoredale PS Sedbergh PS Yoredale PW Yoredale DC Grassington PS
No consensus			Yoredale TH

Should allocated sites constitute 100% affordable housing or a lesser proportion? eg. 70% affordable and 30% local occupancy		
	Individuals	Organisations
100% affordable	1	CPRE (W) Richmondshire District Housing Dept.
70% affordable	7	Craven Housing Forum Craven RHE
50% affordable 50% open market	6	Sedbergh CoT
Less than 50%		Russell Armer Ltd
30% affordable, 30% local occupancy, 30% open market		Aysgarth PC
Mix not specified	1	Carperby PC
Should vary depending on settlement	1	

Are there any 'self help' solutions that could deliver a long term stock of affordable housing in the national park?		
	Individuals	Organisations
Housing Associations or local Trusts could buy up properties for sale and renovate them more cheaply than new build, eg. ex council houses.	1	Garrs End Lane CG Sedbergh CoT Yorkshire Dales Society LOPRA
Local authorities should build more affordable housing		Austwick PC
Financial contributions could fund a programme of affordable home ownership	1	
Allocate sites for self build	1	

Permit live work units inside and outside settlements	1	
Log cabins	1	

Comments about allocating land

- Allocations puts pressure on landowners and raises community awareness
- Allocations should be made in line with the sequential approach (brownfield land first)
- Brownfield land and windfall sites should be looked at first.
- Concern that a change of circumstances could lead to the development of affordable allocations by local occupancy housing instead.
- Allocation will lead to the supply of exceptions sites drying up in the short term.
- Understanding the level of need for local occupancy housing will help determine what percentage should be used. However if the current 50%/50% isn't being achieved in Hawes or Reeth then a lower proportion is also likely to fail. Allocating 100% might be better.
- Sites should be allocated using the sequential approach set out in the North West Yorkshire Strategic Flood risk Assessment.
- Parish councils should be involved in the allocation of sites for housing.

Comments about delivery agencies

- Compulsory purchase would be unpopular but might be necessary if land is not forthcoming. CPO could be undertaken by the District Council or National Park Authority.
- Housing associations are not the best way to provide housing.
- Locally funded 'trusts' may be a better way to deliver affordable housing than Housing Associations.
- Landowners are being forced to sell land too cheaply. Affordable housing should be subsidised so that they receive a higher price.
- An affordable housing site policy must be driven by the NPA. Waiting for landowners to come forward will not work.

Other comments

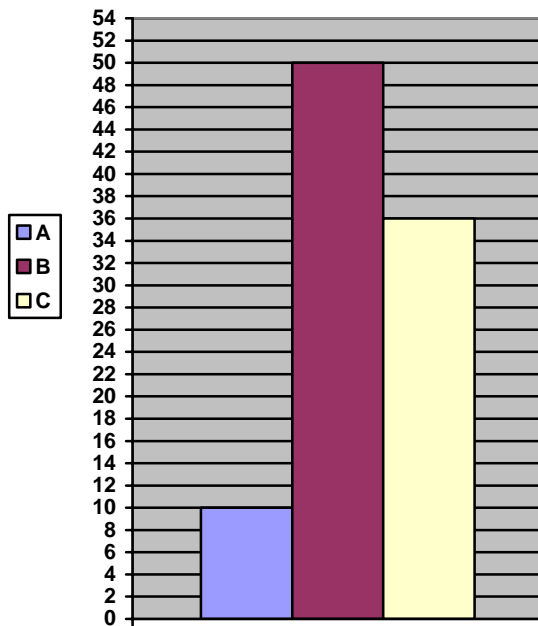
- The contribution of one affordable house in five is lower than that proposed in the rest of Richmondshire and Harrogate.
- In exceptional circumstances where onsite delivery of affordable housing is not possible under option C, the applicant should purchase existing housing nearby.
- Financial contributions towards affordable housing elsewhere do not work.
- The key to affordable housing is affordable land.
- Three storey flats would be useful.
- The price of local occupancy housing should be controlled in order to deliver owner occupied housing to local households.
- Consider use class restriction to prevent further second homes.
- Allowing existing residents who work in the area and own buildings or land to develop them privately would reduce pressure on existing stock.
- Option C may prevent the development of windfall sites altogether and encourage uses other than housing.

3. Distribution of new housing

Options

- A** The list of settlements for new housing (new build and conversion) should remain the same as that currently set out in the Local Plan 2006, or,
- B** The list of settlements suitable for new housing should be reviewed against criteria such as;
- accessibility to services,
 - employment,
 - primary school catchment areas,
 - accessibility to public transport,
 - availability of potential acceptable housing sites or conversion opportunities,
 - identifiable settlement core
 - Impact on built heritage
 - landscape impact
 - impact on other special qualities.
- C** An alternative conversion option might be to consider any traditional building for residential change of use on the basis of a set of criteria that:
- protects the qualities of open countryside and the built heritage of the national park from the harmful aspects of new residential use.

Preferred option (all respondents)



Preference (individuals, organisations and public meeting consensus)

	Individuals supporting	Organisation supporting	Public Meetings consensus
A	6	CPRE (Craven) Kettlewell PC	

		Yorkshire Dales Society Giggleswick PC	
B	33	Marske PM CPRE (Wwensleydale) Garrs End Lane CG Ingleborough estate Craven Housing Forum Craven RHE Sedbergh CoT Yorkshire Water Burton PC Aysgarth PC Marrick PC Council for National Parks English Heritage Hawes PC Environment Agency LOPRA Richmondshire HD	Sedbergh PS Sedbergh PW Yoredale PS Yoredale PW Yoredale DC Sedbergh (2) PS
C	27	Garrs End Lane CG CPRE (W) Austwick PC Carperby PC Sedbergh CoT Yorkshire Water Burton PC Aysgarth PC Hawes PC	Sedbergh PW Yoredale DC
No consensus			Yoredale TH Sedbergh (2) AB

Comments about settlement resurvey

- Extending the list of settlements will enable the opportunities and burdens to be spread further.
- The list of settlements was subject to rigorous examination at the Local Plan Inquiry and does not need to be reconsidered only one year on from adoption.
- Extending the list of H2 and H3 will cause irreparable harm to the landscape of the Dales and the social fabric of small settlements.
- Housing should not be permitted outside of settlements.
- Some settlements have no further capacity for housing
- Sorrelsykes and Edgley could be allowed to expand.
- The review should be rigorous and be based on sustainability criteria and access to services ie. not just a collection of houses, farms or barns
- Settlement survey criteria should include floodrisk and impact on biodiversity.
- Lack of shops and immediately available services should not be seen as a valid reason to prevent housing in hamlets without them. 21st century communications and access to the car mean that people can happily live in smaller communities.
- According to the regional assembly any settlement review should comply with the settlement hierarchy approach in Regional Spatial Strategy.

Comments about residential conversion

- The uplift in value presented by planning permission for residential conversion could be used towards conservation of barns elsewhere in the National park.

- Barns should be within easy reach of roads
- Concern over the future structural integrity of barns if they are not conserved.
- Barn conversion does not create affordable housing.
- Remotely located barn conversions would not be sustainable and would damage the heritage of the national park.
- The release of traditional buildings outside of settlements for residential use would have a serious impact on the quality and character of the national park because of curtilage and access impacts as well as change in character of the barn itself. New build within or adjacent to villages is preferable.
- A criteria approach to residential conversion will not give certainty and will gradually be eroded.
- The use of buildings for residential use will undermine their alternative economic potential.
- If a large number of barn conversions are released during the plan period this will have a detrimental affect on long term supply.
- The Authority needs a strategy for addressing the future of its numerous historic farm buildings. We urge caution however about permitting a large number to be converted to housing because of the potential impact on the special qualities of the park and their remoteness from services and facilities.
- Barn conversions should be considered in all locations where there are 3 houses or more together with all road side barns subject to criteria eg. car parking.
- Support live/work barn conversions

Other comments

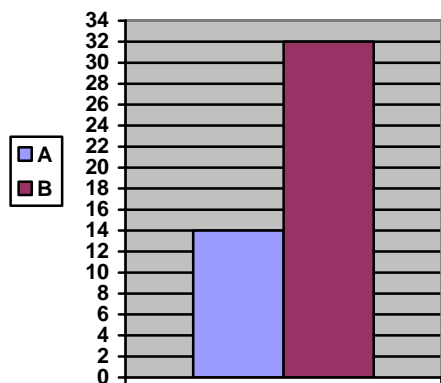
- One option would be to build an entirely new village.
- NPA should challenge government definitions of sustainability in the rural context.
- Housing need is an aspect of sustainability.
- The existing housing stock should be prevented from becoming second homes, although holiday lets are a useful form of income.
- Subdivision to provide affordable housing could be linked to Craven DC empty property grants.
- Buy existing housing using tax on second homes
- Greenfield sites should be developed where suitable brownfield land and buildings are not available.
- New housing should link to public transport and existing infrastructure
- All housing in Grassington should be for local needs only. No open market housing should be permitted because it simply becomes second homes.
- The LDF should encourage people to make greater use of public transport.
- Land should not be compulsorily purchased.
- The location of new housing should be determined by need.

4. Local needs

Options

- A** Maintain the categories of priority households as set out in the local plan 2006 (see above) or,
- B** Change the categories of priority households to better target those that will deliver the greatest social and economic advantage to local communities

Preferred option (all respondents)



Preference (individuals, organisations and public meeting consensus)

	Individuals supporting	Organisation supporting	Public Meeting Consensus
A	9	Marske PM Kettlewell PC Giggleswick PC Marrick PC LOPRA	
B	22	Sedbergh CoT Garrs End Lane CG CPRE (W) CPRE (Craven) Austwick PC Burton PC Aysgarth PC Carperby PC Yorkshire Dales Society Hawes PC	Sedbergh PS Sedbergh PW Yoredale PS Yoredale TH Yoredale PW Yoredale DC Sedbergh (2) PS Sedbergh (2) AB
No consensus		Craven Housing Forum	

Comments about widening the categories of local need

- Review categories to make them more flexible.
- Neighbouring parishes to Sedbergh should be included.
- Local occupancy should be wider than those 'born and bred' in the national park. It should consider the needs of the community.
- Local occupancy should include returnees working inside or just outside the park eg. Leyburn.
- Part time employees should be added to the categories.
- The definition of local need is too tight for affordable housing. It should include persons in insecure shorthold tenancies, persons with a proven medical need for accommodation and anyone else accepted by the Housing Department as having a proven need to live in the park.

Comments about tightening the categories of local need

- Restrict occupancy to primary residence only.
- The categories should be tighter. A mileage restriction could be used.
- Local occupancy should ripple out starting with the Parish.
- The policy should focus on people who live and work in the park.
- The current definition has many loopholes. Applicants should have to demonstrate that they are unable to compete on the open market.
- The local occupancy conditions should not encourage commuting to and from the Park because this will contribute less to local communities and will encourage more car based travel.

Other comments

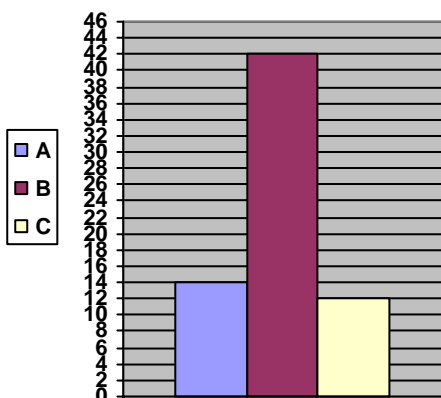
- Allow more time to monitor effect of current local need categories.
- Targeting households that offer the greatest social and economic advantage is dangerous although local connection remains important.
- Local occupancy restrictions should apply in Sedbergh
- Landowners should be permitted to build housing for family members, with a local occupancy restriction.
- Local needs criteria while worthy does not make housing affordable.
- Local needs should include people who have lived for 10years in the National park. They should be eligible if they intend to live and work in the National Park or a neighbouring parish eg. Leyburn.
- Housing for elderly carers is a specific need that is likely to increase.

5. Housing development boundaries

Options

- A** Keep the housing development boundaries predominantly the same as the 2006 local plan, or,
- B** Review the housing development boundaries around towns and villages to accommodate allocated sites and minor additional windfall sites in order to meet the affordable housing target, where local circumstances permit, or,
- C** Allocate sites but dispense with housing development boundaries altogether and replace with a criteria based approach to manage the release of small windfall sites

Preferred option (all respondents)



Preference (individuals, organisations and public meeting consensus)

	Individuals supporting	Organisation supporting	Public Meeting consensus
A	7	Garrs End Lane CG Austwick PC CPRE (Craven) Yorkshire Dales Society Giggleswick PC Council for National Parks LOPRA	Grassington PS
B	29	CPRE W) Carperby PC Craven Housing Forum Craven RHE Sedbergh CoT Yorkshire Water Burton PC Aysgarth PC Kettlewell PC English Heritage Hawes PC Y&H Regional Assembly Richmondshire HD	Sedbergh PS group Yoredale PS Yoredale PW Yoredale DC Sedbergh (2) PS
C	9	Marske PM Russell Armer Ltd Sedbergh CoT	
No consensus			Yoredale TH Sedbergh (2) AB

Comments about reviewing the boundaries

- Extensions to boundaries must be drawn carefully to retain character
- Ensure consultation with cultural, landscape and wildlife specialists
- Organic growth of settlements is over because of the profits to be made from speculative housing. The boundaries have been effective in providing certainty and have helped retain settlement character. They may however require review to ensure consistency of definition across the Park.
- The boundaries have been looked at recently. There is no compelling evidence to change them now.
- The boundaries are useful in preventing windfall sites that are not sustainably located or where the target is being met through allocated sites.
- You have a sound policy for delivering affordable housing through exceptions sites. If you tinker with the boundaries no one will sell their land at affordable development value because they will hang on in the hope of a higher development value.

Other comments

- Why are criteria acceptable for restricting occupancy but not as a tool for managing land release ?
- Boundaries are too tight but removing them will remove certainty for developers and lead to more speculative proposals. A theoretical boundary may then be assumed.

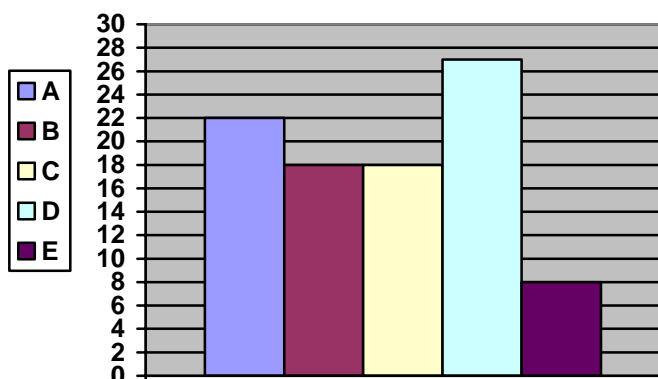
- Exceptions sites should be permitted for local occupancy as well as affordable housing.
- Infilling is not always good for village character.
- Exceptions sites will lead to gradual encroachment
- Sites for local need housing should be identified and reviewed after five years.
- Option C may have a detrimental impact on the delivery of exceptions sites.

6. Housing density, size and type

Options

- A** Maintain the current local plan housing density minima of 35 dwellings per hectare across all sites or,
- B** Reduce density to the national minima of 30 dwellings per hectare
- C** Restrict all new build housing to a maximum of 90sqm, unless justified by other policy considerations or special circumstances, or,
- D** Permit a wider range of sizes and densities (above and below 90sqm), on sites of 5 or more units eg. flats, apartments, terraces and houses
- E** Prevent the extension of medium sized houses (eg. below 95sqm)

Preferred options (all respondents)



Preference (individuals, organisations and public meeting consensus)

	Individuals supporting	Organisation supporting	Public Meetings Consensus
A	11	CPRE (W) Craven housing Forum Craven RHE CPRE (Craven) Yorkshire Water Aysgarth PC Yorkshire Dales Society Council for National Parks English Heritage	Sedbergh PS Sedbergh PW Yoredale PS Yoredale DC

		LOPRA Richmondshire HD	
B	13	CPRE (Craven) Garrs End Lane CG Carperby PC Russell Armer Ltd Marrick PC Hawes PC	Sedbergh PW
C	11	Craven Housing Forum Craven RHE Aysgarth PC Marrick PC Council for National Parks LOPRA	Sedbergh PS Yoredale PS Grassington PS
D	17	CPRE (W) Carperby PC Austwick PC Sedbergh CoT Burton PC Aysgarth PC Yorkshire Dales Society Giggleswick PC Council for National Parks Hawes PC	Yoredale PW Yoredale DC Sedbergh (2) PS Sedbergh (2) AB
E	5	CPRE (Craven) Council for National Parks LOPRA	Sedbergh (2) AB
No consensus	XXXXXXXX		Yoredale TH

Comments about density

- High density may result in cramming and domination by car parking.
- Density should have regard to national park character
- Whatever density is chosen it must provide space for car parking at two spaces per household.
- Density is currently about right.

Comments about house size

- Existing schemes are too boxy. Better design is required. Single storey and three storey units are required, especially for single person households.
- Family housing and flats are needed
- The evidence shows a similar proportion of single person households to family households. Therefore plan for a significant proportion of flats and apartments. These are ideal for single working people and older independent people.
- New housing should be modest in size.
- Perhaps NPA should be more restrictive than 90sqm. Three beds is still quite large.
- If the demand for smaller households is met by restricting the size of new housing then it will also help deliver affordability.
- Sites within villages should not have size or values capped. It should be left to the market to determine price.

- The 90sqm and local occupancy restriction still enable plots to sell for £100,000 each. This provides housing for the wealthy young or the wealthy old who wish to downsize. The answer is to leave sites to market forces and keep development boundaries fixed.
- The 90sqm rule should be scrapped. The size and type of housing should be flexible to meet a range of needs.

7. Design and sustainability

Should housing developments smaller than the regional threshold of 10 units be required to generate 10% of their own energy requirements?		
	Individual	Organisation/Meeting
Yes	19	Natural England Yoredale PW CPRE (W) Yorkshire Dales Society Sedbergh CoT Sedbergh (2) AB Yorkshire Forward Council for National Parks English Heritage Y&H Regional Assembly Environment Agency Richmondshire HD
No. It should not be compulsory. Would add to cost of affordable housing	11	Garrs End Lane CG Marske PM Austwick PC Sedbergh PS group Sedbergh PW group Yoredale DC Carperby PC Burton PC Aysgarth PC Kettlewell PC Giggleswick PC Marrick PC Hawes PC LOPRA
Depends on cost	1	
Renewable energy policy should follow national policy		Yoredale PS Russell Armer Ltd Grassington PS
LDF should aim for carbon neutral housing		CPRE (Craven)

What further measures should be considered, in respect of new homes, to encourage energy efficiency and/or renewable energy generation?		
	Individual	Organisation
Very high Insulation standards	7	Sedbergh PS group Yoredale TH Ingleborough estate Craven RHE

		Grassington PS Kettlewell PC English Heritage
Solar /wind where acceptable in landscape	7	
Combined heat and electricity should be encouraged		CPRE (Craven)
Fiscal incentives	2	Yoredale DC
Owners should be permitted to install RE devices at their own cost		Carperby PC
Solar thermal and ground source heat pumps should be mandatory in future	1	Richmondshire HD
New and emerging sustainability standards should be followed	1	Austwick PC Aysgarth PC
Education in energy efficiency		Sedbergh (2) AB Burton PC
Passive solar gain, non traditional materials	1	
The NPA should incorporate a policy that seeks to reduce greenhouse gases ie minimum level 3 code for sustainable homes		Yorkshire Forward Environment Agency
Mandatory energy audits for all properties	2	
The NPA should provide guidance on renewable energy	6	Council for National parks Hawes PC Richmondshire HD

Should contemporary design solutions and construction methods be permitted in the national park ?		
	Individual	Organisation
Yes.	15	Marske PM Yoredale DC Ingleborough Estate Sedbergh PS Russell Armer Ltd Craven RHE Sedbergh CoT Sedbergh (2) AB Kettlewell PC Giggleswick PC Richmondshire HD
Yes depending on context	12	Yoredale PS Austwick PC Carperby PC Craven Housing Forum LOPRA CPRE (Craven) Grassington PS Burton PC

		Council for National parks English Heritage Hawes PC
No	2	Garrs End Lane CG Grassington TH Yorkshire Dales Society Marrick PC
Not on conversions	1	
Not in traditional villages		Yoredale PW CPRE (W)
Providing local materials are used	1	Aysgarth PC
Any design or method of construction should be considered	1	
In conjunction with local stone	1	
Permit the use of derelict former dwellings for local occupancy	1	

Comments contemporary design

- Pilot contemporary design. Require coloured elevations and perspectives.
- Contemporary construction may help make housing more affordable.
- The park climate not suitable for timber construction.
- Some traditional features should be incorporated into contemporary design.
- A new settlement would offer the opportunity for contemporary design.
- Timber should be tried subject to maintenance.
- Consider ling and sedum roofs
- There is a need for a sympathetic 'modern vernacular'.

Comments about energy efficiency and generation

- Ground source heat pumps are better than turbines.
- Settlements as a whole should be encouraged to meet their energy requirements, rather than just new housing.
- Housing Association building standards should be rolled out into the private sector.
- Affordable housing schemes should have solar panels.
- Support eco homes standard.
- All new housing should meet 100% of their energy requirements
- The government expect NPAs to be role models for sustainability. Developments in the national park are likely to be smaller than 10 dwellings.

Other Comments

- It is important to conserve character and existing residential quality of life
- Caravan parks may be a desirable option
- Barn conversions should look more like houses.
- Anything that can be easily afforded.

- The objective should be to improve water efficiency as well.
- New developments should manage water runoff through sustainable drainage systems. This will improve water quality, open space amenity and flood management.

8. Housing in open countryside

Should there be a policy that enables the enhancement of the landscape in return for a housing approval that would facilitate the removal of an existing eyesore ?		
	Individual	Organisation
Yes	20	Marske PM CPRE (W) Carperby PC Austwick PC Sedbergh CoT Yorkshire Water Kettlewell PC Hawes PC
No.	9	Garrs End lane CG CPRE (Craven) Aysgarth PC Yorkshire Forward Giggleswick PC Marrick PC Council for National parks English Heritage Y&H Regional Assembly LOPRA Richmondshire HD
Possibly but one person's eyesore is another's romantic ruin	1	

Are there other ways in which housing policy can help retain people in the park, or attract in new people, that will actively contribute to managing its special qualities? eg. its farmed landscape?		
	Individual	Organisation
Company housing	1	Sedbergh CoT Richmondshire HD
Live work units	2	Richmondshire HD
Farmers providing accommodation for workforce		Garrs End lane CG
Public houses providing staff accommodation		Garrs End lane CG
Permit barn conversions for farm workers	2	
Permit barns adjacent to villages to be converted to local occupancy housing	1	Austwick PC
Keep affordable housing affordable to rent in perpetuity		CPRE (W)

Encourage self build plots		Aysgarth PC
More rented housing		CPRE (Craven)
Tighten up local need criteria to better target those in need.	1	
Permit open market housing to cross subsidise affordable and local needs housing.	1	
Increase tax on second and holiday homes	1	
Encourage better employment, rural based business and reuse of traditional buildings	2	
Make the Millenium Trust a Housing Trust.to buy housing and sell it to young families who would live in the Park.	1	
People living in the Park already care for the countryside.	1	
Explore the possibility of technology to attract and retain new forms of employment		Richmondshire HD

Permissions for the quarrying of aggregate.

Issue 1

What steps should be taken to comply with national guidelines and with regional planning policy ENV4 to seek a progressive reduction in aggregate production from the Yorkshire Dales National Park?		
	Individual	Organisation
Any departure from the national and regional strategy of progressive reduction in National parks should only be justified in exceptional circumstances and on behalf of the public's interest.		CNP English Heritage RA (North Yorkshire) RA (Cumbria) Natural England
There would be less demand for aggregate if recycled material was used more often. Govt should help reduce the price of recycled alternatives	1	
RSS strategy and the existence of considerable reserves means there is no need for further quarries or the extension of new ones. A small scale extension would have to bring demonstrable benefits to the landscape.		English Heritage
None		Marske PM Austwick PC Giggleswick PC
All quarrying should be terminated as soon as possible. Industrial scale operations are not appropriate within a protected landscape.	1	
The RAWP process and emerging regional and national planning guidance is supported.		
We support a flexible policy approach in relation to MPS1 which acknowledges the benefits in terms of reduced environmental disturbance and efficient use of minerals deriving from extensions to existing workings rather than development of new ones.		Lafarge Natural England
MPS 1 would presumably allow schemes of less than major development to be considered together with the benefits of any extensions to existing quarries.		Durham CC
Production should be restricted to rare high grade aggregates (Silurian grit stones) only.	1	
Permission should be granted where further working will bring overall environmental and community benefits.		YRCC
Approving the Swinden application would reduce production capacity through the permanent closure of Threshfield quarry.		Tarmac Ltd
Concern that reduction of quarrying in the Dales will increase pressure on Cumbria. These consequences should be highlighted.		Cumbria CC
The national and regional policy issues surrounding hi specification roadstone should be separated from general aggregate use.		Cumbria CC
Could support a more flexible approach if development is within existing quarry footprint.		Ramblers Association
Floodrisk should be considered as part of extending quarries. Hydrogeological assessment should also be		Environment Agency

undertaken to gauge impact on aquifers and water courses.		
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Building and roofing stone

Issue 2

How should the small-scale working of building and roofing stone for local use continue to be encouraged?		
	Individual	Organisation
Grants to re open roofing stone quarries		Marske PM
Limited working subject to local demand. Encourage recycling wherever possible.	1	Durham CC RA (Cumbria)
Easier Planning permissions		Austwick PC
Support existing policy		YRCC CNP Natural England Yorkshire Geodiversity Partnership
The NPA should identify sites and provide protection against alternative development.		English Heritage
Implement existing policy HE7 (NPMP 2006)		Giggleswick PC
Provided working is small scale and for the local market with minimum traffic and visual impact, permission should be granted.		Tarmac Ltd.
Support working of hilltop. Further extensions should only be permitted within existing quarrying footprint.		Ramblers Association
Limit extension, ensure material is used in national park only, encourage recycling and limit lorry size.		RA (North Yorkshire)
Policy should define 'local need' for building stone. It should include repair of dry stone walls.		Natural England
Support can be provided through the design guide and implementation of policy.		Natural England

The Impact of mineral working

Issue 3

Which aspects of quarrying have the biggest impact on local communities and visitors to the National Park and how could adverse impacts be reduced? What steps should be taken to reduce the environmental impact of mineral working in the National Park?		
	Individual	Organisation
Lorry traffic	1	Marske PM Austwick PC YRCC Giggleswick PC CNP

		Lafarge Ramblers Association Natural England
Landscape	1	CNP RA (North Yorkshire)
Noise and dust		RA (North Yorkshire)
Water pollution	1	
Irreversible environmental damage with a negative impact on tourism	1	
Consider transport to rail heads		Giggleswick PC
Periodic reviews, local liaison groups, communication, monitoring and enforcement		CNP
Mitigation could include restricting output, restricting HGV movements and increasing rail freight.		Lafarge Ramblers Association RA (North Yorkshire) RA (Cumbria) Natural England
Examine quarry traffic impact on Settle and Giggleswick and use trials to test various options.		Lafarge
Phased working and restoration and landscaping.		
Quarrying impact in the Dales has reduced dramatically in the last 15 yrs eg. Swinden quarry. Consolidation and rail transportation should be encouraged.		Tarmac Ltd.

Quarrying in Wharfedale

Issue 4

Should there be an extension to the life of Swinden Quarry in Wharfedale, if this can be achieved without additional harm to local communities or to the environment, in return for the permanent closure and restoration of Threshfield Quarry?		
	Individual	Organisation
Yes		Austwick PC
Yes. There will be a reduction in quarrying by 51ha, continued employment and environmental improvements.		Tarmac Ltd.
Only if there is no additional harm to local communities.	1	
The YDNPA should seek to close all quarries within the park.	1	
The closure and restoration of Threshfield should not be dependent on planning permission for Swinden.		Ramblers Association

If so, what restrictions ought to be imposed on quarrying operations and transport and what are the most appropriate restoration schemes for the two sites?		
	Individual	Organisation
Lorry traffic post 2020 should be no more than would have resulted from re opening Threshfield quarry ie. 280 movements per day.	1	
Time limits on lorry movements and presumption in favour of rail.		Austwick PC
The current application incorporates restoration and		Tarmac Ltd.

continuation of successful traffic and rail management.		
An appropriate restoration schemes for both sites. Consideration should also be had to the Habitates regulations and the impact on the rights of way network and public recreation		Natural England

Quarrying in Ribblesdale and Chapel-le-Dale

Issue 5

Should the permanent closure and restoration of the Old Ingleton site in Chapel-le-Dale be sought?		
	Individual	Organisation
Yes	1	CNP Ramblers Association RA (Cumbria) Natural England
No		
See planning application and EIA, May 2007		Hansen QPE Austwick PC
The quarry has the visual capacity to be sunk deeper.	1	
There a large number of archaeological remains around the Chapel le dale area. We would therefore welcome permanent closure of Old Ingleton quarry.		English Heritage

Issue 6

How should Horton Quarry be developed and what steps should be taken to minimise any adverse effects of the quarrying and quarry transport on local communities and on the environment?		
	Individual	Organisation
Close it as soon as possible.	1	
See ROMP submission May 2007		Hansen QPE
Allow market forces to dictate		Austwick PC
Support updated conditions and introduction of rail transport.		CNP

Horton quarry

Should quarrying at Horton continue broadly as at present, but with updated conditions as a result of the Environment Act Review?		
	Individual	Organisation
Yes		Austwick PC Giggleswick PC
No close it as soon as possible	1	
See EIA in respect of Environment Act review.		Hansen QPE

Concerned about impact on the SSSI and SAC and the problems of transportation of the gritstone.		Ramblers Association
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What operating and transport hours are appropriate for Horton quarry? Should road transport be operated from Monday to Friday only, as at Arcow and Dry Rigg Quarries and not on Saturday mornings as at present? If this was the case, there would be no quarry traffic at weekends from the three Ribblesdale quarries on the B6479 or through Settle.		
	Individual	Organisation
Operating hours are set out as part of the ROMP submission. A traffic impact assessment has been prepared.		Hansen QPE
No		Austwick PC
Monday – Friday only		Giggleswick PC Ramblers Association

Should the introduction of rail transport be encouraged and, if so, should there be a decrease in road haulage?		
	Individual	Organisation
Yes	1	Austwick PC LOPRA Giggleswick PC Natural England
Hanson Quarry Products continues to assess the commercial and practical feasibility of rail transportation.		Hansen QPE
No		Ramblers Association

Should the building of a new access road to the quarry be encouraged? How could a road scheme be designed so that it is environmentally acceptable?		
	Individual	Organisation
Yes		Austwick PC Giggleswick PC
No	1	
Consultants have been asked to assess the feasibility of this. Further discussion is required on feasibility and landscape impact.		Hansen QPE
Insufficient information about the route of the road or its potential impact on National Park purposes.		CNP Natural England

In addition to seeking protection for SSSI and SAC designated land, should agreement be sought to limit quarrying in other, at present undisturbed parts of the permission areas?		
	Individual	Organisation
Yes.	1	CNP

		Ramblers Association
No		Austwick PC Giggleswick PC
Proposals form part of the ROMP application.		Hansen QPE

Should the extension of gritstone working in the base of the quarry be permitted? If so, to what extent should this be dependent on a reduction in the permitted reserves of limestone and protection for SSSI and SAC designated land and other undisturbed areas?		
	Individual	Organisation
No	1	
Yes		Austwick PC Giggleswick PC
The ROMP application considers this. Discussions with YDNPA and Natural England will also take place on an proposals to work the gritstone.		Hansen QPE
Extension should be considered against MSP1 and the presumption against mineral working in National parks.		
SSSIs and SACs should be vigorously protected		LOPRA Ramblers Association
Any increase in working of gritstone should be reduced from the reserves of limestone.		Ramblers Association
It should not be dependent on a reduction in permitted reserves.		Giggleswick PC
Have regard to appropriate assessment, emerging LDF policy, sustainability assessment and any emerging mitigation or alternative solutions.		Natural England

What is the most appropriate restoration scheme for the site?		
	Individual	Organisation
Landscaped lake, tree planting to disguise the scars.	1	Austwick PC
Revised restoration proposals would be submitted as part of any application to work the gritstone.		Hansen QPE
Return it as near as possible to its original state.		Ramblers Association
The greatest biodiversity gain possible having regard to the habitats in this area.		

General Comments

- Because of the significant geological interest visible in the parks quarries, restoration schemes should incorporate geological trails.

Waste management issues

Issue 7

How should the National Park play its part in co-operation with the District and County Councils, in the provision of measures and facilities to minimise waste arisings and to maximise re-use and recycling?

	Individual	Organisation
Small scale recycling facilities	1	Sedbergh (2) PS North Yorkshire CC Marske PM Tarmac Ltd. Sedbergh 2 AB
Strict conditions on permissions		Austwick PC
PPS 10 requires LPAs to identifies how 10 years equivalent of waste arisings are dealt with		Durham CC
NPA could raise awareness of indiscriminate waste disposal and the advantages of re use and recycling.	1	RA (North Yorkshire) Natural England
Minimise waste and maximise reuse and recycling. Landfill should be the last option.		YRCC.. Bainbridge TH
Implement policy WLP2 (Inert Waste)		Giggleswick PC
Space for recycling containers in housing schemes		North Yorkshire CC Sedbergh 1 AB Sedbergh (2) PS Sedbergh (1) PS
NPA should monitor and comment on the joint Waste Management Strategy and LDFs to ensure national park purposes are properly considered.		CNP Natural England
Waste is not an NPA responsibility		Sedbergh (1) PW
Silage Wrap should be recycled		Sedbergh 2 AB

Issue 8

Should proposals for small scale sites for the disposal of construction and demolition wastes produced within the National Park continue to be supported? If so, should permission be granted only where materials could not be re-used or recycled or where proposals would result in the beneficial restoration of a site?		
	Individual	Organisation
Not much arises. If it has to be transported further then this increases the incentive to recycle	1	
Yes	2	Marske PM Sedbergh (2) AB Austwick PC National Farmers Union YRCC Giggleswick PC Tarmac Ltd. Natural England Sedbergh (1) PS Sedbergh (1) PW Bainbridge PS Bainbridge TH Bainbridge DC
Expansion of recycling facilities will discourage disposal.		Durham CC Yorkshire Forward RA (North Yorkshire)
Recycle and reuse first if possible		LOPRA Aysgarth & District PC

		CNP Sedbergh (2) PS
Encourage re use existing buildings first before allowing them to be demolished and recycled, particularly fro the repair of historic buildings.		English Heritage

Issue 9

Could alternative types of waste treatment techniques be acceptable at sites within the Yorkshire Dales and, if so, should they be restricted to taking only waste originating from within the National Park?		
	Individual	Organisation
Yes	1	Marske PM Austwick PC YRCC Tarmac Ltd. Sedbergh (1) PS Bainbridge PS
Yes, but it should be restricted to waste generated from within the National Park.		LOPRA Yorkshire Forward Natural England Bainbridge DC
Composting would be useful but would depend on collection.	1	RA (North Yorkshire)
Anaerobic digestion would involve inappropriate industrial scale operations within the National park. If restricted to national park waste only it may not be commercially feasible.	1	
Modern waste recovery facilities can be compatible with a national park location and could be located on industrial land to meet need for local waste management.		Durham CC
Major development should not be permitted. Nor should the import of waste material into the National park.		CNP
Yes, but it will need to be sourced from outside the National park to be viable.		National Farmers Union
Yes. Subject to site specific issues. There is however no legal power to restrict waste arisings to the national park only.		North Yorkshire CC
There may be opportunities to locate small scale local waste management facilities in under utilised agricultural buildings		Natural England

Housing Issues and Options

List of Respondents

Individuals

A Batty
E D Booth
DG Brown
L Baynbe
A T Berry
J Blackie
R Callan
R Cloughton
C Ellison
R Graham
S Graham
CM Grainger
JL & EM Hickson
E & M Hird
L Kent
M Macpherson
S Mason
RL & PA Metcalfe
V Metcalf
A McCullagh
DR Moore
KM Nugent
GB Keebve
GW Keighly
R Parker
W & J Smith
N Stedman
C Stephenson
G Storey
K Sycamore
M Turrell
B Thornton
P Vernon
H Weatherall
P Wood
R White

P Windle
L Winn

Organisations

Austwick Parich Council
Aysgarth and District Parish Council
Burton Cum Walden Parish Council
Campaign to Protect Rural England
(Wensleydale)
Campaign to Protect Rural England
(Craven)
Carperby Cum Thoresby
Council for National parks
Craven Rural Housing Enabler
English Heritage
Environment Agency
Garrs End lane Conservation Group
Giggleswick Parish Council
Ingleborough Estate
JMP Architects
Kettlewell and Starbotton Parish Council
Long Preston Residents Association
Marske and New Forest Parish Meeting
Marrick Parish Council
Natural England
Richmondshire Distict Housing Department
Russell Armer Ltd
Sedbergh Chamber of Trade
Upper Dales Parish Forum
Yorkshire Dales Society
Yorkshire Forward
Yorkshire Water

Public Meetings

1. Sedbergh, People's Hall 19th June 2007 7pm (2 groups)
2. Ingleton, Community Centre 28th June 7pm (1 groups)
3. Wharfedale, Grassington Town Hall 4th July 7pm (2 groups)
4. Wensleydale, Yoredale 25th July, 6:30pm (4 groups)
5. Sedbergh, People's Hall 7th August 7pm (2 groups)

Minerals and Waste Issues List of Respondents

Individuals

P Fattorini
R Poultney
I A Williamson

Organisations

Austwick Parish Council
Aysgarth & District PC
Council for National Parks
Durham County council
English Heritage
Environment Agency
Giggleswick Parish Council
Lafarge
Long Preston Residents Association
Marske Parish Meeting
National Farmers Union
Natural England
North Yorkshire County Council
Ramblers Association
Ramblers Association (North Yorkshire)
Ramblers Association (Cumbria)
Yorkshire Forward
Yorkshire Rural Community Council
Yorkshire Geodiversity Partnership

Public Meetings

Ingleton, Community Centre 28th June 7pm
Wharfedale, Grassington Town Hall 4th July 7pm