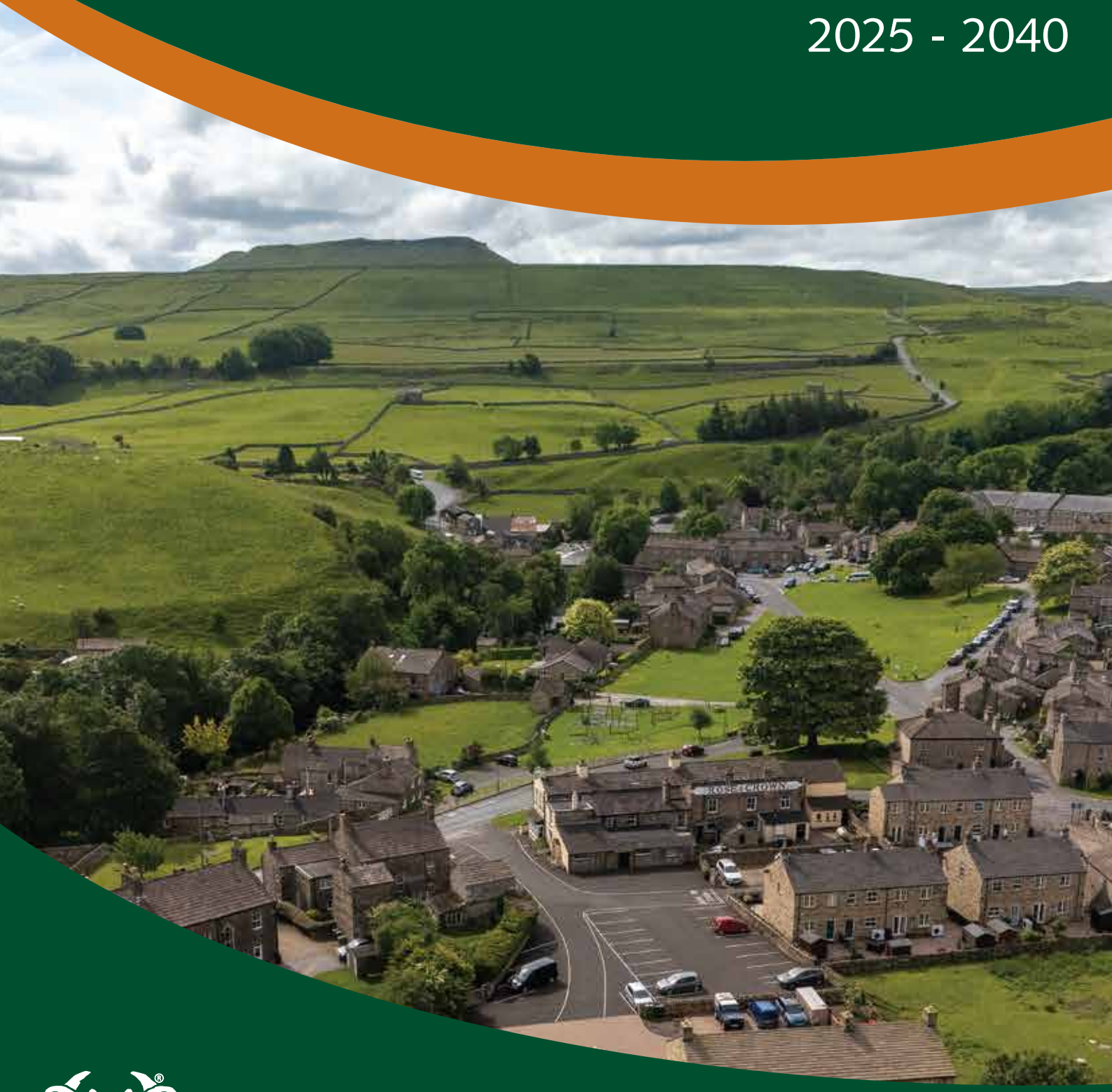
Yorkshire Dales National Park Authority

Local Plan

2025 - 2040



YORKSHIRE DALES
National Park Authority

The Local Plan was adopted on 30 June 2026.

The Yorkshire Dales National Park Local Plan sets out the strategy and policies for the development and use of land during the period up to 2040. The Local Plan is accompanied by a policies map that provides the spatial expression of some of the policies. Numerous maps show land designations such as important open space, ecological networks and Conservation Areas. They also show housing development boundaries and land allocated for future development. The policies map can be found on the National Park Authority's website:

www.yorkshiredales.org.uk/planning/planning-policy/local-plan-2025-40/policies-maps/

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1. Introduction

What is the Local Plan?

1.1 The Local Plan is the statutory development plan for the Yorkshire Dales National Park. It sets out how the National Park Authority will plan for and manage development in the period up to 2040. It will be used to guide day-to-day decisions on planning applications and other proposals for development.

1.2 The new Local Plan presents a single set of planning policies for the whole of the National Park for the first time since the extension of its boundary in August 2016.

What does it seek to achieve?

1.3 The aim of the Local Plan is to contribute to the achievement of sustainable development. It will do this by guiding the type and location of new development to deliver long-term benefits for the community, the economy and the environment.

1.4 The Local Plan is written within the context of the two statutory purposes of National Parks[1]. These are:

- to conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park; and
- to promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public.

1.5 The National Park Authority also has a statutory duty to seek to foster the economic and social well-being of communities within the area[2]. The Local Plan will manage growth to ensure that the two statutory purposes are met while also meeting the local development needs of the economy and the social well-being of local communities.

1.6 The preparation of the Local Plan is a statutory responsibility of the National Park Authority in accordance with the National Planning Policy Framework (NPPF). The NPPF is the main statement of Government planning policy in England. It provides a structure within which local plans are prepared and sets out expectations as to what the Local Plan should aim to achieve, taking account of local circumstances, needs, character, and opportunity.

1.7 The Local Plan also has a role to help deliver the ambitions set out in the Yorkshire Dales National Park Management Plan[3], and its subsequent revisions. The Management Plan is the single most important strategy for the National Park and is also a material consideration in decision-making on planning applications[4]. It sets out the vision, strategic policies and intended outcomes up to 2040. It aims to ensure that the National Park purposes are achieved. The Management Plan is prepared and implemented by a partnership of statutory environmental bodies, landowners, representatives of local business, local councils, the voluntary sector and the National Park Authority. The

[1] Section 61 of the Environment Act 1995
[2] Section 62(1) of the Environment Act 1995
[3] Yorkshire Dales National Park Management Plan 2019-24; Yorkshire Dales National Park Management Plan 2025-30.
[4] National planning policy guidance para: Natural Environment, 040 Reference ID: 8-040-20190721

Management Plan is reviewed every five years with the latest review having begun in 2024.

How has the Local Plan been prepared?

1.8 Work on the preparation of the Local Plan began in 2018. Its development has been informed by a series of reports (the evidence base) commissioned by the Yorkshire Dales National Park Authority and its partners. These include:

- Demographic Evidence Report, October 2019
- Strategic Housing Market Assessment, November 2019, reviewed July 2024
- Socio-economic Wellbeing Assessment, November 2019
- Landscape Character Assessment, 2020
- Yorkshire Dales National Park First Homes Analysis, February 2022
- Yorkshire Dales National Park Economic Viability Assessment, April 2022, reviewed February 2025
- Level 1 Strategic Flood Risk Assessment, June 2022
- Housing Land Availability Assessment, March 2023, reviewed February 2025

1.9 Engagement has been an essential part of the preparation process in accordance with the National Park Authority's Statement of Community Involvement in Planning[5]. There have been seven 'informal' stages of consultation with a wide range of local organisations, stakeholders and residents. The process has been iterative, helping to shape the issues covered by the Local Plan, guiding how ambitious the strategy should be, and informing the detail and justification of its policies.

1.10 To ensure that issues of sustainability, equality and the precautionary principle have been considered, the Local Plan is also supported by a Sustainability Appraisal, a Habitats Regulations Assessment and an Equalities Impact Assessment.

How does it fit with other authorities, plans and strategies?

1.11 The boundary of the National Park overlies part of four local authority areas. North Yorkshire Council, Westmorland and Furness Council, Lancaster City Council and Lancashire County Council are responsible for a wide range of functions inside the National Park, including economic development, transport, education and adult services, waste management, surface water flood protection and provision of services such as affordable housing.

1.12 Local government reorganisation in April 2023 combined several smaller authorities to create a simpler administrative structure. Six former councils which previously covered areas of the National Park in Cumbria and North Yorkshire[6] were replaced by two new unitary bodies – Westmorland and Furness Council and North Yorkshire Council. Across North Yorkshire a new combined authority was also created in April 2024 in partnership

[5] Statement of Community Involvement in Planning, YDNPA, 2023
[6] Craven District Council, Richmond District Council, North Yorkshire County Council, Eden District Council, South Lakeland District Council and Cumbria County Council.

with the City of York. Its role is to use some of the money and power currently held by central government to devolve a range of functions, including issues around the supply and quality of housing, transport, community safety and associated infrastructure.

1.13 Both new authorities are working to produce their own local plans for their areas outside the National Park. The part of the National Park within Lancashire remains unchanged by reorganisation and is covered by two tiers of local government in the form of Lancaster City Council and Lancashire County Council.

1.14 The National Park Authority has a 'duty to co-operate' with these and a range of other organisations, to make sure its Local Plan is aligned and that it is engaging constructively on cross-boundary matters.

1.15 The Local Plan is legally required to accord with the government's National Planning Policy Framework and to have regard to its planning guidance, which are also material considerations in making decisions on planning applications.

1.16 Several neighbourhood plans cover parishes inside the National Park and provide additional detailed local planning policy that helps guide decision-making.

1.17 The Yorkshire Dales National Park Design Guide[7] is a supplementary planning document adopted in 2026. It provides detailed advice for those seeking planning permission about the form of development that is likely to be acceptable. It is a material consideration in determining planning applications and should be read in conjunction with the design policies in this Local Plan.

1.18 This Local Plan supersedes the eleven Local Plan documents that previously covered different parts of the National Park[8].

What is the structure of the Local Plan?

1.19 The Local Plan is arranged as follows:

- **Chapter 2: The Yorkshire Dales National Park – a portrait** – This chapter provides a description of the Local Plan area. It outlines the overarching strategy and identifies the economic, social and environmental needs and opportunities that the Plan is seeking to address.
- **Chapter 3: Vision** – This chapter sets out how the National Park is intended to evolve over the Local Plan period, from 2025 to 2040.
- **Chapter 4: Core policies** – This chapter covers the strategic policies which set out the overarching principles for development. This includes a spatial strategy and policies which seek to secure sustainable development and the protection and enhancement of the special qualities of the National Park. The core policies apply to all new development.
- **Chapters 5-10: Thematic policies** – These chapters contain the detailed policies that will be used to shape types of development over the Local Plan period. They cover infrastructure, access and connectivity; archaeology and built heritage;

[7] Yorkshire Dales National Park Design Guide (2026)
[8] A full list of the planning policy documents (that will be) superseded by this Plan can be found in Appendix 2

communities; the economy; landscape; and the natural environment. Each policy includes an aim and a justification. The aim describes the intended outcome, and the justification provides the context and reasoning for the policy, together with an explanation of how it may be used. The justification may also link to specific evidence and cross reference to other related policies.

- **Chapter 11: Monitoring and implementation** – This chapter outlines how some of the main delivery and outcomes of the Local Plan will be monitored.
- **Glossary of terms** – The glossary provides an explanation of certain terms, in the context of the Local Plan.
- **Appendices** – The appendices set out further technical detail and guidance to support the policies.

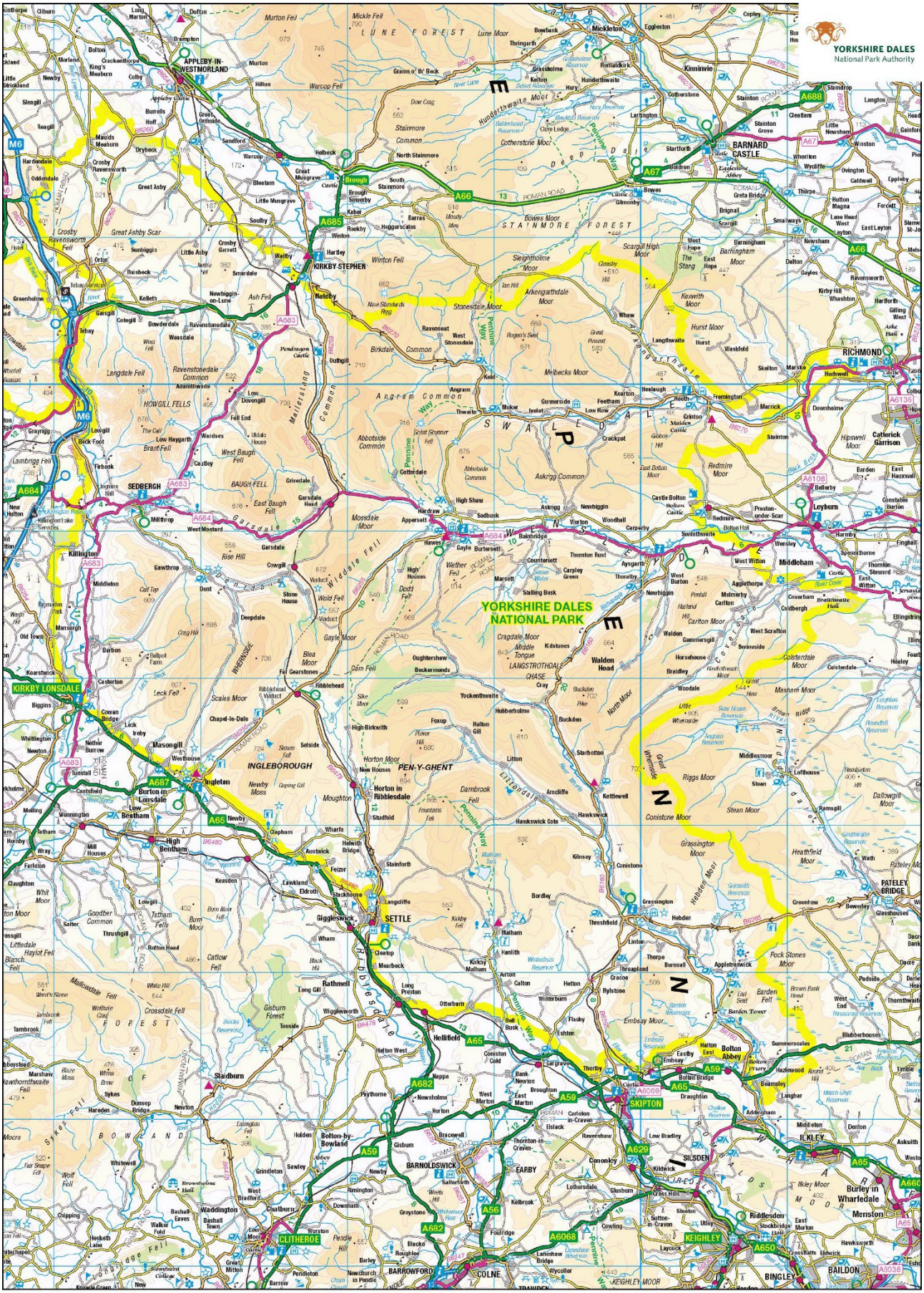
1.20 The Local Plan is supported by a detailed Policies Map, consisting of a series of inset maps, which shows where certain policies and proposals apply. The map identifies all of the site allocations and designations that are most relevant to the determination of planning applications (excluding those in neighbourhood plans).

Using the Local Plan

1.21 All the relevant policies will be taken into account when considering planning applications. It is therefore important that the Local Plan is read as a whole and that the policies, aims and objectives are viewed together and not in isolation.

1.22 The Local Plan should be used in combination with the National Planning Policy Framework and other relevant national guidance. Where necessary, it should also be used alongside other relevant material planning considerations, including the National Park Management Plan. Policies within up-to-date neighbourhood plans will also be used to guide local development decisions.





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Scale 1:300,000

2. The Yorkshire Dales National Park – a portrait

2.1 The Yorkshire Dales National Park was designated in 1954 in recognition of its extraordinary natural beauty, the diversity of its wildlife habitats, its rich cultural heritage and its quality of opportunities for outdoor recreation. The boundary of the National Park was extended in 2016 to include additional parts of Cumbria and a small part of Lancashire, resulting in a 24% increase in its geographical size. It is the second largest of the ten National Parks in England, covering an area of 2,179 square kilometres (841 square miles).

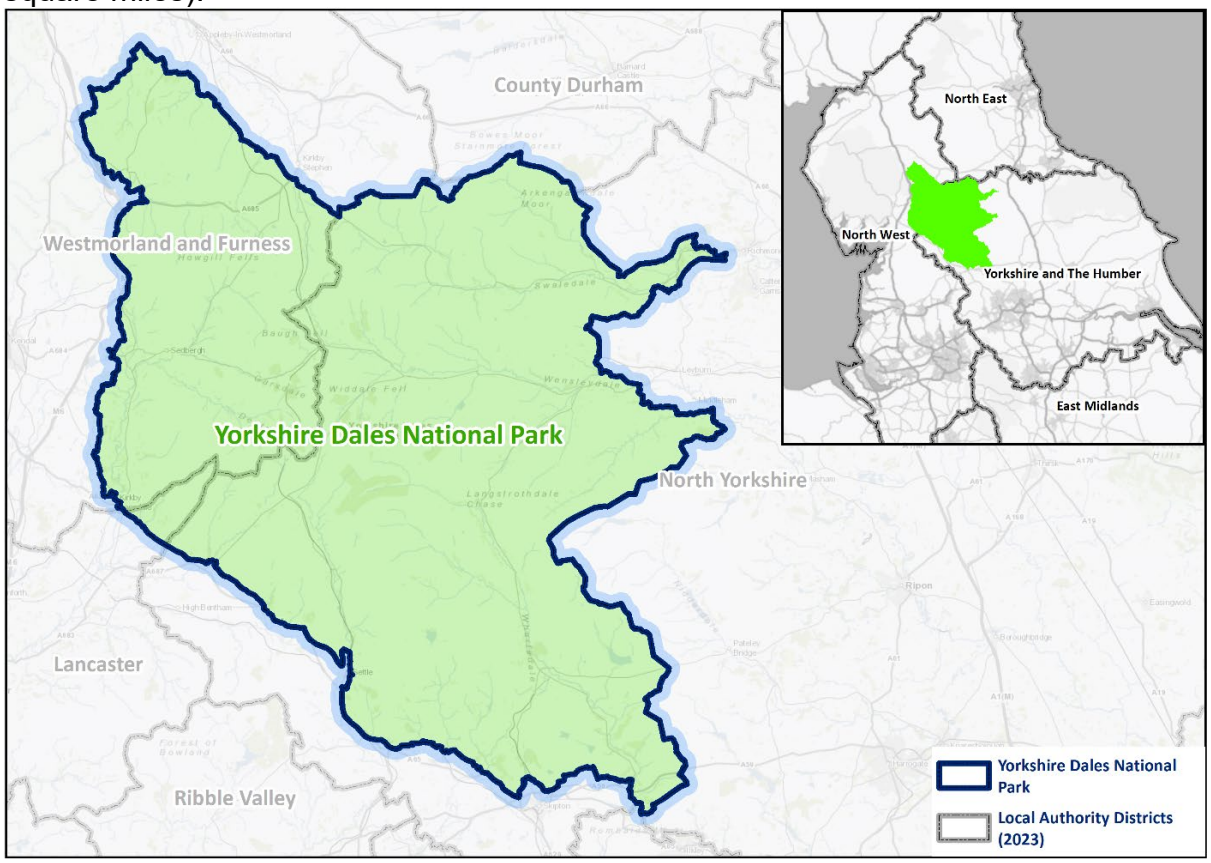


Figure 1. Yorkshire Dales National Park

2.2 This Local Plan will provide a unified set of planning policies covering both the original and the newer parts of the National Park.

2.3 Figure 2 shows the location of the National Park in relation to key transport routes and adjacent protected landscapes. Seventy-one percent of the Local Plan land area falls within North Yorkshire, 28% in Westmorland and Furness and 1% in Lancashire.

2.4 The Settle-Carlisle railway is the only strategic transport route through the area. The National Park is otherwise framed by the A1M to its east, the M6 to the north-west, the A66 to the north and the A65 to the south-west. A number of other nationally protected landscapes surround the National Park, with the Lake District and Forest of Bowland to the west, the North Pennines to the north and Nidderdale to the east.



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Figure 2. Yorkshire Dales National Park and neighbouring protected landscapes

Population and settlements

2.5 The Yorkshire Dales National Park is a deeply rural area. For such an extensive area, it has a relatively small population of only 22,798[9] people living within 10,272 households. The most populous parish is Sedbergh, with 2,800 residents.

2.6 The landscape is characterised by wild remote moors interspersed with sheltered farmed valleys (dales), which shape the physical framework for human settlement and transport (figure 3).

[9] Census 2021, Office for National Statistics



Figure 3. Dales and settlements

2.7 Within the larger Dales there is typically a local service centre or 'hub', linked to a range of villages and smaller settlements. The inter-relationships and economies of scale generated by this 'hub and spoke' pattern is important to the retention of key local services such as primary schools, shops, GP practices and meeting places. These services are essential to the long-term viability and sustainability of the communities they serve.

2.8 Several towns on the periphery also provide employment opportunities and a fuller range of services, such as further education, health, leisure and retail services, for people

living inside the National Park. These include the towns of Settle, Skipton, Leyburn, Richmond, Catterick Garrison, Kirkby Stephen and Kirkby Lonsdale. As well as providing services to a wider area these towns are also home to an important pool of labour for businesses located inside the National Park.

2.9 The larger towns and cities of Lancaster, Harrogate, Kendal, Penrith and Darlington are further away but still commutable to many residents living in the National Park.

Economy and employment

2.10 Agriculture and tourism have traditionally formed the main part of the economy with 'agriculture, forestry and fishing' accounting for 1 in 5 of the estimated 14,259 jobs across the National Park. Education and professional, scientific and technical sectors are also well represented inside the National Park.

2.11 Over 90% of businesses are micro-enterprises with less than 10 employees. This reflects the rural nature of the area, its attractiveness to self-employed people drawn by the quality of the natural environment and the lack of options to accommodate larger scale industry.

2.12 The National Park has seen positive employment growth in recent years driven in particular by the tourism, professional, scientific and technical sectors. The majority of jobs (around 74%) fall within the area covered by North Yorkshire[10]. The former districts of Craven and Richmondshire had the largest growth in employment between 2009 and 2017 and consequently housing demand will tend to be greater there.

2.13 Farming is the main land use in the National Park with 95% of all the land in private ownership. Effective land management by farmers and rural estates is key to the future conservation of the landscape and its important wildlife habitats.

Landscape character and Special Qualities

2.14 The unique character of the Dales stems from its pattern of underlying geology and a distinctive pattern of pastoral farming, which has shaped the landscape over centuries. It is the close relationships between rock types, landform, climate and the resulting history of human activities that are clearly visible in the landscape and which define many of the area's special qualities. For example:

- Ancient dry-stone walls and field barns are one of the defining features of the National Park reflecting the way people have lived and farmed over centuries.
- Sheep and dairy farming remain deeply interwoven with local life and culture. Distinct sheep breeds such as Dalesbred, Wensleydale and Swaledale sheep, together with a strong tradition of upland cattle rearing, are a key part of this heritage.
- Over a quarter of England's flower rich upland hay meadows and pastures are located in the National Park, and its landscape provides habitat for nationally important populations of curlew, lapwing and black grouse.

[10]Yorkshire Dales National Park Socio-Economic Wellbeing Assessment, Edge Economics, 13th November 2019

- The area is extremely rich in archaeological remains which provide evidence of human activity from the earliest hunters of the Palaeolithic through to twentieth century industrial landscapes.
- The National Park includes some of the finest limestone scenery in the UK, from crags and pavements to an underground labyrinth of caves which includes the longest cave system in the UK.
- The whole of the Yorkshire Dales National Park has been designated an International Dark Sky Reserve, the largest in the UK[11]. The National Park has large areas of unpolluted night sky where it's possible to see the Milky Way, planets, meteors and occasionally the Northern Lights.
- Reflecting the remoteness of some parts of the Dales, there are still extensive areas where a true sense of tranquillity and solitude can be found.

2.15 The full list of special qualities that make the area distinctive are kept under review in the Yorkshire Dales National Park Management Plan. They are listed in Appendix 1.

2.16 The Yorkshire Dales Landscape Character Assessment classifies, analyses and describes the characteristics of the different landscapes found in the National Park[12]. It identifies 19 character areas which describe the distinctive identity of each of the main Dales. It also highlights the important landscape elements and features which contribute to the landscape setting of the larger settlements in the National Park. The Landscape Assessment has informed the Local Plan process and will be used to ensure that future development can fit into the landscape without significant harm.

Key challenges and opportunities

2.17 The Local Plan looks across the development period to 2040, and seeks to anticipate and respond to the social, economic and environmental challenges and opportunities that the area faces.

Population change

2.18 The 2021 Census estimated a resident population of 22,798 people. That compares with an estimated population for the equivalent area of 23,611 in 2011 which suggests a slight decline over 10 years. Natural change (the balance between births and deaths) has long been negative so overall population stability has been maintained by net positive migration into the National Park.

2.19 Population projections for the National Park based on recent trends all indicated a decline by 2040. The Government's preferred national projection also pointed to a 9% drop by 2040[13].

2.20 Connected with the static or declining population, its demographic structure is also becoming increasingly elderly. In 2001, 21% of the population were aged 65+. This then

[11] Yorkshire Dales International Dark Sky Reserve, September 2020
[12] Yorkshire Dales Landscape Character Assessment, Sheils Flynn, 2020
[13] Yorkshire Dales National Park, Demographic Evidence, Edge Analytics, October 2019

rose to 25% in 2011 and then increased again to 32% by 2021[14]. Conversely, the size of the labour force (age 16-64) has reduced by 5 percentage points from 59% in 2011 to 54% in 2021, and the school age population has also declined.

2.21 Without intervention, these trends pose a significant challenge to the sustainability of communities. A shrinking and aging population reduces demand for local services (such as schools), and places greater demands on health and care services that are already expensive to provide in a deeply rural area. A declining workforce reduces the ability of local businesses to find labour, undermining profitability and incentivising relocation elsewhere.

2.22 To help address these trends, there is a need to stabilise the population and support healthy aging. This can be achieved by planning for housing growth at a rate over and above simply meeting local needs. A moderate increase in permanently occupied housing should also increase the number of working age households living in the National Park. The Local Plan area has capacity for more people to live within it. Planning for a wider range of new homes and adapting the existing stock, will benefit local services, mitigate the impact of an otherwise rapidly ageing population and support local businesses.

Housing

2.23 The Yorkshire Dales National Park Strategic Housing Market Assessment (July 2024) reported that there are 13,094 dwellings across the Local Plan area and 10,272 households[15]. This indicates that 2,822 dwellings (22%) are not permanently occupied. The high-quality environment of the Dales is associated with strong demand for second homes and a high prevalence of holiday rental property. There is an estimated 1,561 (12%) 'non- residential dwellings' (holiday lets and vacant property) and 1,263 (10%) second homes. The equivalent figure for non-permanently occupied housing in England and Wales in 2021 was 6%.

2.24 External demand for housing in the National Park, combined with a constrained supply, means that house prices are relatively high. Prices are consistently above regional and national averages with the highest prices nearest to the major centres of population in Wharfedale and the east of the National Park. Rents are also higher than regional averages but closer to the national mean. Local wage levels are low given the strong concentration of jobs in the agricultural and tourism sectors. This means that median house prices are, on average, 8 times annual wage levels. Consequently, market prices are beyond the reach of many working age households and first-time buyers, and market rents are often unaffordable to key workers[16]. The condition of the housing stock is also slightly worse than the national average.

2.25 In 2021 the North Yorkshire Rural Commission found that there is a shortage of affordable housing in many parts of the County and an acute deficiency within the North York Moors and Yorkshire Dales National Parks. It recommended that new homes should be built in all rural Parishes and that 40% should be affordable[17].

[14] YDNP Socioeconomic Wellbeing Assessment, Edge Economics, 13th November 2019
[15] Yorkshire Dales National Park Strategic Housing Market Assessment, Update Arc4 July 2024
[16] Assuming 25% of their income is spent on rent. YDNPSHMA 2024
[17] Rural North Yorkshire: The Way Forward – The findings and recommendations of the Rural Commission, July 2021

2.26 The Yorkshire Dales Housing Market Assessment provides evidence of the amount and type of new housing that is required in the National Park. It recommends that more affordable housing is built to support the long-term sustainability of local communities by maintaining services and supporting the economy. New homes also need to be of the right type, size and tenure to meet housing needs and attract working age households.

Economy and employment

2.27 Farming is important for employment and crucial to many of the Park's special qualities. The sector is facing continued pressure for change linked to shifting financial support systems and agricultural markets.

2.28 The trend in the National Park is for land-based businesses to diversify and restructure in order to improve their resilience and for the economy to become more dependent upon service sector jobs. The visitor economy has seen strong growth in recent years and in 2022, the Park recorded 6.63 million visitor days, contributing £427m to the local economy [18]. The expectation is that tourism will probably continue to grow during the Plan period with increased demand for new accommodation, visitor facilities and infrastructure[19].

2.29 The National Park needs to remain attractive and relevant to visitors in order to support its economy and hold on to local services. This means encouraging existing visitors to return whilst attracting new markets, particularly during the quieter months, by improving the quality, variety and promotion of the tourism offer. Improving the range of accommodation and facilities will also support more overnight stays across a longer season and will bring increased financial benefit into the area.

2.30 Opportunities remain to make better use of agricultural assets such as traditional farm buildings for more diversified business opportunities. It has been estimated that there are as many as 6,000 traditional farm buildings in the National Park, of which 4,500 are field barns. These are an iconic part of the Dales' landscape, yet a high percentage of them are in very poor condition and will eventually be lost if new uses cannot be found or repair is not possible. Farm businesses and rural estates can take advantage of Local Plan policy to repair these buildings and put them to new uses. This can support both diversification of land management and conserve the character of these buildings in the landscape.

2.31 The National Park benefits from low unemployment but there is a need to widen the range of better paid jobs to improve resilience and make it more attractive to working-age residents. Capacity for growth exists on allocated employment sites, brownfield land and small greenfield sites on the edge of service settlements. A strategy of modest housing growth will enable more entrepreneurs and working age households to live and work in the National Park, attracted by its high quality of life and new opportunities for home working. Building new housing will also generate a certain amount of local economic value in terms of employment and wealth creation. The Local Authorities and the new Combined Authority in North Yorkshire are currently the local economic development agencies within the Local Plan area.

[18] Visitor economy of the Yorkshire Dales National Park, Global tourism solutions (UK) Ltd, 2022
[19] Yorkshire Dales National Park Socio-Economic Wellbeing Assessment, Edge Economic, November 2019

Local services, broadband and mobile communication

2.32 In common with other rural areas, the National Park has continued to see the loss of local services such as banks, shops and schools in recent years. Population change, increased digitalisation and the centralisation of public services, industry, leisure and retail in urban areas further away from the National Park, is having a detrimental impact on rural communities and making it a more difficult place for families to live.

2.33 Local services and facilities are vital to the sustainability of rural communities. There is a challenge for the Local Plan to prevent their loss wherever possible, by promoting sustainable growth and by improving access to existing services through measures such as improved digital communications.

2.34 High speed broadband connections and wireless communications are vital to the success of rural business and a partial solution to the erosion of local services. Increasingly, residents and visitors expect high quality and reliable digital services in the National Park.

2.35 Between 2019 and 2024, 29 new telecoms masts were permitted for 4G and 5G mobile services, broadband and emergency services use. The provision and speed of communications should now significantly improve with the number of ‘not spots’ expected to decrease. A 5G service has been rolled out in Coverdale and better and faster digital and mobile communications will continue to be supported across the National Park and as part of new development.

Climate change

2.36 Climate change is affecting the National Park in a variety of ways, including increased rainfall, a higher risk of flooding and storm events, habitat change, wildlife movement and changing visitor patterns.

2.37 The National Park plays an important regional role in helping to tackle climate change. The land is a major store for carbon locked up in peat, semi-natural grassland and woodland. Improvements to the natural environment can increase carbon storage, slow surface water run-off, reduce the risk of downstream flooding and make wildlife habitat more resilient. There is an opportunity for planning policy to require new development to demonstrate climate adaptation and low carbon measures, improving the energy efficiency of new homes and buildings.

2.38 The Local Plan can also respond by steering development into the most sustainable places: nearest to existing services and social networks and away from locations that are vulnerable to flooding or other impacts of climate change.

Landscape, heritage and the natural environment

2.39 The special qualities of the National Park, including its high landscape quality, its cultural heritage and the variety of its wildlife, attract millions of visitors each year. Over a quarter (57,000ha) of the Yorkshire Dales is made up of nationally and internationally important wildlife habitats – the largest area of any English National Park.

2.40 The character of the landscape and the condition of the environment is influenced by external forces for change such as government policy, land management practices,

funding for farming and climate change. Ideally, new development should aim to enhance the areas special qualities, although sometimes there can also be a conflict with new development that is also trying to meet socio-economic needs. Enhancement of biodiversity is now a requirement of new development and the National Park has capacity for more nature.

2.41 Most new development will not actually enhance the special qualities of the National Park but it may be expected to conserve it or at least have a neutral impact. The Planning system has a role to play by requiring mitigation measures, for example through good design at the application stage or through the use of planning conditions at the approval stage. If development is likely to harm the conservation of the National Park or its special qualities and that harm cannot be sufficiently moderated, then permission may be refused.

Transport

2.42 The car is currently the dominant mode of transport for both residents and visitors in the National Park. With only very basic public transport services it can be difficult for those without a car to move around the National Park or even to reach it.

2.43 Car travel is however, a significant contributor to local greenhouse gas emissions. The Local Plan provides opportunities to direct development into locations that will minimise travel movements and provide opportunities for alternative methods of transport and ‘active travel’ using the excellent network of paths, trails, cycle routes and open access areas. Electric vehicle charging is now a building regulation requirement when new parking spaces are being proposed.

2.44 Congestion by cars at some of the Park’s busiest ‘honeypot’ locations can undermine the special qualities of those areas and people’s enjoyment of them. The Settle-Carlisle railway is an opportunity to support more visitor journeys from urban areas outside the National Park, and to support more journeys by residents to services elsewhere.

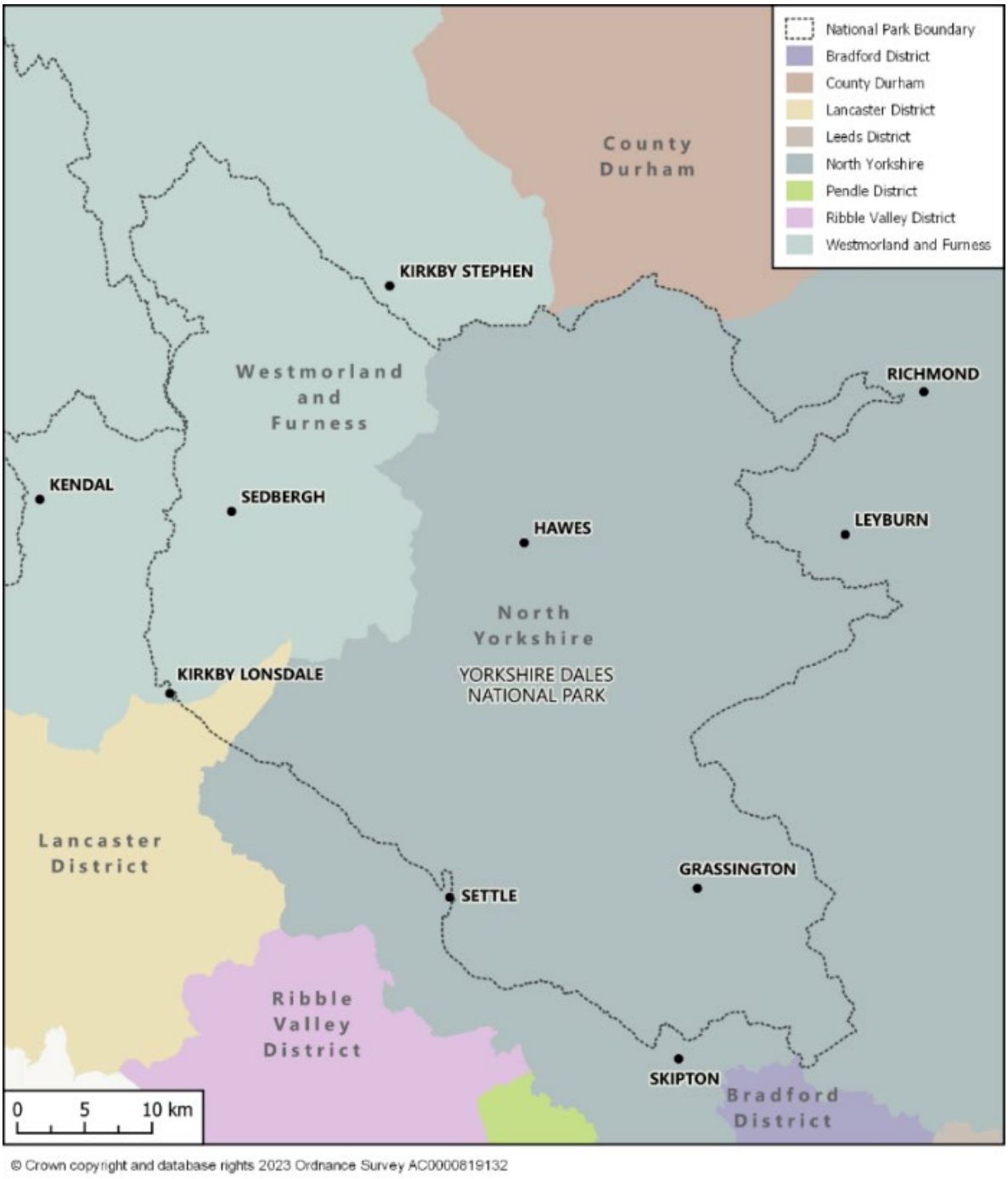
Influence of areas outside of the National Park and cross-boundary planning matters

2.45 Given the deeply rural nature of the Local Plan area there is heavy reliance on the towns that surround it, to service the needs of its resident community and support the local economy. Investment and growth in services, employment, infrastructure and housing on the edge of the National Park is intrinsically linked to the viability of businesses and the sustainability of communities inside.

2.46 These cross-boundary issues are the focus of co-operation between the National Park Authority and neighbouring local authorities. The Authority works in partnership with a range of organisations to deliver beneficial social and economic outcomes in the Local Plan area. Examples of joint working include the development and agreement of local housing approaches, National Park Management Plan objectives and Economic Partnership strategies.

2.47 The four local authorities covering the National Park have responsibility for affordable housing, economic development, transport, education and adult social care.

Councillors from North Yorkshire, Westmorland and Furness, Lancaster and Lancashire County Council are also Members of the Yorkshire Dales National Park Authority and have made the key decisions about the content and progress of the Local Plan.



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Figure 4. Local Authority boundaries

2.48 The main cross-boundary planning issues for the period up to 2040 include:

- **Agriculture and food products**: The National Park is an important area for livestock breeding, rearing and associated food products. Cross-boundary initiatives, investments and grant support for this sector will likely continue throughout the Plan period.

- **Community facilities**: The National Park is reliant on neighbouring areas for the full range of community services, particularly health, further education, leisure, retail services and waste disposal/processing. Decisions to move services out of the National Park or further away from its edge, may impact communities living in the Local Plan area.
- **Gateway towns and facilities**: Settlements on the edge of the National Park, including Richmond/Catterick Garrison, Leyburn, Skipton, Settle, Kirkby Lonsdale and Kirkby Stephen, provide jobs, services and specialist housing to communities inside as well as additional facilities and accommodation for visitors.
- **Large-scale development**: Government policy advises against the location of major-scale development within protected landscapes, because of the likely conflict with nationally important environmental assets. Sometimes, development very close to the boundary can also have visual or other impacts on the Park's special qualities and may require careful mitigation. Large-scale economic development is currently being planned along the A1M between Scotch Corner and Leeming Bar, to the south of the National Park on the edge of Skipton and at Penrith in the northwest. This is all outside the Local Plan area but still within beneficial reach of National Park communities.
- **Minerals**: The National Park is a producer of regional scale importance for crushed rock aggregate and skid resistant road surfacing.
- **National Park purposes: conservation and public enjoyment**: The Park has a regional and national role as a protected landscape. It is a place that millions of people are encouraged to visit and enjoy each year, and it is an asset which plays an important role in supporting human health and wellbeing. The Yorkshire Dales contain assets of national and international wildlife and heritage importance some of which cross its boundaries to form wider ecological corridors and heritage conservation areas. Planning decisions that affect the purposes of the National Park, or which affect local or sub-regional infrastructure, will be of relevance to various public and private agencies. Governance of the National Park Authority includes representatives appointed by the Secretary of State, Local Authorities and Parish Councils.
- **Recreational routes**: The National Park is crossed by a number of National Trails including the Pennine Way, the Pennine Bridleway and the Coast-to-Coast path. Other strategic recreational routes include the popular Dales Way from Ilkley to Bowness on Windermere.
- **River catchments**: The Yorkshire Dales forms part of the watershed between the Irish and North Seas. It includes the upper reaches of several major river catchments, which means it has a cross-boundary role maintaining and improving water quality and supply, mitigating pollution and reducing downstream flooding, particularly in a number of vulnerable urban areas.
- **Nature Recovery Networks**: Nature recovery networks connect wildlife rich places together in an attempt to tackle biodiversity decline, mitigate climate change and improve human wellbeing. They identify habitat corridors and target them for biodiversity enhancement, using partnership funding and levies raised from new development.
- **Duty to further the statutory purposes:** In a recent change to national legislation, 'relevant bodies' such as the National Park Authority, Government agencies, public

utility companies and Local Authorities are now required to 'further' National Park purposes rather than just have regard to them, as part of undertaking their functions[20]. This new duty affects policy making, resource allocation, decision-making, consultation on planning applications and early discussion on projects where these may have an effect on the conservation or the public enjoyment of the National Park. Government has issued guidance about the new duty and the principles for complying with it[21]. The National Park Authority has contributed to this new duty by strengthening its Local Plan approach to issues such as nature recovery, protection of irreplaceable habitat and a requirement for new development to connect people to surrounding infrastructure more actively. The Local Plan network of ecological corridors has also been more thoroughly defined and sites for nature recovery are being identified. New planning policies designed to conserve the natural quality of the dark night sky and recognition of the contribution that rural estate planning can make, are also included in the Local Plan. The allocation of land for future house building has followed a landscape led approach to ensure that the resulting changes will remain compatible with the area's natural beauty. Cooperation on cross boundary planning matters has been agreed through a Statement of Common Ground as well as more informally through consultation during the Plan making process.

- **Connectivity**: The provision and speed of broadband and mobile communication has significantly improved in recent years. More remains to be done to improve consistency of service across the National Park. Better public transport connections need to be supported and there is the potential to develop more active travel through improvements to footpaths, trails, access areas, horse riding, wheeling and cycling routes.
- **Settle-Carlisle Railway**: The Settle-Carlisle railway is part of the national strategic rail network and a vital transport corridor for residents and visitors alike. Quarry railheads provide a low impact means of exporting aggregate material from quarries to regional markets.

Strategy

2.49 One of the main challenges during the Local Plan period is addressing the projected decline in population and the loss of working-age households which is threatening the sustainability of key services such as local schools. The Plan is therefore pursuing modest housing growth to try to retain young people and attract new households. The objective is to help stabilise the population and try to reduce the excessive imbalance in the age structure. Analysis suggests this can be achieved by setting a housing target of 50 new dwellings per annum (750 between 2025 and 2040) and by ensuring that a good proportion of these are affordable homes[22]. Affordable housing is more likely to be occupied by working age households with children, than general market housing.

2.50 To meet the target, the Local Plan's spatial strategy is directing the majority of new housing onto allocated sites of various sizes and existing land with planning permission. Deliberately planning sites for new housing is a better solution than relying on future

[20] Section 245 (3)(b)1A, Levelling-up and Regeneration Act 2023
[21] Guidance for relevant authorities on seeking to further the purposes of Protected Landscapes, Department of Environment, Food and Rural affairs, December 2024
[22] Yorkshire Dales National Park Strategic Housing Market Assessment Final Report, Arc4, November 2019

unplanned 'windfall' applications. Allocated sites are much more likely to deliver the range and number of new homes needed to meet the Plan's housing objectives.

2.51 The largest sites are in the larger settlements where the remaining services are concentrated and where most people want to live. Unfortunately, the distribution of allocated sites is rather uneven across the Local Plan area. The north of the National Park has fewer sites, and they tend to be smaller because the constraints around landform, landscape and flood risk are greater and because fewer options for development were put forward by landowners.

2.52 In the south and east of the National Park, allocated sites are expected to deliver 50% affordable homes. In the north and west of the National Park, where house values are a bit lower, this is expected to be 30%.

2.53 In addition to the planned sites, new flexibility for small scale development has also been added through the identification of new housing development boundaries around settlements that did not previously have them, and existing boundaries have been expanded to allow more scope for infill and self-build homes. The list of smaller settlements where new housing for local needs will be permitted has also been extended. Single plot permissions will be targeted at local occupancy for households that need to live or work in the area. On sites of two or more dwellings, new homes will be restricted to principal residency only, to maximise the use of new housing and avoid loss to the holiday market[23].

2.54 The employment objective is to support job diversity and resilience inside the Local Plan area whilst maintaining strong links to the wider opportunities outside. The overall intention is to make the National Park a more accessible place for young adults and working age households.

2.55 The Local Plan will help support the development of the rural economy during a period of agricultural transition. Development for agriculture and land management uses will be permitted where they will be sensitive to the areas special qualities and where it would further the land management objectives of the National Park Management Plan. The Local Plan also encourages further measures to diversify farm and rural estates towards nature recovery and sustainable tourism that will bring benefits to the local economy. Agricultural development arising from measures to comply with farming standards, environmental processes, or the reduction of greenhouse gas emissions, will be weighed positively against its other impacts. The Plan also contains a new initiative to explore 'rural estate development plans' with the National Park's larger land-owning estates.

2.56 The Local Plan provides additional flexibility for non-retail high street uses such as offices, food and drink, leisure and health services. In addition to land management and tourism the Local Plan will also support the growth of existing business and allow new business to develop on allocated sites, brownfield land and suitable small sites on the edge of large villages. A wider mix of new uses will be permitted on allocated business opportunity sites to stimulate delivery. The planned growth of the housing stock and continued improvements to broadband and data networks should also attract more home-working and improve access to services.

[23] See Appendix 9 for details of the 'Principal residency' restriction

2.57 Climate change is given much greater prominence in the new Local Plan. The design policy and the emerging design code will require developers and land managers at the application stage, to indicate how their proposals will adapt to a changing climate, how they will reduce energy or generate their own and how they will minimise greenhouse gas emissions in new development.

2.58 Alongside climate change nature recovery is also a priority particularly for future land management in the National Park. The biodiversity enhancement policy and the design requirements for new development will be expected to contribute to improvements in habitat, aiming to leave wildlife in a better state after development than prior to it.

2.59 Heritage assets, including the remarkable network of field barns, will continue to be safeguarded with repair and re-use encouraged or supported where appropriate. Barn conversions will now only be permitted for local occupancy residential use, except where they would form part of a farm or rural estate diversification scheme, helping to support appropriate land management.

2.60 The strategy for aggregates quarrying in the National Park is to continue the current managed decline. The post-war limestone and gritstone quarries are all approaching exhaustion. Permission will however be granted to work final reserves at depth where this can be exported by rail rather than road. New aggregate quarries will not be permitted because of the significant and permanent harm they would cause to the future environment of the National Park.

2.61 The Local Plan also has a role to play in safeguarding socio-economic assets. As well as protecting heritage, habitat and landscape, the Plan can also scrutinise proposals that would lead to the loss of jobs, community facilities or certain types of visitor infrastructure.

2.62 An essential role of the Local Plan is to safeguard the special qualities that make the National Park distinctive. Not only do these underpin a significant part of the local economy and enhance the area as a quality place to live, work and visit, they are also part of the nation’s cultural fabric. The Plan provides stronger protection for ancient woodland, ancient trees, water courses and the recently designated International Dark Sky Reserve.

3. Vision

3.1 The Local Plan shares the same vision as the National Park Management Plan. Planning policy is one of the tools that the National Park Authority and its partners, can use to deliver shared local ambitions and national planning objectives.

3.2 The overarching vision is articulated as follows:

Through their passion for this special place, local people and businesses will keep the Yorkshire Dales National Park a thriving area. Its unique cultural landscape will be treasured for its stunning scenery, exceptional heritage and wonderful wildlife, and every year millions of people will be inspired to be part of it.

By 2040, it will be:

- ***A distinctive, living, working, cultural landscape that tells the ongoing story of generations of people interacting with their environment.***
- ***A friendly, open and welcoming place with outstanding opportunities to enjoy its special qualities.***
- ***Home to the finest variety of wildlife in England.***
- ***Resilient and responsive to the impacts of climate change, storing more carbon each year than it produces.***
- ***Providing an outstanding range of benefits for the nation based on its natural resources, landscape and cultural heritage, which underpin a flourishing local economy.***
- ***Home to strong, self-reliant and balanced communities with good access to the services they need.***

Objectives

3.3 The strategic development objectives for the Local Plan are to:

- Allow the **landscape** of the National Park to be responsive to change while at the same time conserving and enhancing its distinctive character.
- Permit **locally sustainable development** that will improve the National Park as a high-quality place to live, work and visit.
- Steer new development into **locations** near to existing services, which avoid the risk of flooding, which minimise avoidable greenhouse gas emissions and which have capacity to accommodate and benefit from it without harm to the National Park's special qualities.
- Identify sites and permit development of new **affordable housing** that will meet the needs of local communities, the economy and the long-term objective of stabilising population decline and aging.
- Encourage development that will support a growing, diverse and **resilient economy**, and which will help make the National Park a more attractive place for young adults and people of working age.

- Protect existing jobs, homes and businesses and support measures to improve **access to services** for the benefit of local communities.
- Support innovative, high-quality and more sustainable building and **design** that respects and complements the distinctive character of the National Park.
- Ensure new development is designed to adapt to the changing **climate** and minimise avoidable carbon emissions.
- Use the planning system to help deliver **nature recovery** through good quality design and protection from harmful development. Require new development to incorporate measures that will create 10% net gain for biodiversity and strengthen wildlife networks.
- Use the Local Plan as a tool to help deliver some of the Management Plan objectives and the statutory **National Park purposes**.



Haymeadows in Wensleydale

4. Core Policies

CP1 - Sustainable development

The National Park Authority will permit development that is sustainable, and which accords with the development plan. Sustainable development in the context of the Local Plan area is defined as development that either achieves or does not prejudice each of the following:

- improves or retains existing services, infrastructure and facilities;
- reduces the need to travel by siting new development in locations that comply with the Plan's spatial strategy (CP3);
- makes better use of existing buildings, avoiding their demolition;
- expands the residential housing stock and appropriate workplaces;
- uses materials and methods for development that are low carbon and long life;
- improves access to and increases active travel within the National Park;
- encourages complementary uses;
- develops new infrastructure of benefit to communities and improves access to public transport;
- contributes positively to the built environment and landscape character through use of high-quality design[24], appropriate landscaping and removal of unsightly development;
- improves biodiversity by enhancing habitats and species or creating new priority habitats;
- conserves or enhances the historic environment and cultural heritage and helps secure a sustainable future for assets at risk;
- improves public access to, and enjoyment of, the National Park's special qualities[25];
- reduces waste and greenhouse gas emissions through improved energy efficiency, development of renewable energy and quality design;
- avoids areas at risk of flooding and is resilient and responsive to the impacts of climate change;
- enhances water quality and conserves water resources;
- safeguards geomorphology and natural processes, such as river-floodplain interactions;
- avoids risks posed to new development by land instability by ensuring that, if present, risks are investigated and remediated as necessary;
- creates places that are safe through design and where crime, disorder and the fear of crime will not undermine the quality of life or community cohesion.

[24] Yorkshire Dales National Park Design Guide (2026)
[25] See Appendix 1

Development proposals will be deemed to be unsustainable if they would significantly:

- reduce the health and well-being of local communities;
- reduce the supply of housing to meet the area's needs;
- increase the supply of second homes or underoccupied housing without demonstrating public benefit;
- reduce access to local services and community facilities;
- reduce the diversity, quality and local distinctiveness of the natural and cultural landscape, wildlife habitats or the historic environment;
- reduce the strength and diversity of the local economy;
- reduce the quality of the air, soil, water or flow of rivers, watercourses and groundwater;
- reduce the special qualities of the National Park such as its areas of tranquillity or the darkness of its night skies.

Aim

4.1 To encourage and support development that is positive and sustainable in the context of the local area and national planning policy.

Justification

4.2 In national planning policy, sustainable development is regarded as 'positive growth'. This means delivering economic, environmental and social progress that will benefit current and future generations. The National Planning Policy Framework regards the purpose of the planning system as the guidance of development towards a sustainable outcome whilst having regard to the character, needs and opportunities of an area.

4.3 There are three dimensions to sustainability:

1. economic – contributing to a strong, responsive and competitive economy, by ensuring that appropriate opportunities are realised;
2. social – supporting strong, vibrant and healthy communities, through the supply of housing, accessible local services and by creating a high-quality built environment;
3. environmental – protection and enhancement of the natural, built and historic environment; minimising waste; and mitigating and adapting to climate change.

4.4 In the context of the Yorkshire Dales National Park, development will be sustainable and accord with national policy where it achieves the three dimensions above and helps keep people living and working in the area with a good quality of life. In doing so though, it should not erode the special qualities of the National Park, which are its unique assets, and which lie at the heart of developing a stronger local economy.

4.5 A strong influence on sustainability will be the Local Plan spatial strategy set out in Policy CP3. This is intended to guide most future development, which does not need a specific location, onto sites in existing settlements that have the best available services, infrastructure and support networks to accommodate it. Planning new development on

sites that are close to existing facilities will distribute growth and help support existing services such as schools, shops and meeting places. It will also avoid or minimise the public and private cost of developing new infrastructure and reduce the environmental impact of delivering future services.

4.6 Where development is located next to existing services and facilities, there will normally be cumulative benefits unless the infrastructure becomes overloaded. In the Yorkshire Dales context where population and growth have essentially been static over the last 20 years, there is normally infrastructure capacity to accommodate new development. In the event however, that new growth would bring cumulative effects that would be harmful to local services, community amenity or the special qualities of the National Park, then the Authority will seek mitigating measures or as a last resort refuse permission to develop.

4.7 The National Park contains a lot of underused traditionally constructed buildings. It will therefore, normally be more sustainable to reuse these buildings and less sustainable to demolish and replace them with new construction. Where new buildings are preferable, the materials and methods used, need to be low carbon and should be designed to last, without harm to the character of the National Park.

CP2 – National Park purposes

Development will not be permitted where it would significantly conflict with the statutory National Park purposes of:

1. conserving and enhancing natural beauty, wildlife and cultural heritage;
2. promoting opportunities for the understanding and enjoyment of the special qualities of the National Park by the public.

If it appears that a development proposal will cause a conflict between the two purposes, greater weight will be given in decision making to purpose 1.

Aim

4.8 To avoid development that will significantly conflict with the statutory National Park purposes[26].

Justification

4.9 As a National Park the Yorkshire Dales has the highest status of landscape protection in the UK. It also has many heritage, wildlife and geological assets that are protected in law because of their national and international importance. As a British National Park it is also a working landscape with its natural beauty having been shaped by centuries of farming and other human activity. Its landscapes are continuing to evolve because the way in which they are managed by people is also evolving. Some of this change is being deliberately guided by the partnership of land managers, public agencies and private businesses that are working to deliver the objectives in the National Park Management Plan[27].

4.10 National planning policy gives great weight to the conservation and enhancement of scenic beauty, wildlife and cultural heritage of the National Park. New development must be located and designed in a way that accords with its statutory function as a landscape of the highest quality. The scale and extent of new development is also required to be limited, and even development outside the boundary must be sensitively located and designed to avoid or minimise harm to the National Park[28].

4.11 Sometimes individual development proposals can directly deliver National Park purposes. Examples include works to reuse and conserve a listed building or a scheme to replace intrusive infrastructure where removal would enhance the landscape. Other forms of development may indirectly deliver the first purpose, for example, supporting the viability of upland livestock farming in a way that helps to maintain landscape quality, heritage and wildlife.

4.12 The ‘second’ National Park purpose of ‘understanding and enjoyment’ can be delivered through development in the form of new footpaths, trails and bridges that will improve public access to the National Park’s resources and qualities. Ancillary facilities such as toilets, signage and parking, are also key to facilitating visitor enjoyment of the National Park’s natural assets.

[26] Section 61 of the Environment Act 1995
[27] Yorkshire Dales National Park Management Plan 2019-2025 and 2025-2030
[28] Para 189 of National Planning Policy Framework, Ministry of Housing, Communities and Local Government, December 2024

4.13 Other types of visitor facilities play a less direct role in National Park purposes but are clearly vital to the wider public enjoyment of the area. Examples include overnight visitor accommodation, organised activities to enjoy the area's natural assets, places to eat and places to buy produce. As well as playing an important role in welcoming people to the National Park, tourism and hospitality are also crucial to the local economy.

4.14 Sometimes a conflict can arise between proposals that would help deliver public enjoyment, but which might also harm the landscape, wildlife or heritage. National Policy therefore stipulates that where a conflict might arise between the two purposes, the first purpose of conservation is given preference. An example might be a facility that would deliver recreational benefits for some users, but which would also likely have a harmful effect on an important aspect of wildlife. Where development would clearly conflict with the statutory purposes, and the impacts cannot be managed reliably, planning consent would need to be refused. This long-standing presumption in favour of conservation is known as the 'Sandford Principle'[29]. 'Sandford' type conflicts have however, proved to be rare in the Yorkshire Dales National Park and where they have arisen, they have usually been resolved through modified design, re location or use of planning conditions or legal agreements to mitigate the impact.

4.15 As well as safeguarding the conservation and public enjoyment of the National Park from the most harmful forms of development, a key role of the Local Plan is to support the economic and social development needs of the area. As a working landscape that is also home to communities of residents and businesses, the National Park will continue to require new development to replace or improve services and provide new homes and jobs.

4.16 Planned sites for development which are identified on the Local Plan Policies Map have already been assessed to ensure they will not be significantly harmful to National Park purposes. Most unplanned 'windfall' development which makes up the bulk of planning applications received each year, tend to be modest in scale and are usually approved because they are judged to have only a neutral effect on the statutory purposes. They neither deliver conservation or public enjoyment, nor do they conflict with them. The Authority's Planning officers and the adopted local plan policies are effective in helping to shape development proposals before they are submitted. Consequently, a high approval rate for planning applications is achieved. Where conflicts are encountered, it is usually possible to resolve them through negotiated changes in design and the use of planning conditions to remove, reduce or mitigate possible harm. Recurring conflicts may however have to be resolved through a change of local plan policy.

4.17 The National Park Management Plan which sets out objectives for partnership working to achieve National Park purposes, is recognised by Government as a material planning consideration that can be given weight in decision making[30]. Other Strategies linked to the Management Plan around farming, nature recovery, heritage, active travel, dark skies and visitor management, may also be relevant factors when making decisions on planning applications. The National Park Authority, government departments, government agencies, public utility companies and local authorities are also now required by the Levelling Up and Regeneration Act 2023, to further the statutory National Park purposes and comply with the Sandford Principle, in undertaking their functions[31].

[29]English National Parks and the Broads: UK Government Vision and Circular Department of the Environment, Food and Rural Affairs, 2010

[30] Government planning guidance, Natural environment Paragraph: 040 Reference ID: 8-040-20190721

[31] Section 245 (3)(b)1A, Levelling-up and Regeneration Act 2023

CP3 – Spatial strategy and housing target

The housing supply will be expanded by a minimum average of 50 new dwellings per year (at least 750 new dwellings) between 2025 and 2040.

New housing development will be located on sites allocated on the Policies Maps and through windfall development inside the housing development boundaries[32], drawn around each of the settlements listed in Table 1, in accordance with Policy C1 and Appendix 4.

Additional flexibility for new dwellings will be provided by the residential conversion of existing buildings in accordance with Policy AB2.

Exceptions to these locations for new housing, will only be permitted in accordance with other local plan policies.

Non-housing development will be focused within or on the edge of the settlements listed in Table 1, at a scale that is appropriate to their size, character and function.

Proposals for non-housing development that are not located within or adjacent to a settlement in Table 1 will need to demonstrate that:

1. the location is necessary for a land management function;
2. the location is necessary for the provision of public utilities or infrastructure;
3. the development is ancillary and appropriate to an existing use at the site;
4. the location is appropriate in accordance with other local plan policies[33].

All development should avoid locations that are at risk of flooding or are particularly vulnerable to storm damage (Policy CP4).

To help grow the local economy, existing employment and business uses will be permitted to expand and new business will be allowed to develop within or on the edge of local service centres, large villages and on opportunity sites identified in Appendix 4 and on the Policies Map, subject to the requirements of Policy E1.

To maintain footfall and viability, new retail and commercial development will be permitted in three primary retail high streets identified on the Policies Map in Hawes, Grassington and Sedbergh, subject to the requirements of Policy E4.

To help conserve the historical landscape and utilise existing assets, the re-use of suitable traditional buildings will be permitted in accordance with Policy AB2 and AB3.

To conserve the qualities of tranquillity, wildness and dark skies and to make way for improved habitat diversity and nature recovery, areas of extensive open upland, protected wildlife sites and priority habitat are identified on the Policies Map. These will be protected from development or targeted for biodiversity enhancement and nature recovery measures in accordance with Policy L4, NE1 and CP8.

Areas of important open space within settlements are identified on the Policies Map. These will be protected from development that would erode the contribution they make to community recreation, settlement or historical character (Policy C9).

[32] See glossary definition

[33] E2 Rural Land based enterprises, E6 Rural Estate Plans, AC1 and AC2 utilities and infrastructure, E3 reuse of existing buildings and brownfield land, E10 and E11 visitor infrastructure and facilities, L1, L2 and L3 minerals working and C10 waste management.

Aggregate mineral working will only be permitted within the disturbed areas of existing quarries and subject to delivery of long-term environmental benefits, mitigation of impacts and reduced amounts of road haulage (Policy L1).

The Authority will work with its neighbours to ensure that the setting of the National Park and its special qualities are protected from development that would cause harm.

Aim

4.18 The Local Plan will direct new development into the better connected and more sustainable locations within the National Park, unless there is a special justification for siting elsewhere.

Justification

4.19 The most sustainable locations for new development are in the settlements that still have a range of services and infrastructure, or which offer public transport connections to services outside. Locating new development on sites in towns and villages that are within walking distance of existing facilities will support the use of local services, improve access and minimise travel. It will also tend to improve the long-term viability of communities and local business. Avoiding development in locations isolated from services and existing communities, will protect the special character of the landscape, reduce the cost of providing public and private services and minimise traffic movements and avoidable carbon emissions.

4.20 The Yorkshire Dales National Park is an extensive and deeply rural area that does not contain any large settlements. Towns outside its boundaries are larger than those inside and are generally more accessible to markets, goods, services and people. Consequently, planned and actual growth rates inside the National Park tend to be lower and slower than those in better connected places outside.

4.21 Improved broadband and digital infrastructure is making rural areas more accessible and better connected than previously. Modern communications have the potential to make remote rural areas more attractive places to live with the ability to work from home and enjoy a high-quality outdoor life from the doorstep. Fast, reliable digital connections provide a new opportunity to attract and retain younger working age households in the National Park.

4.22 The Local Plan settlement hierarchy (Table 1) is a list of the most sustainable places that still have a range of services. Some of them still have public transport connections to the larger towns outside the National Park. The hierarchy consists of 69 settlements based on the facilities they provide, their number of properties, the presence of an identifiable core and their proximity to social networks and other nearby services.

Table 1 - Local Plan settlement hierarchy

Housing authority area[34]	Sub-area	Settlement function *(settlements in italics are split by the National Park boundary)*		
		Local service centres	Large villages	Small settlements
North Yorkshire Council (former Craven and Richmondshire Districts)	• Ribblesdale & Chapel-le-Dale	• *Ingleton* • *Settle/ Giggleswick*	• Austwick • *Clapham* • Horton-in-Ribblesdale • Langcliffe • Long Preston • Stainforth	• *Stackhouse*
	• Wharfedale, Littondale, Langstrothdale & Malhamdale	• Grassington/ Threshfield	• Airton/Scosthrop • Appletreewick • Arncliffe • *Bolton Abbey/Bolton Bridge* • Buckden • Burnsall • Cracoe • *Eastby* • *Embsay* • Hebden • Hetton • Kettlewell • Kirkby Malham • Linton • Malham • Starbotton • *Stirton/Thorlby*	• Beamsley • Calton • Conistone • Hawkswick • Kilnsey • Linton Falls • Litton • Rylstone • Skirethorns
	• Swaledale & Arkengarthdale	• Reeth	• Fremington • Grinton • Gunnerside • *Hudswell* • Langthwaite • Low Row/Feetham • Muker	• Healaugh • Keld • Marrick • *Marske* • Thwaite
	• Wensleydale, Bishopdale & Coverdale	• Hawes/Gayle	• Askrigg • Aysgarth • Bainbridge • Burtersett • Carlton • Carperby • *East Witton* • Newbiggin (Bishopdale) • Thoralby • Thornton Rust • West Burton • West Witton	• Appersett • Breconbar • Castle Bolton • Hardraw • Horsehouse • Melmerby • Sedbusk • Swinithwaite • West Scrafton • Woodhall • Worton

[34] Craven and Richmondshire are former Districts of North Yorkshire. South Lakeland and Eden are former districts of Westmorland and Furness

Westmorland and Furness (former South Lakeland and Eden Districts)	• Dentdale, Garsdale, Rawthey Valley & Lunesdale	• Sedbergh	• Barbon • Casterton • Dent • Leck • Millthrop	• Gawthrop • Ireby • Kearstwick
Lancaster City	• Mallerstang, Upper Lunesdale & Westmorland Dales		• Crosby Garrett • Crosby Ravensworth • Great Asby • Maulds Meaburn • *Nateby* • Newbiggin on Lune • Orton • Ravenstonedale/ Coldbeck	• Gaisgill

Population trends and issues

4.23 Away from the connectivity of cities and large towns, the population of upland England, including the Yorkshire Dales National Park, has been static or slowly declining over the last 20 years. Average age is rapidly increasing with a reducing proportion of working age households, particularly those with children. Many younger people leave and retired households tend to replace them. Population decline and population aging is a threat to community sustainability because it reduces demand for local services such as schools, shops and meeting places which then may close. It makes the National Park more vulnerable to contraction or relocation of services, ultimately increasing costs for remaining residents and putting more pressure on Parish Councils and other voluntary networks to run the services themselves. Once lost it can be very difficult to reopen a school, a GP practice or a pub.

4.24 A declining population also reduces the ability of local businesses to find employees, reducing their profitability and incentivising relocation. An older population places greater demands on health and care services that are already difficult and expensive to provide in more isolated areas.

4.25 The 2021 Census reveals that whilst most of the former rural districts of North Yorkshire and Cumbria grew in population over the last 10 years, the rate of growth was well below the regional and English average and was in the form of predominantly retirement age households. South Lakeland grew by 1%, Craven by 3% and Eden by 4%. Richmondshire's population however, declined by 4 %. In comparison, the population of the National Park contracted by 3% from 23,611 in 2011 to 22,798 in 2021.

4.26 At the start of the local plan process, five separate projections indicated that without intervention the population of the National Park would remain static or possibly decline further by 2040. This trend would be underpinned by a severely skewed older age-profile which results in more deaths than births. Until quite recently, migration into the National Park had acted to offset this 'natural change' but it was still insufficient to rebalance the age profile. The number and proportion of older residents is set to grow further, with those aged 65 and over, projected to increase by 31% by 2040, whilst working age cohorts are expected to decline[35].

[35] Yorkshire Dales National Park Socio-economic Wellbeing Assessment Report, Edge Economics, 2019

4.27 Pre-school, primary school and secondary school children have all declined markedly since 2010. At mid-year 2017, the pre-school age group was only 70% of its 2001 levels, with primary and secondary populations at 80%.

4.28 Primary school numbers have fallen most in the north of the National Park, notably in West Burton and Hawes. Numbers have been more stable in the south but many schools are still well below capacity. Notable exceptions are Embsay which was at capacity in 2017 and remains so today, and Upper Wharfedale secondary school where numbers have grown substantially since 2017, albeit because of children travelling in from outside the catchment. Since 2011, six Schools have closed in Arkengarthdale, Clapham, Arncliffe, Ravenstonedale, West Burton and Horton.

Planned housing growth to address population decline

4.29 National planning policy protects National Parks from development that would be harmful to their special qualities. Government guidance advises that protected landscapes are not suitable locations for large scale housing developments and they are not therefore, expected to meet unrestricted market demand. Government Policy does not apply top-down housing targets to national parks[36]. Instead, the National Park Authority is expected to plan for sufficient housing to address the areas affordable needs, to support local employment opportunities and to sustain key services. National park authorities are required to undertake a housing market assessment and work with the local Housing Authorities and other partners, to assess the scale of these needs and try to meet them within the Local Plan area.

4.30 In response to the evident trends and in accordance with national policy, the Local Plan strategy therefore aims to encourage modest household growth by increasing the number of permanently occupied homes and widening the range of new housing to better fit the need. Policy CP3 sets a target of 50 new dwellings a year or 750 new homes between 2025 and 2040. The latest housing market assessment of the National Park recommends, that this rate would be sufficient to start to reverse the projected decline in population and slow the trend towards an ever-older age distribution[37]. Fifty new homes a year would be a realistic rate of development, appropriate to the Plan areas small population and absence of large settlements, yet ambitious compared to the average rate of completion over the last 20 years.

4.31 The intention is to deliver the target through a planned supply of allocated housing sites and existing land with planning permission. Building a modest number of new homes on suitable sites, in the places that people want to live and close to existing services should help retain existing households and attract new families to move into the area, over the next 20 years. The housing target is expressed in the policy as a minimum figure; however it is not unending. Evidence[38] supporting the Local Plan indicates that an average of just over 70 dwellings per annum could be achieved based on likely housing land supply, without causing significant harm. Policies throughout the Local Plan will guard against a quantum of housing growth that would significantly conflict with National Park purposes or other public interests.

[36] Para 78 English National Parks and the Broads UK Government Vision and Circular, Defra 2010 and Housing and economic needs assessment Paragraph: 014 Reference ID: 2a-014-20241212, MHCLG, December 2024
[37] Yorkshire Dales National Park Housing Market Assessment, Arc 4,July 2024
[38] Yorkshire Dales National Park, Housing Land Availability Assessment, 2025

4.32 The households that are intended to benefit directly are those that are currently inadequately housed, younger people that will form new households during the 2030's, households with children that do not yet know that they will be moving into the area and elderly households that wish to downsize and stay or move into the National Park. All new planning permissions will be restricted to principal residency only, to ensure that new homes are targeted at households that are going to live in the National Park and will not simply feed demand for more second homes or holiday letting. In addition, some new housing will also be subject to local occupancy and affordable housing restrictions in order to target the housing needs of households that meet specific eligibility criteria. Specific policies, together with Appendices 7, 8 and 9, set out further detail. A summary of housing type requirements, according to development category, is set out in Table 2 below.

Table 2 – Summary of housing type requirements

Policy & site type		**Type of housing**
C1 - Housing in Towns and large Villages *Proposals for new build, or the conversion of buildings worthy of retention, within housing development boundaries of towns and large villages*	Allocated housing site	• All dwellings principal residency; and, • 20%-50% of dwellings also provided as affordable housing depending on site site/location
	Windfall developments of two or more dwellings	
	Single dwelling windfall developments	• All dwellings restricted to principal residency & local occupancy.
C2 – New build housing in small settlements *Proposals for new build within housing development boundaries of small settlements*	Windfall developments of two or more dwellings	• All dwellings principal residency; and, • 20%-50% of dwellings also provided as affordable housing depending on site site/location
	Single dwelling windfall developments	• All dwellings restricted to principal residency & local occupancy.
C3 - Rural Exception Sites *Proposals for new build, or the conversion of buildings worthy of retention, within or outside of housing development boundaries of towns and large villages*	Site where housing would not be permitted in accordance with other housing policies	• All dwellings principal residency; and, • All dwellings provided as affordable housing
C4 – Rural Workers' Dwellings *Proposals for new build, or the conversion of buildings worthy of retention, within or outside of housing development boundaries of any settlement*	New dwellings, usually outside of existing settlements, located to meet the specific functional needs of an established rural	• All dwellings principal residency; and, • All dwellings restricted to occupation by persons employed in rural land-based occupation.

	land-based enterprise.	
C5 – Subdivision & replacement *Proposals to make better use of the existing housing stock through replacement or subdivision of an* existing dwelling with a lawful residential (C3 class) use.	Subdivisions of existing houses to produce net additional dwellings.	• All net additional dwellings restricted to principal residency & local occupancy.
	Replacement of existing dwellings where this would produce a more suitable form or accommodation	• Replacement with a single dwelling will be subject to the same restrictions as the original dwelling; • Replacement with multiple dwellings will mean net additional units will be restricted to principal residency & local occupancy.
AB2 – Conversion of traditional buildings – acceptable uses *Proposals to convert a traditional building within an existing settlement, a group of farm buildings, or in a suitable roadside location*	Change of use of traditional buildings that fall outside of the exemptions listed below.	• All dwellings restricted to principal residency & local occupancy.
	Change of use of traditional buildings that form part of a rural land-based enterprise diversification scheme	• All dwellings principal residency & local occupancy; or • Short-stay holiday letting accommodation
	Change of use of listed buildings that would be appropriately conserved through conversion.	
	Reoccupation of former dwellings *(any location where justified by heritage significance and acceptable landscape impact*)	• All dwellings principal residency (without local occupancy restriction); *or* • Short-stay holiday letting accommodation

4.33 New housing of most sizes and tenures are required, but there is a particular need for smaller homes that are affordable to heat and that will be suitable for the smaller households that form in the National Park. Allocating sites for multiple homes in the most sustainable settlements, will ensure that homes are more likely to be built and lived in during the Plan period, compared to relying on unplanned windfall plots and barn

conversions. The intention is to try to establish a conveyor belt of suitable and deliverable sites throughout the Plan period.

4.34 In addition to intervening in population decline, new housing is also urgently needed to increase the supply of affordable homes, particularly for working age households. The Housing Market assessment recommends that this should constitute 30 houses out of the target of 50 each year[39]. Twenty of these are suggested for affordable rent and 10 for discounted purchase. Building affordable homes near to basic services will also reduce the cost of living for their households and the cost of delivering services by public and private providers. Sites of 5 or more dwellings should enable new market houses to cross subsidise affordable housing within the same site.

4.35 Outside of Planning strategy, it is the availability of land that determines where the majority of new housing is going to get built. As well as being suitable in Planning terms allocated sites must also be available from a willing landowner that is prepared to sell or else develop the land during the Plan period and in accordance with local plan policy. Simply allocating land, because it might represent a good distribution across the Plan area, will fail the deliverability test in national policy. The allocated sites on the Policies Map have therefore either been put forward by their landowners in response to a call for sites which began in 2021 or have been suggested by the Authority and then received a positive response from their owners.

4.36 The Authority has identified 22 new sites in service centres and service villages to help meet the target of 750 dwellings by 2040. The sites are listed in Appendix 4 and are identified on the Local Plan inset Maps. Details of each site are set out in the Local Plan Housing Land Availability Assessment 2025[40]. The Authority will work with local housing authorities and other partners to help deliver each site and meet the Local Plan target for annual completions.

4.37 Despite efforts to the contrary, it will be seen that the distribution of allocated sites is rather uneven across the Local Plan area. In the south of the National Park, more sites have been made available and many of these have proved suitable. Conversely in the north, landowners put forward fewer sites and they tend to be smaller because the constraints around landform, landscape and flood risk are greater. Consequently, the north of the National Park remains reliant on rural exceptions sites for affordable housing (Policy C3).

4.38 In addition to the allocated sites the Local Plan will also permit flexibility for more infill plots within the recently reviewed Housing Development Boundaries drawn around the settlements in Table 1. The Policy maps for each settlement identify the line of the housing development boundary. Other forms of unplanned ‘windfall’ housing such as barn conversions, rural workers’ dwellings and subdivisions of existing dwellings into smaller units, are also permitted by the Local Plan policies.

[39] YDNP Strategic Housing Market Assessment, Arc 4, 2019
[40] Yorkshire Dales National Park, Housing Land Availability Assessment, 2025

Non housing development and conservation

4.39 Non-housing development such as employment, tourism and infrastructure will also have more flexibility through policy CP3, to locate on land inside or on the edge of settlements.

4.40 Development will be permitted outside towns and villages only where it supports farms and rural enterprises that derive their primary inputs from the land or where it provides public infrastructure or would otherwise comply with specific policies in the Local Plan.

4.41 Larger scale development will need to be located on sites with capacity to accommodate it. The services, infrastructure and attributes of a settlement will need to be capable of benefitting from the development or be capable of being upgraded, without significant long-term harm to the community living there or the character of the surrounding landscape. The business opportunity sites allocated on the Policies Map are intended for larger scale employment uses. Small scale development may be permissible on unallocated greenfield land adjacent to service centres and larger villages (Policy E1).

4.42 The National Park is characterised by its numerous traditional farm buildings. In the Yorkshire Dales these are a very distinctive part of the landscape but can offer potential for new uses, irrespective of their sub-optimal location in sustainability terms. The appropriateness of these buildings for conversion and the impacts resulting from an intensification of their use, are considerations in Policy AB2 and AB3, and within the Authority's guidance on the reuse of traditional buildings[41].

4.43 Sixty-two per cent of the National Park is undeveloped moorland, heathland and rough grassland. These extensive areas of open upland have particular qualities of tranquillity and remoteness that have been protected by statute since the 1980's, in recognition of their high value for public access and recreation[42]. The open upland also contains the majority of the National Park's nationally and internationally designated wildlife habitat. Although they appear relatively wild, the special qualities of these areas often depend on active management by farmers and landowners. Policy L4 protects open upland as places of general development constraint but retains scope for their appropriate management.

4.44 The designation and protection of important open space within settlements is a requirement of national planning policy. Areas of open space within towns and villages that are important for recreation, amenity or heritage, have been reviewed in consultation with local communities and are identified for safeguarding on the Policies Map.

4.45 Development on the periphery of the National Park that would affect its setting is also a consideration of national policy. The National Park Authority will co-operate with its neighbours to ensure that new development within the setting of the National Park is sensitively located and designed to avoid or minimise adverse impacts.

[41] Traditional Farm Buildings Tool Kit, Yorkshire Dales National Park Authority, 2015
[42] Section 3 Map of Mountain and Moorland, Wildlife and Countryside Act 1985

CP4 – Flood risk

All new development should be located in areas identified as being at the lowest risk of flooding, from all sources, including surface water, sewers, reservoirs and the impact of climate change.

Development that is proposed in an area identified as being at risk of flooding[43] will only be permitted if it can be demonstrated, where applicable[44], that the following tests are met:

1. the development could not take place on a reasonably available alternative site with a lower probability of flooding ("The Sequential Test");
2. the development provides wider sustainability benefits to the community that outweigh flood risk ("The Exceptions Test");
3. the flood risks have been assessed and can be managed so that the development remains safe throughout its lifetime and will not increase the risk of flooding elsewhere, taking the vulnerability of its users and the likely effects of climate change into account (evidenced through a site-specific flood risk assessment).

Development classified as 'highly vulnerable', 'more vulnerable' and 'less vulnerable'[45] will not be permitted within the functional flood plain for river flooding (Flood Zone 3b), under any circumstances. Development classified as 'highly vulnerable' will also not be permitted in Flood Zone 3a, under any circumstances[46]

Development classified as 'essential infrastructure' and 'water compatible development' will only be permitted where the three policy tests above are met and where it is designed and constructed to:

- remain operational and safe for users in times of flood;
- result in no net loss of floodplain storage, including securing compensatory provision where relevant; and
- avoid impeding water flows in times of flood.

[43] flood risk" is a combination of the probability and the potential consequences of flooding from all sources – including from rivers, directly from rainfall on the ground surface and rising groundwater, overwhelmed sewers and drainage systems, and from reservoirs, canals and lakes and other artificial sources. Flood risk should be identified using the most appropriate site-specific knowledge.

[44] All developments in flood risk areas will require at least one of these tests to be satisfied, but their applicability will vary according to the level and type of flood risk and the type of development being proposed. More information is available in the Strategic Flood Risk Assessment (JBA, 2022) that supports the Local Plan, but some key principles are:

- All developments in flood risk areas will be required to be supported by a site-specific flood risk assessment;
- The sequential and exceptions tests (criteria 1&2) do not apply to minor developments including: householder developments, development that does not increase the size of buildings (including most changes of use) & non-residential extensions with a footprint of less than 250 square metres. This does not mean that such developments are automatically acceptable in flood risk terms – they will still require a site-specific flood risk assessment to demonstrate that criterion 3 is satisfied.
- The sequential test need not be applied where the identified flood risk relates only to surface water, provided a site-specific flood risk assessment has clearly demonstrated that the proposed layout, design, and mitigation measures would ensure that occupiers and users would remain safe from current and future risk for the lifetime of the development, without increasing flood risk elsewhere.
- The exceptions test (criterion 2) only applies in certain circumstances according to the level and type of flood risk and the type of development being proposed.

[45] See glossary for definition of these uses

[46] Policy tests (1), (2) and (3) are not applicable in these circumstances – development is simply unacceptable in all circumstances unless the site can be demonstrated not to fall within Flood Zone 3b (or 3a & 3b in the case of highly vulnerable development).

Aim

4.46 To steer development away from areas at risk of flooding. To scrutinise and manage risk in situations where development must be located in an area that may be at risk of flooding.

Justification

4.47 The Yorkshire Dales has a high average rainfall of around 1020mm per annum with wet weather possible in every month. The National Park is the source of numerous rivers which flow through towns and cities further down the catchment and out into the North and Irish Seas. These include the Wharfe (Wetherby), the Aire (Leeds), the Ure (York), the Swale (York) the Ribble (Preston), the Lune (Lancaster) and the Eden (Carlisle). Inside the National Park, flooding of fields and roads is common. The high rainfall, steep gradients and rapid run-off bring challenges in terms of flashy watercourses that rise and fall very quickly. The natural exposure to heavy rainfall and quick run-off is being intensified by the effects of climate change. Flooding puts lives and property at risk, so it is important that new development plays its part in avoiding flood risk areas and reducing downstream flooding by slowing run-off from new construction. The advice and strategies of the Environment Agency and the local flood risk authorities are key to reducing future risks from poorly designed or poorly adapted development.

4.48 To help predict and manage future threat, the Strategic Flood Risk Assessment (SFRA) for the National Park has been updated[47]. It contains the latest flood mapping and refines the information to determine the variations in flood risk from all sources of flooding. It improves understanding of the extent and type of flood risk so that decision making is better informed. The Authority has used the SFRA as a filter for allocating safer housing sites on the Policies Map. A sequential risk-based approach has been taken so that only sites in areas of known low flood risk have been allocated. Some sites contain small areas that are predicted to be at risk of surface water flooding, but these have only been included where the risk can be avoided or appropriately managed. The SFRA will also inform future planning applications and decision making.

4.49 The Local Plan strategy is to locate new development in areas at the lowest risk of flooding. In reality, proposals will still come forward in areas of risk. National planning policy contains detailed guidance on the extent to which certain development types can be reconciled with the risk, and the justification required for each. In the event that development is being proposed in areas at risk of flooding and the sequential and exceptions tests in the policy have been met, developers will need to undertake a site-specific flood risk assessment to demonstrate how the development can remain safe without increasing the risk of flooding elsewhere. The site-specific flood risk assessment will also need to take into account the predicted contribution that climate change is making to increased regularity and severity of flooding. Detailed guidance about the application of the sequential and exceptions tests are contained in the main report of the Yorkshire Dales National Park SFRA.

4.50 Public sewers present a flood risk and a record of previous flooding should be taken into account early on as part of a site assessment. The strong preference is for development to take place outside of any identified flood risk area in accordance with the sequential approach.

[47] Yorkshire Dales National Park Level 1 Strategic Flood Risk Assessment Final Report JBA Consulting, June 2022

4.51 The advice of the Environment Agency, Lead Local Flood Authority and relevant water and sewerage undertaker, should be sought and taken into account by applicants and designers if they are considering a development proposal that may affect land within a flood risk area.

CP5 – Sustainable drainage – foul and surface water

Waste water

All development proposals must make appropriate provision for foul and surface water management.

To ensure suitable treatment and avoid contamination of watercourses, the Authority will require developers to separate wastewater flows from rainwater drainage.

Foul water discharges from new development should wherever possible connect to public sewerage systems. Developers will need to demonstrate that the mains system has sufficient capacity to cope with the discharges. Should this not be the case, the developer will need to provide an alternative method.

Where connection to a mains sewage system is not possible, treatment should be via a modern waste water system approved by the Environment Agency. The National Park Authority may add conditions to a planning consent requiring the treatment facility to be serviced and maintained to ensure it remains fit for purpose during its operational life.

Surface water

All proposals that will generate surface water run-off should be designed to maximise the retention of surface water on-site and minimise the volume, and rate of surface water discharge off-site. Proposals must accord with the surface water drainage hierarchy as follows:

1. maintain natural discharge processes (no change in run-off);
2. store additional run-off for later use;
3. adopt infiltration techniques in areas of suitable porosity;
4. store water in open water-features for gradual release to a watercourse;
5. store water in sealed water-features for gradual release to a watercourse;
6. discharge direct to a watercourse;
7. discharge direct to a surface water drain;
8. discharge direct to a combined sewer.

Using the order of priority above, proposals on previously developed land will be expected to incorporate a reduction in surface water run-off rates to the greenfield rate, while development on greenfield sites will be expected to result in no net increase in surface water run-off rates, unless not technically feasible or viable.

Where practicable, development will be expected to integrate Sustainable Drainage Systems with wildlife enhancement to create new green infrastructure and this should be explained in the Design and access statement submitted with the planning application.

Approved development proposals will be expected to be supplemented by appropriate maintenance and management regimes for surface water drainage schemes.

Where development sites constitute previously developed land there is a possibility of a pollution risk from disturbance. A contamination survey may therefore need to be a prerequisite to development.

Surface water runoff from development should also be treated to remove pollutants in accordance with CIRIA 'The SuDS Manual (C753)' Chapter 4 & 26.

Water courses

The Authority will not permit works to straighten or deepen water courses unless agreed by the Environment Agency or Lead Local Flood Authority as an unavoidable course of action to manage flood risk.

Engineering works to re naturalise water courses will be permitted where they are agreed by the Environment Agency or Lead Local Flood Authority.

New development in proximity to water courses must:

- be set back to provide access for flood management;
- Avoid the construction of culverts or buildings over watercourses unless agreed by the relevant flood Authority;
- Seek opportunities to remove existing culverts.

Watercourses within development sites should be safeguarded, restored and improved for the benefit of flood management, amenity and the natural environment. With the exception of artificial water supply channels, any culverted watercourses should be restored to open channels to restore a more natural stream environment.

Applications must be accompanied by drainage management and maintenance plans, including a plan for the management and maintenance of any watercourse within the application site, or an adjacent watercourse where the application site is afforded riparian rights.

Water catchments

Development proposals on land used for public or private water supply catchment will be the subject of consultation with the relevant water undertaker[48]. The first preference will be for proposals to be located away from land used for water supply purposes. Where proposals are located on catchment land used for public or private water supply, careful consideration should be given to the location of the proposed development and a risk assessment of the impact on water supply and ground water may be required together with recommended mitigation measures.

Nutrients

Within the Eden and Teesmouth & Cleveland Coast Catchments, development that would lead to respectively to phosphate or nitrogen discharges, including proposals for overnight accommodation, will be subject to Habitat Regulations Assessment to ensure that it will discharge neutrally and not further pollute the River Eden Special Area of Conservation.

If other areas arise where Natural England advise that high nutrient loads are causing a problem to the health of rivers, proposals for new development may need to achieve nutrient neutrality[49] either through onsite means such as additional appropriate treatment

[48] The Environment Agency has identified drinking water safeguard zones (surface water) around the Barden and Embsay Reservoirs in the south of the National Park, and a large area in the north between Mallerstang and Maulds Meaburn https://environment.data.gov.uk/farmers/

[49] Development achieves nutrient neutrality when the nutrient load created through additional wastewater (including surface water) from the development is mitigated. It essentially allows developments to be permitted without impacting on the condition of protected water environments.

and filtering[50] , or through a financial or in-kind contribution to mitigation measures that aim to reduce run-off elsewhere.

Aim

4.52 To safeguard the water environment from contamination that would reduce its quality. To ensure that new development provides for the sustainable management and separation of foul water treatment from surface water disposal.

Justification

4.53 A long running problem in the UK is the combined disposal into the same drainage system of wastewater and surface water run-off from roofs and hardstanding. Surface water flows are many times greater than wastewater discharges because they are directly influenced by the intensity and duration of rainfall. This causes capacity issues at the sewage water treatment works leading to overspill into rivers of under treated water during heavy rainfall events.

4.54 To avoid making this problem worse, new development will be required to separate surface water run-off from contaminated sources such as toilets, showers, sinks, hand basins and washing machines. Combined flows into the public sewer network will not be permitted for new development. This is also an opportunity to improve on the current situation and thereby improve downstream river quality.

4.55 The housing sites allocated on the Policies Map have already been the subject of consultation with the local water supply and treatment companies. They have advised that capacity for the planned level of development is generally available within their networks subject to the appropriate separation and discharge of surface water run-off. In some locations however, new development may need to wait until the treatment facilities have been suitably improved.

4.56 In future detailed consultations on developments of more than 10 houses or a site larger than 1 hectare, water companies will be asked to clarify which treatment works will be managing the sewage and to confirm that they will have capacity.

4.57 Small scale developments may be located in places that cannot connect to water company sewage systems. In these locations developers will need to provide a local treatment solution to the specification of the Environment Agency. Local treatment and associated mitigation should be designed to achieve nutrient neutrality.

4.58 In order to slow run-off from a site and avoid exacerbating flooding, the policy requires new development to comply with the surface water drainage hierarchy in Policy CP5. Applicants will need to submit information about the current discharge level from their site compared to the proposed rate. Applicants will need to provide evidence to justify solutions that are lower down the drainage hierarchy in Policy CP5.

[50] Nutrient pollution: reducing the impact on protected sites, DEFRA, June 2023

4.59 Sustainable drainage schemes should be integrated into the proposed landscape design for a scheme and should aim to improve water quality, biodiversity and public amenity as well as reducing run-off. Developers could for example incorporate some of the following opportunities into their proposals; permeable surfacing; soakaways; filter drainage; swales; bio-retention tree pits; rain gardens; basins; ponds; reed beds, green roofs or wetlands. Drainage schemes should be designed in accordance with good practice.

4.60 Drainage details, ground levels and finished floor levels are critical to ensure proposals will be resilient to future flood risk and climate change. It is good practice to ensure that external levels fall away from the ground floor height of proposed buildings (following any re-grade), to allow for safe overland flow routes and minimise any associated flood risk. In addition, where the ground level of the site is below the ground height at the point where the drainage connects to the public sewer, care must be taken to ensure that the proposed development is not at increased risk of the sewer backing up.

4.61 With larger sites the assessment should consider site topography, naturally occurring flow paths, ephemeral watercourses and any low-lying areas where water naturally accumulates. Proposed building layouts must take account of such circumstances. When considering proposals for larger scale development the Authority will consult North Yorkshire or Westmorland and Furness as the lead local flood authorities on surface water drainage.

4.62 In order to avoid any reduction in the downstream flood mitigation function of a water course, the Authority will not permit engineering works that would straighten or deepen rivers, unless supported by the advice of the Environment Agency or Lead Local Flood Authority. Straightening and deepening water courses would also likely harm the aquatic habitat within rivers. Conversely, works to re-naturalise water courses to improve their strategic flood mitigation role or to enhance habitat diversity, will be encouraged subject to advice from the relevant authorities.

4.63 New development located near to a water course should be set back a sufficient distance to enable appropriate access for flood management work.

4.64 A high percentage of flooding events relate to culverts. New culverts or structures over watercourses that might impede water flow during a flood event, will not be permitted unless supported by the relevant flood Authority. Opportunities to remove culverts and open up and restore existing watercourses will be supported subject to consideration of heritage impacts.

4.65 In some areas aquifers provide a supply of water where no mains alternative is available. Public and private water catchments which include land in proximity to reservoirs, potable spring sources and Carboniferous Limestone aquifers which are important for local water supplies and supplying base flow to rivers, are sensitive to disturbance by new development. Public and private water supply companies and the Environment agency will need to be consulted as part of the assessment of development that might pose a potential risk to health and amenity.

4.66 Rising phosphate and nitrate levels caused by wastewater discharges, fertiliser and animal waste run-off, are depleting oxygen and damaging aquatic habitat across England's rivers. Within the Eden and Tees river catchments this has reached a level that is

threatening the integrity of their designations as internationally important habitat. Natural England has requested that the Authority suspend granting planning permission for certain types of development unless the Authority can demonstrate that development will not make the situation worse.

4.67 The types of development affected are overnight accommodation and agricultural infrastructure that would increase phosphate run-off from sewage or animal waste. Developers and relevant authorities are expected to find solutions that will neutralise future predicted discharges. These could include measures to reduce the number of livestock in an area, or on-site methods such as additional treatment and filtering. This could be through the installation of a more effective treatment plant or the creation of new wetland or tree planting to soak up phosphorous. These types of actions are intended to take place on land owned by the applicant, but if there is not enough space for that then an alternative might be to pay Natural England, the National Park Authority or its partners, to fund nutrient reduction measures elsewhere, to offset the impact within the same catchment.

4.68 Natural England has provided catchment specific nutrient budget calculators for each of the nutrient neutrality catchments, and these must be used by developers to calculate the amount of the relevant nutrient arising from a new housing scheme based on the capacity of the local wastewater treatment works[51]. For example, one dwelling with an average occupancy of 2.4 persons may be expected to discharge 1.22kg of phosphorous each year. To achieve neutrality, mitigation measures would be needed to offset this amount. A nutrient mitigation strategy, including information on the management and monitoring of the proposed mitigation measures, should be provided along with details of how they will be secured and funded in perpetuity.

4.69 By designing development alongside mitigation measures, additional nutrient loads can be avoided. The Authority will be able to advise on potential offsetting schemes such as those linked to Catchment Sensitive Farming[52] and habitat enhancement schemes linked to the Local Nature Recovery Plan[53].

4.70 Any development, including all developments resulting in a net increase in overnight accommodation, that would result in an increased discharge of phosphorus into the River Eden Special Area of Conservation (SAC) or nitrogen into the Teesmouth and Cleveland Coast Special Protection Area (SPA) and Ramsar catchment, should be considered for nutrient neutrality. Information to inform a Habitats Regulations Assessment (HRA) will be required in line with Natural England's Nutrient Neutrality Principles (TIN186, NE 2022). Development proposals can only be considered 'nutrient neutral' where they can demonstrate that they will cause no overall increase in nutrient pollution. Where there will be a net increase in nutrients as a result of a development, mitigation measures will be required to ensure there is no adverse effect on the integrity of the Habitats site.

4.71 . Although development proposals affecting other river catchments may not require an HRA in relation to 'nutrient neutrality', phosphorus and nitrogen discharge, along with any other impacts relating to foul and surface water, should still be considered in relation

[51] https://www.gov.uk/guidance/using-the-nutrient-neutrality-calculators
[52] Catchment Sensitive Farming provides specialist environmental advice to farmers about soil management, nutrients, slurry, manure management, ammonia emissions reduction, water resources, natural flood management, local environmental priorities and grant schemes
[53] Nature Recovery Plan for the Yorkshire Dales National Park, Biodiversity Forum, December 2023

to the Qualifying Features of any designated Habitats sites that could be impacted. Regardless of whether an HRA is required it is preferred practice that developers demonstrate how their proposals will mitigate phosphorous and nitrate run-off to avoid future restrictions arising from river pollution. Potential mitigation measures are suggested in Appendix 10 including measures that can be undertaken by water treatment companies and agricultural businesses, options for habitat improvement and potential credit schemes.

4.72 The Water Framework Directive protects surface water such as rivers, lakes, and groundwater. Its objective is to support sustainable water use and achieve good surface water quality and prevent pollution and deterioration, including from new development. River Basin Management Plans prepared by the Environment Agency describe the state of the water environment and set out the measures needed to achieve the objectives of the Water Framework Directive. The Local Plan has a role to play to ensure that new development will help deliver the objectives of the Water Framework Directive and River Basin Management Plans in a number of development issues around treatment, drainage and water resource management.

CP6 – Design

The Authority will permit development proposals that deliver high-quality design incorporating good visual appearance, low carbon emissions, resilient construction, accessibility for all, and that have regard to surrounding amenity and landscape/townscape character (Policy CP8).

Design proposals must accord with the principles of sustainability (Policy CP1) and not conflict with the conservation and enhancement of the natural beauty, wildlife and cultural heritage of the National Park (Policy CP2) and its landscape character and visual amenity (Policy CP8).

Detailed proposals should have regard to the requirements of the Yorkshire Dales National Park Design Guide[54] and the principles of good design in Appendix 3. All new proposals should incorporate small scale biodiversity features into the design and construction of new development.

Aim

4.73 To ensure that new development is of a standard that conserves and enhances the special qualities of the National Park, contributes to a low carbon future, maintains high amenity standards for its users and neighbours and contributes to nature recovery.

Justification

Design guide

4.74 The National Park Design Guide has been produced alongside the Local Plan. Proposals for new development that will incorporate design elements will be expected to have regard to the design guide and the principles of good design in Appendix 3.

4.75 Development briefs will be prepared for the allocated sites. Their purpose will be to guide specific aspects of design and layout to ensure that new development will fit sympathetically into each site. They will specify the appropriate mix of units, density and the constraints and opportunities available to mitigate the impacts of development and improve the outcome. Appendix 5 contains a list of issues that the development briefs will address.

Climate impacts

4.76 The Local Plan has a role to play in reducing greenhouse gas emissions and ensuring new development is adapted to the changing climate. Increased heat energy in the atmosphere caused by greenhouse gas emissions is affecting the regional climate and presenting risks to human safety, as well as increasing damage to property and causing interruptions to communications.

4.77 The National Park has suffered damage from prolonged frontal rainfall events in the autumn and winter months and localised convection storms (cloud bursts) in the summer. Storm Desmond in 2015 caused widespread flood damage across the west of the National Park, although its main impacts were felt in urban areas downstream of the Dales.

[54] Yorkshire Dales National Park Design Guide (2026)

4.78 In addition to flooding, climate change is also exacerbating storm damage across exposed areas of the UK. Storm force winds associated with very deep areas of low pressure are unpredictable and can cause significant damage to trees and buildings. They are the main cause of power cuts and disruption to road, rail and telecommunications in the local plan area.

4.79 Fuel poverty remains a significant issue across the National Park. The cost of heating the typical solid stone wall homes common in the Dales can be a severe financial burden and can raise health issues for vulnerable households. Some of the solutions to fuel poverty, such as increased use of renewable energy, improved energy efficiency, improved humidity and draught control, and higher quality modern housing, will also help reduce greenhouse gas emissions and better adapt buildings to the changing climate.

4.80 The warming atmosphere is also predicted to increase the general threat of drought, heat stress and wildfires in parts of the UK. Whilst these are currently only low-level risks in the Yorkshire Dales National Park, they could become more problematic during the local plan period.

4.81 In addition to the impact on people, nature in the Dales is also affected by climate change. River water is warming and river levels are fluctuating more frequently between flood events and low flows. High nutrient levels from agricultural run-off and inadequately treated domestic water discharges, are reducing the health of aquatic life. Under managed peatland is prone to drying out, releasing large amounts of carbon dioxide into the atmosphere, reducing resilience to wildfire and leading to greater run-off and sediment discharge into streams and tarns. Warmer temperatures are fuelling the spread of invasive species and pests, damaging habitat and causing native species to decline or move. Trees are under increased risk of attack by disease and insects and pollinators have declined which is impacting species such as birds and ultimately harming the human food chain.

4.82 In partnership with its neighbours, the National Park Authority recognises the climate emergency and is seeking to use the Local Plan as a tool to lower carbon emissions and adapt new development to the changing circumstances.

Opportunities

4.83 Improved technology and consumer preference should increase demand for renewable energy and designs and features that will make buildings more resilient and perform better.

4.84 Certain aspects of climate change offer opportunities as well as threats. For example, warmer weather may help to moderate fuel poverty and longer drier spells are extending the time spent outdoors, facilitating public enjoyment, health and wellbeing and no doubt supporting the hospitality economy. A longer growing season may make it easier to produce more food in the area. Meanwhile, the National Park's altitude above sea level, its exposure to prevailing Atlantic weather systems and its proximity to the North Sea will continue to moderate it from the worst effects of overheating, drought and poor air quality.

Carbon emissions from the National Park

4.85 The Department for Business Energy and Industrial Strategy publishes regional data on carbon emissions[55]. Total emissions from the Yorkshire Dales National Park (excluding emissions from the manufacture of imported goods) were estimated to be around 757 thousand tons of CO_2 equivalent in 2020.

4.86 Agriculture is the largest emitter of greenhouse gases at 346 k/t CO_2 equivalent. 'Land use' which includes crops, grass, wetland, forestry and settlements, generates 121 k/t CO_2 equivalent, which includes a negative emission (sequestration) of 37 k/t from woodland in the National Park. Transport is responsible for 29 k/t and carbon emissions generated in homes is 76 k/t, predominantly from heating oil and gas. Industry inside the National Park generates an estimated 174 k/t.

4.87 At 32 metric tons per person per annum, greenhouse gas emissions per capita are higher in the Yorkshire Dales than some other national landscapes. This is because of the high level of agricultural activity and the low proportion of land in forestry use.

4.88 Compared to other protected landscapes, domestic greenhouse gas emissions in the Yorkshire Dales are about average, whilst public sector and commercial emissions are relatively low. Industrial emissions are lower than elsewhere because the Dales do not have many energy intensive processes such as cement works or chemical industries.

4.89 In terms of mitigation, reducing emissions and increasing sequestration are key areas of public policy. So far, there has been a low uptake of renewable energy and electric vehicle purchase inside the National Park.

4.90 The overall carbon footprint of visitors is about the same as that of the Park's residents.

The role of planning policy

4.91 The National Park Management Plan and Local Plan share the target for negative carbon emissions by 2040. The objective is to work towards a National Park that is 'resilient and responsive to the impacts of climate change, storing more carbon each year than it produces'.

4.92 It can be seen from the data that the main areas for action on emissions are farming, land management, industry, transport and renewable energy. Partnerships with farmers, land managers and communities acting on nature recovery, peatland management, tree planting, renewable energy and community action, are going to achieve a lot more than intervention through the Planning system, because of the generally low level of development inside the National Park.

4.93 Local plan policy will nevertheless help to limit future emissions by focusing new development into places that will minimise avoidable vehicle movements. In terms of adapting to climate change the main priority is to avoid development in areas of known or modelled flood risk. The Local Plan is supported by a Strategic Flood Risk Assessment which identifies the areas of the National Park at greatest risk.

[55] UK local authority and regional greenhouse gas emissions national statistics, 2005 to 2020, Department for Business, Energy and Industrial Strategy

4.94 Policy CP6 can help draw attention to some of the detail around minimising energy use, encouraging active travel, retrofitting existing buildings, maximising planting and biodiversity enhancement, reusing existing buildings, minimising water usage and incorporating renewable energy, such as solar power, into new proposals. The design of new buildings can also incorporate methods to provide resilience to storm and rainfall events and utilise passive heating, drying and cooling.

4.95 Net zero carbon is not yet a requirement of national planning policy. Instead, planning authorities are expected to adopt proactive strategies to reduce carbon emissions and adapt new development to climate change. Emerging case law means that Planning Authorities can now also take into account the significant direct future carbon emissions that new development will generate, such as mining for coal and other energy minerals.

4.96 In accordance with Policy CP6, planning applications for new development will be expected to contain climate mitigation measures as part of their design and access statements. The Authority will scrutinise proposals and will permit, subject to conditions, those that will minimise emissions and incorporate adaptation measures (particularly those that offer wider benefits such as new green infrastructure). Schemes that do not demonstrate measures to reduce carbon emissions will be required to make modifications or risk rejection on the basis that they are contrary to local and national objectives around carbon reduction.

National Future Homes Standard

4.97 From 2027, all new homes will be required to lower carbon emissions by 75-80% compared to homes delivered under current building regulations. This will be measured using the new Fabric Energy Efficiency Standard (FEES) as part of the national Building Regulations and therefore separate from the Planning system. The intention is that all new build housing will be zero carbon ready, from the same compliance date. Extensions and thermal upgrades to existing homes will also become subject to improved building standards.

4.98 In exceptional circumstances where a developer cannot secure an 80% reduction in carbon emissions it will be possible to explore carbon offsetting as an option. This is most likely to take the form of a financial contribution to local carbon sequestration activities, such as peatland restoration or tree planting[56].

4.99 It is not proposed that Policy CP6 will compete with the national future homes standard by requiring zero carbon housing in the National Park, in advance of the changes to the building regulations. Affordable housing is a Local Plan priority and modest planned housing growth is considered necessary for social and economic reasons. The National Park Authority does not therefore intend to undermine housing delivery by setting a more onerous local standard in advance of the national requirements.

Green infrastructure and play space in new developments

4.100 Green infrastructure is everywhere in the National Park. There are extensive areas of open moorland and large networks of footpaths, trails, woodland, rivers and water bodies, much of which is now accessible to the public. All the settlements in the National

[56] To be proscribed by national regulations

Park are small but still contain church yards, playing fields, village greens and other areas of publicly accessible open space.

4.101 Development decisions need to safeguard and reinforce these assets because of the great benefits they bring to people and nature. The expansion of green infrastructure through the provision of new features and the improvement of existing resources as part of future development, can have multiple benefits that support physical health and mental wellbeing, encourage active travel, enhance wildlife habitat, store carbon and reduce rainwater run-off.

4.102 Policy CP9 sets out the Local Plan requirements for biodiversity conservation and enhancement. It is also a requirement of Policy CP6 that all new proposals should incorporate small scale, inexpensive, permanent and low maintenance biodiversity features into the design and construction of new development. Appendix B of the Yorkshire Dales Design Guide provides advice and specifications for bird and bat boxes and swift bricks that must be incorporated into the fabric of new buildings, extensions and alterations in the National Park[57]. The design guide also provides advice on the incorporation of other biodiversity features into new proposals, such as landscape planting and the retention of existing trees and hedges. The revised design guide will also include habitat enhancement features for small mammals such as hedgehogs.

4.103 The design principles in Appendix 3 make reference to the opportunities to strengthen other forms of everyday green infrastructure within new development, such as street trees, private gardens, allotments for growing food, drystone walls, green roofs and sustainable drainage systems. One way of raising the quality of development is through the more extensive use of hedging in design schemes. Hedges are a good substitute for fencing and offer practical advantages in terms of softening development, creating new habitat, providing shelter, increasing resilience to storm damage and fire and lowering development costs. On the edge of villages or in more isolated locations a mix of native species is probably best. In new developments or more built-up areas of the National Park, single species such as beech, hornbeam or privet would be satisfactory. Coniferous species are unlikely to be acceptable because their appearance and speed of growth tend to lead to neighbour complaints.

4.104 New housing proposals will be expected to make provision for informal and equipped playing space within the development area. The details of this will be based on Sport England guidance and will be specified within the development briefs where these are prepared for allocated housing sites.

Trees and development

4.105 Trees make an important contribution to enhancing the character and quality of settlements. National planning policy requires that new streets should be lined with trees. Opportunities should generally be taken to incorporate trees into new development to improve public amenity, enhance biodiversity and mitigate greenhouse gas emissions. The creation of community orchards and the planting of trees in suitable open spaces will normally improve local environments for the benefit of residents and visitors. Designing trees into housing and other schemes is also an effective and affordable way of integrating new development into the landscape. The use of native trees is normally preferred, but the

[57] Yorkshire Dales National Park Design Guide (2026)

Authority can advise more specifically on tree choice and long-term maintenance that will be compatible with highway standards and the needs of different users.

4.106 Existing trees should normally be retained in new proposals. The earlier in the design process that tree-related constraints are integrated into a scheme the better the outcome. Where construction activity is proposed adjacent to ancient or elderly woodland, ancient trees, veteran trees or locally notable trees, a buffer zone should be used to prevent damage. For development near ancient woodland – a minimum buffer of 15 metres is required to avoid root damage. For proposals near Veteran trees – a minimum buffer of 5 metres from the edge of the tree canopy, should be used[58].

Highways standards

4.107 New development will need to comply with highway safety requirements and the wider implications for the capacity of the road network. North Yorkshire, Westmorland and Furness and Lancashire County Council are the highways authorities that are consulted, and which advise on planning applications inside the National Park. They all provide guidance on a wide range of issues such as new highway specifications, road hierarchy and capacity, visibility, speed management, parking, sustainable drainage, turning requirements, cycling and pedestrian considerations, public transport, rights of way signage and active travel[59].

4.108 Development schemes must comply with the Highways guidance and technical standards of the Highway Authorities to maintain safe and efficient designs. Sometimes however, the special qualities of the National Park and the deeply rural nature of its networks may mean that a small departure from the standard is preferred, to attain a significantly wider public benefit from development.

Digital connections

4.109 Gigabit level digital connection is necessary to future proof new residential and business development. It is an essential utility necessary for access to employment, services and information whilst minimising travel demand and avoiding carbon emissions. (see also Policy AC1).

[58] see also Policy NE2 – Protecting irreplaceable habitat, trees, hedgerows and walls,
[59] Cumbria Development Design Guide, Cumbria County Council, January 2023; North Yorkshire Highways guidance: https://www.northyorks.gov.uk/roads-parking-and-travel/roads-and-pavements/road-adoption; Creating civilised streets, Policy and Design Guidance, Lancashire County Council, February 2010

CP7 – Energy requirements

Proposals for development are encouraged to use decentralised sources of renewable energy, including on-site generation[60].

The Authority will support renewable and low carbon energy proposals where they provide predominantly for the needs of communities, businesses or households inside the National Park.

Proposals will be permitted where their impacts are capable of being made acceptable having regard to the following considerations:

- the scale, siting, design and effect on landscape character, (CP2 and CP8) including undertaking a Visual Impact Assessment on larger schemes;
- the amenities of sensitive neighbouring uses having regard to noise, dust, odour, shadow flicker, air quality and traffic movements; and
- the wider environmental, economic, social and community benefits directly related to the proposal.

Where renewable energy sources are not appropriate, low carbon energy sources should be used.

There will be a presumption against proposals for large scale low carbon, renewable energy and energy storage development, unless it can be clearly demonstrated that they will be compatible with the special qualities of the National Park, its communities and its businesses.

The Authority will permit the responsible retrofitting of energy efficiency measures in traditional solid-walled buildings where it will not compromise permeability, ventilation or structural stability and will avoid harm to the heritage significance of the building.

Proposals for new micro-renewable systems within the setting of Heritage Assets will be supported where they demonstrate they are consistent with Local Plan policies relating to archaeology and built heritage and the energy hierarchy of firstly reducing energy demand in the building, secondly increasing energy efficiency, and finally looking to generate renewable energy.

Housing proposals are encouraged to include measures to maintain resilient heating and other emergency measures where regular or prolonged disruption to the electricity supply and communications could have a severe impact on householder wellbeing or safety[61].

Aim

4.110 To enable the National Park's communities and businesses to meet their energy needs from zero or low carbon sources in a manner compatible with the National Park's special qualities.

[60] E.g. solar power and solar thermal, air, ground or water source heat pumps, wind turbines, hydro power, biomass boilers, wood stoves, anaerobic digesters and energy storage.
[61] See Resilience and adaptation, Appendix 3

Justification

4.111 The special qualities of the National Park such as its expansive views, pastoral landscapes and areas of tranquillity, would be vulnerable to commercial scale wind and solar power schemes. Its nationally protected status therefore rules out development which would have a significant impact on the scenic beauty of the area. Consequently, the Local Plan area is unlikely to contribute significantly to national or sub-regional energy generation. This removes one platform for major scale carbon mitigation in the Local Plan area with reliance placed instead on the role of the area as a carbon 'sink' in terms of the management of its peatland, its woodland and its soils, to absorb carbon from the atmosphere.

4.112 Energy efficiency is an important aspect of sustainability, particularly in relation to the social and economic impacts of fuel poverty. The Local Plan does not contain a policy that prescribes a set level of energy efficiency in new buildings, or that requires consequential improvements to existing construction. This is because the national Building Regulations stipulate energy efficiency and are expected to provide staged improvements towards net zero standard for many new buildings.

4.113 The National Park has a high proportion of traditionally constructed solid stone buildings many of which are also designated listed buildings. With these structures, flexibility around carbon reduction is preferred over prescription. Bespoke energy efficiency and retrofitting measures will need to be considered carefully to avoid damaging the fabric of traditional buildings or permanently harming their special character.

4.114 In terms of the development of renewable energy the focus of this policy is on small-scale schemes that will provide heat or power, reduce costs and generate revenue for residents, communities and local businesses. With only very limited mains gas connections, energy choices are already restricted. Reliance on expensive domestic oil, liquid petroleum gas and solid fuels for heating has left many households vulnerable to fuel poverty and has a negative effect on the viability of local businesses, especially farms. The Authority would therefore like to see greater take up of new micro generation from heat pumps, wind, solar, hydro and biomass technologies. There are particular opportunities for farmers and landowners to site extensive solar arrays on the roofs of existing modern sheds and farm storage buildings. These already cover thousands of square metres and subject to a few basic constraints, the siting of solar panels would not normally need planning permission.

4.115 The Authority has not attempted to identify specific areas where wind turbines or solar farms may be developable. The generally open nature of the National Park landscape makes it sensitive to large scale schemes which are likely to have harmful effects on its character and tranquillity. Well enclosed locations such as some former quarry bottoms or sites screened by woodland may have individual capacity for modest renewable energy schemes, perhaps as part of a wider development where that would fit with Local Plan policy. Beyond landscape impacts, other considerations such as those affecting wildlife habitats and heritage, will be assessed against policy and associated guidance. The Design Guide provides more detail about constraints and opportunities around energy development[62].

[62] Yorkshire Dales National Park Design Guide (2026)

4.116 Anaerobic digestion of farm waste may be a particular opportunity in the National Park. These facilities can create a range of issues, specifically around odour, so will need to be separated from residential areas.

4.117 Logically, owners of new housing should expect significantly lower energy costs and emissions compared to the existing stock. Responding to this market, developers should expect to design significant whole life energy reduction into new schemes. The Housing Viability study which supports the Local Plan and informs the mix of housing types that are financially achievable, has already taken the cost of low carbon measures into account in assessing scheme viability.

4.118 The elevated, exposed and deeply rural nature of the National Park can make it vulnerable to storm damage. Multi day disruption to electricity supplies is a risk in the National Park, and adaptation should be factored into new development. This is particularly an issue where an isolated new dwelling such as a barn conversion is being developed and will rely on an exposed power line for connection to the grid. Undergrounding of overhead lines can improve resilience in some vulnerable areas, but developers should also incorporate standalone heating solutions in locations at risk of prolonged power cuts. An obvious answer is a modern efficient wood burning stove. This will provide a simple form of heat and potentially a source of cooking in an emergency. The Authority will regard this as a low carbon energy source and a contributor to climate adaptation.

Retrofitting traditional buildings

4.119 Much of the National Park housing stock is solid wall construction that pre-dates the First World War. Traditional buildings do not contain specific moisture barriers and therefore work very differently to twentieth century cavity wall construction. Modern retrofitting can reduce energy efficiency and create problems with damp. Improving the energy performance of traditional solid wall buildings requires a different approach. Where energy improvements are sought, developers and sub-contractors will need a good technical understanding of the building's performance, to avoid damage to its structure. A whole house approach is needed to understand breathability and the likely implications that intervention will have on the performance of the building. With solid wall buildings it may be best to work with their breathable properties rather than impose an incompatible modern barrier.

4.120 Where alterations to the external appearance of traditional buildings are intended to improve energy performance and lower carbon emissions, consideration needs to be given to the future conservation and appearance of the building and what currently makes it distinctive and characterful.

4.121 With micro-renewables it will normally be preferable to install technology such as photovoltaic panels or wind generators onto an outbuilding, or site nearby, to avoid harm to heritage assets. Where harm to the significance of a heritage asset would be caused, appropriate mitigation will be required. This might include sensitive design or the screening of a new installation from view.

4.122 Where proposals would require breaking ground or would cause vibrations, developers will need to assess the potential for below ground archaeology and appropriately avoid or mitigate any harm.

4.123 Independent advice on energy saving and traditional buildings is available on the Historic England website[63]. Advice on heritage assets and design guidance is available directly from officers at the National Park Authority and on the Authority's website.

[63] https://historicengland.org.uk/advice/your-home/energy-efficiency/

CP8 – Landscape character

New development proposals will need to conserve and enhance the natural beauty and the special character of the landscape of the National Park.

In considering proposals for development, the Authority will have regard to the area reports that form part of the Yorkshire Dales National Park Landscape Character Assessment 2020[64]. The Authority will have regard to the following in assessing whether a proposal would conserve and enhance natural beauty and the special character of the landscape:

- the degree to which the proposals would affect the key characteristics, landscape context and key natural, cultural and perceptual features[65] of the landscape;
- the design, layout and scale of proposals and their fit with the distinctive physical and natural character[66] of the landscape in which they would be located;
- the impact on cultural heritage and historic landscape character[67] such as field barns, the pastoral landscape and industrial heritage;
- the impact of development on settlement pattern and identity[68] and the integrity of predominantly open and undeveloped land between settlements; and
- the potential visual and perceptual effects on landscape character and visual amenity[69].

The Authority will support measures that will enhance the landscape by restoring features that have been lost or by removing existing visual detractors, as part of new proposals for development.

Aim

4.124 To ensure that new development does not harm the distinctive landscapes of the National Park.

Justification

4.125 New development should aim to avoid harming the special qualities of the National Park. All development from domestic extensions upwards should be informed by an understanding of the local landscape character. To help in this process, the Authority has prepared a Landscape Character Assessment. This is intended as a key reference source for designers, land managers, local communities and decision makers, in understanding the qualities of the local landscape and responding to it within the Planning process.

[64] Landscape Character Assessment Yorkshire Dales National Park, 2020
[65] scenic value, rural character, remoteness and tranquillity (lack of human activity or disturbance), landscapes with perceived naturalness that tend to have higher levels of sensitivity than those with a high degree of human disturbance/activity. High scenic value and dark night skies also increase sensitivity in relation to this criterion.
[66] landform, land cover, landscape elements, natural heritage, habitat, wildlife and designations with particular reference to special qualities e.g. waterfalls; stepped dale sides, significant glacial/post glacial features; flower-rich hay meadows and pastures; broadleaf woodland and ancient woodland etc
[67] particular reference to historical landscape and heritage assets e.g. barns, pastoral landscapes; lynchets, prehistoric field systems; historic parklands; former industrial landscapes and conservation areas.
[68] settlement identity and distinctiveness e.g. gateway views; views to distinctive local features and landmarks; relationship of settlement to surrounding landscape; role of boundary features; settlement form and pattern, perceived gap between settlements (the loss of which would increase coalescence).
[69] effects on landscape character and visual amenity will take into account the sensitivity of the landscape or the view and the magnitude of effects likely as a result of the proposed development

4.126 In preparing development proposals that could have an effect on the landscape, applicants should consult the relevant Landscape Character Assessment Report for the site and the surrounding area. Development proposals should respect the key landscape characteristics, context and distinctive features, which are described in some detail within the reports.

4.127 Particular attention should be paid to conservation and enhancement of the key natural, cultural and perceptual features summarised for each character area. These form the basis for the National Park's special qualities which are listed in Appendix 1.

4.128 In preparing development proposals within or on the edge of settlements, applicants should consult the Landscape Character Assessment Overview Report (Annexe C Settlement guidance). This provides useful information on landscape setting, important elements, features and views around each of the National Park's large villages. Annex D provides Gateway analysis about views and areas of significant landscape sensitivity around settlements on the periphery where new development could also have an impact on its setting. National Planning Policy requires development that would affect the setting of the National Park to be sensitively located and designed to avoid or minimise adverse outcomes.

4.129 Development proposals should take account of existing opportunities for positive landscape improvement. Section 3.4 of the Landscape Character Assessment Overview Report provides advice about the opportunities and constraints evident around a variety of types of development, typical of the National Park.

4.130 Large scale development is likely to require specialist landscape advice and input from the start. This could include a professional Landscape and Visual Impact Appraisal or Assessment of the effects on landscape character, special qualities and the recreational experience of visitors enjoying the National Park.

4.131 The allocated housing sites have already been assessed in terms of their capacity to accommodate new development. Proposals will still need to demonstrate that they are of an appropriate scale and well designed, including in terms of siting, materials and landscape mitigation. Development briefs will be prepared to help provide additional guidance (Appendix 5).

CP9 – Biodiversity conservation and enhancement

All development should ensure wildlife is conserved and should contribute towards nature recovery. Irreplaceable habitat and existing wildlife sites should be protected in accordance with policies NE1 and NE2.

All development will also be required to include on-site measures to support nature and biodiversity, proportionate to the scale of development. Such measures include bird nest and bat roost boxes, swift bricks and landscaping/green infrastructure designed to support biodiversity.

Development which is subject to statutory Biodiversity Net Gain requirements is encouraged to meet these requirements in the following order of priority:

1. First priority - by enhancing the biodiversity of part of the National Park's defined ecological network.
2. Second priority - by enhancing the biodiversity of the development site itself where that is not part of the National Park's defined ecological network.
3. Third priority - through the national biodiversity credit scheme.

Aim

4.132 To ensure that new development will contribute to wildlife enhancement and incorporate nature friendly features.

Justification

4.133 The Environment Act 2021 requires that new development in England will have to deliver at least 10% Biodiversity Net Gain. Valid Planning Applications must now include calculations based on the national biodiversity metrics for large or small-scale development. These have been provided by Natural England to compare the habitat value of a site before it is developed, to the predicted situation after development. The objective is to deliver a 10%, or greater, improvement after development is complete.

4.134 Applicants are encouraged to consider biodiversity early in their development process and to factor it into their site selection and design proposals. The Authority welcomes early discussion about how new development can also improve the National Park's ecological network and can advise on the design of schemes in accordance with the Environment Act.

4.135 In the National Park only a small proportion of development permitted each year requires Biodiversity Net Gain through the statutory procedure. This is because most proposals are either exempt or of a scale that falls below the national thresholds.

4.136 To ensure that all new development continues to make at least a small contribution to nature recovery, Policy CP6 requires all new proposals to incorporate modest wildlife friendly features within the plans for new sites, buildings and gardens.

4.137 A range of small-scale ecological enhancements can be incorporated into development proposals, including nesting or roosting boxes/bricks for birds and bats and tree/hedgerow planting. These small-scale ecological enhancements will be additional to planting otherwise required for landscape, amenity or climate change mitigation.

4.138 Policy CP9 is wholly additional to other local plan policies that aim to protect existing wildlife and habitat, such as Policy NE1 and NE2. Nor does it replace the requirement to carry out other statutory assessments such as bat surveys, in certain circumstances.

CP10 – Major development

Planning permission for major development will only be granted in exceptional circumstances and where it can be demonstrated to be in the public interest. Consideration of proposals for major development will include an assessment of all the following:

- the need for development, including in terms of any national considerations;
- the impact on the local economy of permitting or refusing it;
- the cost of, and scope for, developing it outside the National Park, or meeting the need for it in some other way; and
- any detrimental effect on the environment, landscape character, recreational opportunities or the special qualities of the National Park and the extent to which those could be moderated.

Aim

4.139 To ensure that development in the National Park is limited in scale and extent and is sensitively located and designed to avoid or minimise adverse impacts on the National Park.

Justification

4.140 National policy states that permission for major development in national parks should be refused other than in exceptional circumstances and where it can be demonstrated to be in the public interest, taking account of its effect on the environment, the landscape and recreational opportunities; the need for the development (including in terms of any national considerations), its impact on the local economy; and the cost of/scope for developing it outside the National Park or meeting the need for it in some other way.

4.141 In the context of this policy, whether a proposal is “major development” is a matter for the decision maker, taking into account its nature, scale and setting and whether it could have a significant adverse impact on the purposes for which the National Park is designated.



Public bridleway, Ribblehead Viaduct

5. Infrastructure, Access & Connectivity

Objectives

- Support development of **new and improved community services**, including much better and faster digital and mobile communications.
- Ensure new development is supported by appropriate levels of **infrastructure**.
- Allow delivery of railway related development along the route of the **Settle-Carlisle railway**.
- Support **public transport development** that will help providers improve connectivity and deliver sustainable travel.
- Safeguard existing **walking routes, trails and public access** to the countryside. Use the opportunity for new development to enhance existing connectivity and encourage active and healthy non-motorised travel options.

AC1 – Infrastructure needed to support development

Subject to the spatial strategy CP3, new development will be permitted where adequate infrastructure[70] already exists or where specific, appropriate and proportionate new infrastructure will be provided to service the scheme.

Applications for new development that propose to make use of existing infrastructure will be required to demonstrate that adequate capacity will be available without prejudicing existing users. Permission will be refused where capacity is not adequate to meet the demand likely to be generated by the development, unless the Authority considers that the benefits of the development will outweigh the harm.

Where additional or enhanced infrastructure is necessary to support new development, this must be provided as part of the development, or through a financial contribution sufficient to remedy the shortfall, or an alternative solution that is agreed by the Authority.

In some cases, such as highway improvements or foul water treatment, it may be necessary to coordinate the timing of development with the timing of the delivery of the infrastructure improvement.

Planning obligations will be used to secure infrastructure provision through a legal agreement under Section 106 of the 1990 Town & Country Planning Act or Section 278 of the 1980 Highways Act.

All such agreements shall be necessary to make the development acceptable in planning terms, directly related to the development and fairly and reasonably related in scale and kind. Financial contributions shall be formulated in accordance with the policies and advice of infrastructure providers.

Applicants will need to provide evidence if they claim that an infrastructure requirement would threaten the financial viability of their development. If necessary, they should seek to identify alternatives that would overcome the infrastructure deficiency. Where there is a failure to make provision for infrastructure requirements, planning permission will only be permitted where the benefits of delivering the development clearly outweigh the harm caused.

Aim

5.1 To ensure that new development is adequately supported by appropriate infrastructure.

Justification

5.2 New development will need to be supported by adequate infrastructure. Where existing capacity would not be adequate to make development acceptable in planning terms, new infrastructure will need to be provided either by the supplier or paid for by the developer. New or enhanced infrastructure must be provided sensitively with respect to the landscape.

[70] see glossary definition

5.3 The Local Plan is supported by an Infrastructure Delivery Plan which describes the facilities that are already in place in the National Park[71]. Its conclusions are that growth tends to be slow and small in scale with generally low demand from residents although this is greatly boosted by visitors at certain times of year.

5.4 Most of the existing infrastructure was developed when more people lived in each household and the average age of the population was younger and larger than it is today. Consequently, existing schools, public meeting places, and community facilities all have remaining capacity to accommodate more demand. Indeed, without new development and more people moving into the National Park to replace those leaving, there is a high risk that existing infrastructure will become unviable or face pressure to re locate. Primary schools in Horton, Clapham, Arncliffe, Ravenstonedale, Arkengarthdale and West Burton have already closed since 2011, mainly because of the reduction in school age children. The allocation of new housing sites, in excess of local needs, is partly an attempt to try to sustain future services and infrastructure.

5.5 The Authority will use legal agreements with developers and planning conditions to remedy infrastructure shortfalls which arise from new development. Infrastructure gaps can be filled as part of the new development proposals or else through payments in kind from a developer or cumulative development projects.

5.6 On larger schemes such as housing sites, Local Authorities may require funding contributions towards essential infrastructure such as highway junction improvements, bus services, footpath connections, safe routes to school and flood mitigation. Where the scale of new development would give rise to the need for the extension, refurbishment or remodelling of say a school, developers will be required to fund the cost of the additional facilities required.

5.7 For housing schemes that require connection to wastewater treatment it may be necessary to co-ordinate the timing of development with the delivery of new infrastructure. Wastewater discharges will require separation of foul water (toilets, showers, washing machines) from surface water run-off (roofs, highway drainage, pavements and other hard surfaces). Surface water run-off has much greater volume than foul water and therefore needs to be separated from it and managed on site, using soakaways and attenuation systems, approved by the local council (see Policy CP5).

5.8 Digital infrastructure is now crucial to businesses, accommodation and other services. Obvious examples include home working, payment systems, education, healthcare and shopping. Digital infrastructure is also of increasing importance to utility companies, public and private transport, emergency services and environmental monitoring applications. The farming and tourism industries are also increasingly reliant on digital communications.

5.9 In accordance with the national target to extend gigabit broadband to all UK properties by 2033, it will be desirable for all new housing on allocated sites to be connected to gigabit-capable broadband, prior to occupancy. This level of service will be essential so that residential and business users can access employment, education, public and private services and to minimise avoidable travel and reduce carbon emissions.

[71] Yorkshire Dales Local Plan Infrastructure Delivery Plan 2025–2040, February 2025

Beyond the allocated sites the Authority will encourage gigabit capable connections but may not be able to require connection prior to the national roll out because this type of development may be isolated from existing infrastructure or perhaps exempt from the need for planning permission.

5.10 The Authority is equally supportive of improvements to mobile data communications. Occasionally this will require efforts to find a better location for new mast infrastructure to avoid harm to sensitive landscapes. Solutions are usually possible. New development such as agricultural buildings, sheds and community spaces also offers developers and utility service providers new options to locate their equipment and improve services. 5G communications for example offer faster and greater data handling capability but transmit on lower power and therefore have less range and require more antennas. New buildings and existing public infrastructure such as sign poles and lamp standards may offer siting opportunities inside the National Park.

5.11 The National Park Authority will take advice on site specific requirements from infrastructure providers, either as part of pre-application discussions or part of the planning application stage. Many providers already publish policies and guidance on how they will assess infrastructure provision for particular types of development.

5.12 The Authority will have regard to financial viability where the lack of suitable infrastructure might threaten delivery of development. Policy AC1, affords some flexibility in decision making in cases where it is demonstrated that infrastructure requirements cannot be met viably. In some cases, mitigation may be allowable as an alternative to infrastructure provision or payments. An example might be installing cable ducts at the point of construction therefore avoiding future cost and disruption when fibre broadband services arrive.

5.13 In the absence of adequate infrastructure, the Authority will presume against granting planning consent, unless the benefits of development would decisively outweigh the missing infrastructure. Such cases are likely to concern relatively minor forms of infrastructure that wouldn’t fundamentally undermine sustainability or development that would have a strong benefit in terms of delivering local plan objectives.

5.14 Given the essential but sometimes complex nature of infrastructure and the need for it to be delivered within an early phase of development, the detail, timing and funding should be worked up during pre-application discussions.

5.15 On the advice of infrastructure providers, certain types or scales of development may require future financial contributions to cover ongoing maintenance. The Authority will give regard to these circumstances in drawing up legal agreements for new development.

5.16 The specific infrastructure requirements necessary to facilitate the housing sites allocated on the Local Plan Policies Map, will be set out in detailed development briefs which the Authority will maintain on the Local Plan website.

AC2 – New and improved infrastructure

Proposals for new or improved infrastructure will be permitted where it can be demonstrated that their siting and appearance:

- minimise harmful impact on visual amenity, including the character and appearance of the locality and the wider landscape character (Policies CP2 & CP8); and
- will not result in significant adverse impacts upon features of ecological, archaeological, architectural or historical interest.

Proposals and siting that would have an adverse visual or other impact will need to be justified on the balance of supporting environmental evidence. In weighing a scheme that has environmental impacts that cannot be fully mitigated, the Authority will also give weight to the public benefits that the new infrastructure would provide as well as its operational requirements and technical limitations.

The landowner will be required to remove infrastructure, and the site will need to be restored to its former condition when no longer required for its approved purpose.

Aim

5.17 To support the development of new infrastructure that will increase the quality of life for those living, working or visiting the National Park, and improve access to services, while protecting the area's special qualities.

Justification

5.18 This policy embraces a range of different infrastructure. The National Park Authority has prepared an Infrastructure Delivery Plan which accompanies the Local Plan. This sets out the current position across the full range of infrastructure types, including key shortfalls which could affect the quality of life for those living, working or visiting the National Park.

5.19 Infrastructure provisions such as communications, rail improvements, highway safety, schools and flood defences are key to the delivery of sustainable development. They help the general development needs of the area, economic growth, the transition to a low carbon future, improved climate resilience and sometimes enhancement of the landscape, e.g. through undergrounding of overhead wires. The National Park Authority will therefore support new infrastructure that is necessary for development provided for in the Local Plan, and that addresses current shortfalls or enhances future provision, subject to appropriate mitigation of any harmful impacts.

5.20 The terrain of the National Park and its distance from centres of population impose limitations and costs on infrastructure. Broadband and mobile telecommunications are an example where significant improvements have been made in recent years. Better and faster digital infrastructure is essential to the operation of a wide range of businesses and increasingly to access services outside the National Park for the wellbeing of residents and the convenience of visitors. It is integral to many aspects of modern life, including homeworking, online shopping, banking and digital payments, social networks, healthcare and education, travel, agricultural technology, rural tourism, emergency services, electric car charging, smart utilities management and environmental monitoring. This policy

facilitates the expansion of network coverage of broadband and mobile infrastructure for the benefit of all, whilst at the same time limiting environmental harm.

5.21 The fundamental planning considerations are the same for each type of infrastructure. The main impacts are usually in terms of design and visibility but can also be archaeological, ecological, or in terms of amenity impacts such as noise, congestion or disturbance. Negative impacts will be balanced against the benefits the infrastructure would bring.

5.22 Some types of infrastructure works may be permitted development but can still have significant impacts on the special qualities of the National Park. Consultation with the Authority about design issues, heritage and habitat protection, prior to development, can avoid irreversible harm and expensive remediation.

5.23 This policy is broad and seeks to ensure that proposals are well justified having regard to available alternatives that are within the realms of operational and technical viability. Infrastructure development that risks harm to the National Park's qualities should be supported by survey work that justifies the preferred siting and reports the conclusions reached on the other options considered. Applications should be supported by details of new landscaping and screening that is proposed to mitigate the impacts.

5.24 The broad spectrum of infrastructure is the responsibility of various providers who may undertake projects discreetly. This can lead to missed opportunities to rationalise or share structures and route corridors, which might otherwise have contributed to operational efficiencies for the providers and environmental benefits for the public. Proposals in the National Park must demonstrate that they represent the optimal deployment method to minimise impacts without compromising operational requirements and technical limitations. This might include undergrounding, mast and pole sharing, hosting infrastructure on/in existing structures, remote provision and non-mains solutions.

5.25 Consideration will be given to opportunities to reduce the impact of existing infrastructure through proposals to renew or reinstall it, rather than simply perpetuating existing arrangements where these are harmful, such as overhead lines. Regard will be had to cumulative and sequential impacts arising from concentrations of infrastructure in the landscape and the longer-term implications such as future pressure for development.

5.26 Infrastructure providers are legally required to further the National Park purposes when undertaking their functions within the Local Plan area[72]. New infrastructure should be designed with care and consider the impact upon natural beauty, wildlife and cultural heritage inside the National Park. If it appears that there is a conflict between the provision of infrastructure for public enjoyment and the conservation of the National Park, then greater weight should be attached to the purpose of conserving and enhancing natural beauty, wildlife and cultural heritage.

[72] Levelling-up and Regeneration Act 2023, Section 245 (3)(b)1A

AC3 – Sustainable travel and vehicle movements

Development proposals that would generate significant movements of people will need to be supported by a travel plan. This will need to include measures to link to public transport and/or improve effective footpath and cycle networks and connections to nearby services, making these access for all, where appropriate.

Developments that would have harmful impacts on existing footpaths, trails, access areas or public transport will need to demonstrate mitigating and compensating measures.

Where opportunities are available, new development will be required to improve existing rights of way and extend access opportunities for the users of the development [73].

All development proposals that will generate vehicle movements will be required to meet all the following;

- ensure provision for safe and suitable access for all road users;
- meet highway safety standards and not cause levels of additional traffic that would exceed the safe capacity of the local highway network or harm the environment;
- make provision for appropriate access, parking and electric vehicle charging having regard to the local highway authority standards;
- include a Transport Assessment where the Highway Authority advise significant movements of traffic are envisaged[74];
- include a Transport Assessment for large-scale proposals, to indicate methods to manage the scale of movement and avoid congestion; and
- provide a travel plan as a mitigation measure where large scale movements of traffic are envisaged[75].

Aim

5.27 To promote active travel[76], health, connectivity and highway safety.

Justification

Active and Sustainable Travel

5.28 Active and sustainable travel can benefit both the environment and improve people's health and well-being. The Local Plan Spatial Strategy (Policy CP3) directs the majority of new development into sustainable locations where day to day services such as schools, shops and social networks can be reached on foot, by cycle or by public transport.

[73] An aspirational active travel network is being formulated for the National Park, YDNPA, 2025
[74] Transport Assessments (or Transport Statements) consider the potential transport impacts of developments on transport infrastructure and services.
[75] Travel Plans are long-term management and monitoring strategies tailored to specific housing developments. They promote sustainable and active travel to reduce reliance on cars.
[76] Active travel is defined as a journey where all, or part of the trip has involved some form of physical activity. In rural areas and protected landscapes forms of active travel include walking, wheeling (wheelchair or active mobility aid), cycling and horse riding.

5.29 Where development proposals would generate significant footfall and traffic movements, including residential development, employment uses or visitor facilities, they will need to improve links to public transport and contain measures to reduce the number and length of trips that need to be made by private vehicle. Where appropriate, having regard to the scale and type of development, proposals should include measures to improve footpath and cycling connections.

5.30 The National Park already has an excellent network of public rights of way which form an important resource for visitors and residents. New development should connect people to the existing network and increase active travel to local services. For development of 10 houses or more, or equivalent movement generating proposals, more wide-ranging improvements will be needed to the local path network. These will be needed to cope with the additional footfall and facilitate new opportunities for health and wellbeing for the additional residents living there, and their visitors.

5.31 Development proposals will need to include provision to enhance accessibility for active travel. For example, providing or paying for the replacement of stiles with gates will increase access for prams and people with disabilities whilst the provision of cycle racks, shelters and e-bike charging will help facilitate more cycle use. These factors, and the needs of horse riders, should be considered at the outset of the design process to ensure they are fully incorporated into new development.

5.32 The Authority will check development proposals for any harmful impacts to existing users of footpaths, trails and public transport. These will need to be moderated as part of the design or else compensatory measures will need to be provided by the developer. In rare cases where this is not possible, harmful impact on the rights of way and access network may be used as a reason for refusal.

Vehicle Movements

5.33 Even within the deeply rural context of the National Park where car ownership and usage are necessarily high, new development will still be expected to be located and designed to minimise the need to travel. Development will be required to fit within the capacity of the road network or provide improvements to it that will make it acceptable to the local highway authority. Opportunities to facilitate sustainable and active travel through walking, cycling, horse riding, wheeling and public transport should be identified and pursued in relation to this policy. Applicants for planning permission will be expected to describe how their proposals will fit with these requirements as part of their design and access statements.

5.34 North Yorkshire, Westmorland and Furness and Lancashire Councils are the authorities responsible for highways in the Local Plan area. All development proposals must accord with their guidelines and standards relating to access, parking and electric vehicle charging[77]. Vehicle parking issues related to new development will also be considered in relation to Policy AC1.

5.35 Where a development will generate significant amounts of traffic movement, a transport assessment will be required to help assess and mitigate any potential negative

[77] Cumbria Development Design Guide, Cumbria County Council, January 2023
North Yorkshire highways guidance: https://www.northyorks.gov.uk/roads-parking-and-travel/roads-and-pavements/road-adoption

impacts. The assessment will be prepared and considered in accordance with the relevant policies and guidance provided by the local highway authority.

Travel Plans

5.36 Travel Plans can help to identify opportunities for the effective promotion and delivery of sustainable transport linked to new development (for example public transport and active travel). The need for a Travel Plan will be established at an early stage in consultation with the local highway authority and through the preparation of development briefs for site allocations (Appendix 5). The impact of traffic generated from a new development will be considered cumulatively, taking account of all committed proposals in the area. The form, scope and outcomes sought will be agreed at the outset and the Travel Plan will be submitted as part of the planning application or pre application discussion.

AC4 – Development within railway corridors

New railway infrastructure and new economic business and tourism uses will be permitted along the Settle/Carlisle railway corridor[78], where they enhance or are otherwise compatible with the railway stations, public access to railway services and sustainable travel.

The demolition of historical railway related structures will not be permitted.

A heritage impact assessment will be required to support applications and works to buildings and structures within and immediately adjacent to the Conservation Area (Policy AB1).

Existing facilities for rail users and existing compatible tourism and business uses will be safeguarded from change to other uses that do not need a location within the railway corridor.

The route of the former Wensleydale railway from Redmire to Garsdale will be safeguarded from alternative development, for the purpose of eventual reuse as either a reinstated railway or a recreational route for walkers, cyclists and horse riders.

The former railway routes between Swinden Quarry to Threshfield, and Clapham to Lowgill, will be safeguarded for reuse as future recreational routes for walkers, cyclists and horse riders.

Aim

5.37 To safeguard the Settle-Carlisle railway corridor for railway infrastructure and other related economic and tourism uses. To safeguard identified former railway corridors for railway reinstatement or all abilities recreational routes.

Justification

5.38 The Settle-Carlisle Railway is the only strategic transport route through the National Park. Acknowledged as one of the most scenic railway lines in England, it provides a sustainable means of accessing the National Park for visitors and for residents to reach regional centres outside. The proximity the railway provides to some of the remoter parts of the National Park is helpful to the sustainability of communities and is an opportunity for development that would benefit from visitor access. The line is also in regular use for freight traffic.

5.39 The route of the Settle Carlisle railway through this part of the Pennines is also a designated Conservation Area. Heritage assets include viaducts, bridges, tunnels, stations and domestic buildings which illustrate the historical development of the line during the late 19th Century and make a distinctive contribution to the landscape character of the National Park.

5.40 The Settle-Carlisle railway corridor offers scope for new rail infrastructure, improved visitor facilities and no doubt other economic opportunities that can utilise the connectivity

[78] This is the Conservation area (identified on the Local Plan Policies Map), together with the land immediately adjacent to the Conservation Area where that would be suitable for economic development

of the railway. These will be permitted where they are compatible with railway services and will not be harmful to the heritage and landscape assets of the Conservation Area.

5.41 Proposals for new uses along the Settle/Carlisle railway that would displace existing facilities for rail users and associated uses that depend on the railway, will be resisted if developers cannot justify why the new use needs to be located within the railway corridor.

5.42 The Local Plan area contains a number of disused railway lines, including the track bed of the former Wensleydale Railway between Redmire and a junction with the Settle-Carlisle railway at Garsdale station. The line of the former trackbed has been safeguarded by planning policy since 2002 for possible full or partial reinstatement, because of the social, environmental and economic benefits that would bring. Safeguarding has meant using the Planning system to stop physical works to the former track bed that would prevent or significantly prejudice its future reinstatement as a railway line

5.43 The potential for the former trackbed to be redeveloped as a traffic free multi-user route between Hawes and Garsdale is therefore being explored[79]. This would provide a substantial public benefit as a traffic free all abilities route for walking, family cycling, horse-riding and people with mobility issues. During 2022, public consultation demonstrated high levels of support for the health and economic benefits that such a route could bring to Wensleydale[80].

5.44 The design of a recreational route would be to a specification that could be reversed and allow for reinstatement to railway use at some future date, without significant additional cost. The development of the recreational route would not then irreversibly prejudice the longer-term potential for reintroducing the railway use.

5.45 The track beds of the former Swindon Quarry to Threshfield and Clapham to Lowgill lines also offer potential as similar recreational routes. They will also be protected from alternative development that would prevent this long-term public recreation opportunity. Development on the protected line may be permitted where it can be demonstrated that the future recreational route would not be significantly prejudiced, for example where a suitable and deliverable diversion is identified.

5.46 Wherever possible, any development proposals that affect disused railway lines should retain existing heritage structures and features connected with the former railway use.

[79] Family-friendly multi-user route alongside the Wensleydale Railway from Hawes – Feasibility Study, Arup (July 2020)
[80] Hawes to Garsdale Multi-User Route Survey, YDNPA, June 2022



Pendragon Castle, Mallerstang

6. Archaeology & Built Heritage

Objectives

- Conserve, enhance, manage, record and where appropriate, bring **heritage assets** back into use.
- Retain **traditional farm buildings** by allowing them to be adapted for continued agricultural use or converted to a range of other uses where the building and its landscape setting have capacity to absorb it.

AB1 - Heritage assets

All development proposals that directly or indirectly affect a heritage asset will need to be accompanied by a proportionate assessment of the significance of the asset(s) and the impact of the proposal upon that significance.

Designated heritage assets

Development proposals affecting a designated heritage asset will be permitted provided they conserve or enhance its significance.

Proposals that result in substantial harm to, or loss of, a scheduled monument, grade I or II* listed building, or grade I or II* registered park and garden, will only be permitted in wholly exceptional circumstances.

Proposals that result in substantial harm to, or loss of, a grade II listed building, grade II registered park and garden, or a structure that makes a positive contribution to the character and appearance of a conservation area, will only be permitted in exceptional circumstances.

Proposals likely to affect heritage assets with archaeological, or potential archaeological interest, should be supported by appropriate information that identifies the impacts on the heritage significance.

Where a proposal results in substantial harm to, or loss of, a designated heritage asset it must be clearly justified, demonstrating that:

a) there is no less harmful, viable option;

b) the amount of harm has been reduced to the minimum possible; and,

c) there are substantial public benefits that outweigh any harm caused.

Provision must be made for full recording in advance of any substantial harm or loss.

Proposals that result in less than substantial harm to a designated heritage asset will only be permitted where it can be demonstrated that the public benefits of the proposal clearly outweigh the harm to significance. The Authority will expect applicants to demonstrate that the harm is the minimum necessary to facilitate the proposal.

Undesignated heritage assets

Development proposals affecting undesignated heritage assets that are demonstrably of equivalent significance to designated assets, will be determined in accordance with the policy for designated heritage assets.

Development proposals affecting other undesignated heritage assets will be permitted where their significance will be conserved. Where harm or loss would result from a development proposal, applicants should set out appropriate measures to minimise and mitigate the impact.

Aim

6.1 To ensure development proposals conserve and, wherever possible, enhance the heritage assets of the National Park.

Justification

6.2 The historic environment is at the heart of the National Park's special qualities. It comprises a range of 'heritage asset' types that broadly fit into four categories:

Archaeology	
Archaeology is more than buried remains and prehistory. It is any material evidence of past human activity or culture, so can extend to buildings and even landscapes. There are over 290 Scheduled Monuments in the National Park, but many more sites are undesignated. Evidence of archaeological significance may be visible above ground, particularly as earthworks and ruined structures but may also exist as below ground remains. The Yorkshire Dales National Park Authority maintains the Historic Environment Record (HER) for the National Park. This is the repository of data that contains details of archaeological sites, features, finds, events[81]; historic buildings and structures within the National Park boundary. The HER is constantly being added to and enhanced. In 2024 it had approaching 42,000 entries.	Archaeological sites which are particularly well represented in the Yorkshire Dales, include: • Early prehistoric[82] remains related to caves; • Prehistoric, Romano-British and medieval settlements & field systems; • Prehistoric burial monuments such as cairns and round barrows; • Monastic religious sites and farms (granges) • Historic villages featuring medieval churches, settlement earthworks and field systems. • Industrial monuments, particularly relating to mineral extraction, processing and transportation, including a network of former, and active, railway lines with their own distinctive infrastructure.
Settlements and building groups	
These are the towns, villages farm steadings, out farms (isolated building groups away from the farmstead) and industrial building groups in the National Park. Forty-seven settlements in the National Park are designated Conservation Areas[83].	Features and characteristics that usually contribute towards the significance[84] of settlements and building groups are: • Overall layout where this provides evidence of the historic development of the settlement and visual appeal, including the pattern of streets, lanes, paths, verges,

[81] Archaeological events are projects or surveys which are undertaken as a result of development control cases or research activities
[82] The period before written records. In the UK prehistory stretches from 900,000 years ago to the Roman invasion in AD 43.
[83] Where they exist, Conservation Area Appraisals are sources to refer to in making planning applications and development decisions and they will be used as the basis for considering the appropriateness of development proposals.
[84] Significance is the value of an asset to current and future generations because of its heritage interest. This may be archaeological, architectural, artistic or historic. Significance derives not only from an asset's physical presence, but also from its setting. Significance is

	watercourses, building plots and important open spaces; • Distinct character zones within settlements; • Domestic gardens and orchards where these are part of the public realm or historical development of a settlement; • Mix of commercial, agricultural and domestic building types; • Mix of different vernacular buildings; • A small number of polite buildings and vernacular buildings with polite facades • Landmark buildings, or distinct building groups, and the views and setting of them; • Traditional flagged and cobbled surfaces, historic street furniture and signage; • Traditional shop frontages; • Important trees, hedgerows, walls, gates, railings and other boundary features; • Landscape setting including field boundaries and systems; • Key views into, out of and within the settlement.
Significant buildings and structures	
There are 2,114 Listed Buildings in the National Park that have been designated for their special architectural and historic interest. Such buildings enjoy special protection in law. Other buildings which lie within the curtilage of listed buildings also have some degree of protection through legislation[85]. All historic buildings statues, plaques, memorials and monuments (listed and unlisted) have heritage significance that needs to be recognised when considering development proposals affecting them.	Key attributes that contribute towards the significance of individual buildings include: • Evidence of phases of historic development preserved in the structure's fabric; • Evidence of a building's past function • Quality of craftsmanship, including detail and finishes employed in the building; • Building materials used, including values derived from both continuity/consistency and variety/contrasts; • Evidence of construction methods and techniques employed;

also determined through evidence and analysis in a Heritage Assessment, through data in the local Historic Environment Record and through the advice of Historic England

[85] Listed buildings are protected under the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990. Buildings pre-dating 1948 that are within the curtilage of a listed building, such as boundary walls, outbuildings, and gates, are also protected by the listing'.

	• Overall proportions of the building and its rooms; • Historic plan layout, use of rooms and circulation spaces e.g. between servants and gentry, stairs, points of access and light provision; • Setting of the structure, including its curtilage and wider environs, relationship to other buildings/groups and the contribution of open spaces and routeways to key views of the structure; • Aesthetic appeal, whether vernacular or polite in style, developed organically over time or built to a deliberate design; • Particularly unusual or rare features and features with a specific historical or cultural association.
Historic landscapes	
The National Park embraces a variety of landscapes that display evidence of multiple layers of past human interaction. There are two Barns & Walls Conservation Areas (Littondale and Swaledale & Arkengarthdale), which, together with the Settle and Carlisle Railway Conservation Area and the Grassington Moor Scheduled Monument, represent designated heritage assets on a landscape scale. Parcevall Hall Garden in Appletreewick and Queen's Garden in Sedbergh are registered historic parks and gardens of national importance (Grade II).	Components of historic landscapes that are significant include: • Field systems, whether relict (e.g. lynchets, ridge and furrow) or still in use, including the pattern and means of enclosure, including drystone walls and hedgerows, and field barns; • Prehistoric, Romano-British and medieval settlement remains; • Landscapes featuring extensive remains of former lead mining or other industries; • Network of route ways, including green lanes and the Settle Carlisle Railway.

6.3 Heritage assets are sometimes recognised through formal designation as listed buildings, conservation areas, scheduled monuments or registered historic parks and gardens. They benefit from statutory protection, and this policy seeks to support this in relation to the future development of land.

6.4 Only a fraction of heritage assets are designated. Many more sites, features and buildings of architectural, historic or archaeological significance are undesignated yet contribute to the special qualities of the National Park. They are particularly vulnerable to inappropriate change or loss due to their lack of specific protection.

6.5 This policy seeks to ensure that these significant but currently undesignated features are not overlooked by planning decisions. Archaeological heritage assets are

material evidence of past human activity and culture. They may be visible above ground, particularly as earthworks and ruined structures but may also exist as below ground remains. They can extend to buildings and even whole landscapes that may be of archaeological significance. The Authority will produce guidance to assist developers in the identification of significant undesignated heritage assets and to help with consistency and certainty in the application of this policy.

6.6 In the event that an undesignated asset that is of demonstrable equivalent significance to designated resources, would be harmed by a development proposal, the Authority may consider applying for designation or seek protection in some other way.

6.7 Whether designated or not, at the heart of planning decisions will be an assessment of a heritage asset's significance. Significance can be derived from the site or building itself, but also from its setting[86]. It is the sum of all the 'heritage values' of an asset, which can be archaeological, architectural, artistic or historic[87].

6.8 Understanding significance is crucial in national policy to making informed planning decisions. All development proposals affecting a heritage asset will therefore need to be accompanied by a 'Heritage Statement' or the results of an archaeological or historical building assessment to assess how a proposal will impact upon the significance of the asset(s). Information on heritage assets can be found in the Authority's Historic Environment Record (HER). This should be consulted, as a minimum requirement, for all proposals affecting a heritage asset. But the HER is not comprehensive. Many heritage assets remain to be identified, or have yet to be properly understood, so additional information from other sources, including investigation and evaluation, may also need to be retrieved in order to appropriately assess significance.

6.9 The level of detail required in assessments should be proportionate to the asset's importance. The heritage statement/archaeological assessment should be sufficiently detailed to enable significance and any potential impacts to be fully understood. Suitable expertise is required to undertake this work and it is recommended that the services of a qualified and experienced heritage/archaeological consultant be engaged.

6.10 Policy AB1, establishes a clear presumption against development proposals that would result in the loss of or harm to the significance of heritage assets that are designated or of equivalent significance. Proposals that would cause that level of damage will need to present clear and convincing justification. A more measured approach is taken to other undesignated heritage assets, although the expectation is still that development proposals will take opportunities to conserve these 'in situ' or 'by record', dependant on the nature of the development and the significance of the assets.

[86] The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning Note 3 (Second Edition) 2017
[87] Conservation Principles: policies and guidance English Heritage, 2008

AB2 – Conversion of traditional buildings - acceptable uses

Proposals for the change of use of traditional buildings[88] to high intensity residential, and employment uses[89] will only be permitted where:

i) the building is located within an existing settlement, a group of buildings, or in a suitable roadside location[90]; and

ii) proposals for change of use to single or multiple dwellinghouses are occupied as principal residences and restricted to local occupancy (Appendix 8).

As an exception to criteria (i) and (ii), the reoccupation of former dwellings[91] as principal residences (Appendix 9) without local occupancy restrictions, or as self-contained holiday letting units, will be permitted where:

- the building is listed or of equivalent heritage significance to make it worthy of conservation; and
- the proposal would have an acceptable impact on the landscape in accordance with Policy CP8.

As an exception to criterion (ii), change of use to self-contained holiday letting will also be permitted where:

- it would appropriately conserve a listed building in accordance with Policy AB1;
- it would support a rural land-based enterprise diversification scheme (Policy E2) and the holiday unit is tied to the agricultural unit to prevent it being sold off separately.

Proposals for the change of use of traditional buildings to any form of visitor accommodation or holiday letting will only be permitted where the use:

- will be capable of effective supervision and management to avoid noise and other disturbance; and
- is restricted to short stay holiday accommodation only, so that it is not occupied by the same individual for more than 28 days in any calendar year.

Proposals for the change of use of isolated traditional buildings to low intensity uses[92] will be permitted provided they do not result in material alteration to the exterior of the building or material harm to the landscape setting. Curtilage development and new or improved access or parking will not be permitted where it would be intrusive.

Aim

6.11 To conserve the contribution that traditional buildings make to the special qualities of the National Park, alternative uses will be permitted where the building and its setting

[88] See glossary definition..
[89] See Table 3
[90] For the purposes of this policy, a suitable roadside location will be one where the building and its associated historic yard abuts a sealed metalled road maintainable by the Highway Authority, or a sealed metalled private road that connects to a road maintainable by the Highway Authority. Roads must have had a sealed metalled surface prior to 1st July 2014.
[91] For the purposes of this policy a former dwelling is a redundant house or flat that was previously permanently occupied for a use falling with Class C3 of The Town and Country Planning (Use Classes) Order 1987 (as amended)
[92] See Table 3

are able to accommodate the intensity of the new use without harm to other Local Plan objectives.

Justification

6.12 Traditional buildings form an important part of the architectural and historical fabric of the National Park, and reveal much about its social, cultural and economic history. Changed farming practices, closure of churches and chapels and some school buildings mean that many traditional buildings have outlived their original purpose. The planning system has the ability to facilitate change to new uses where this will help conserve their heritage significance. Making new use of existing buildings is also a sustainable use of materials and a form of low carbon development. Care is needed however to ensure that new uses are only permitted in locations that have adequate capacity for it and that poor quality development will not undermine the character that makes these buildings valuable for shared cultural heritage.

6.13 This is a conservation-orientated policy aimed at securing the long-term future of traditional buildings in a manner that conserves their intrinsic value. Introducing a new use into a traditional building – one for which it wasn't originally designed – will result in a permanent change to its character and appearance. In architectural, historical and landscape terms, this change will almost always result in some degree of harm, although that will vary according to the building's significance, location, and the intensity of the proposed new use. The degree of harm needs to be weighed against the benefits offered by the new use. The policy and this justification provide a framework for these judgements to be made.

6.14 Development proposals for the change of use of traditional buildings need to be fully informed and start with an assessment of the building's significance and other attributes in accordance with AB1. Development proposals must have regard to key contextual and design issues such as impact on the National Park's dark skies. In granting permission permitted development rights may be removed by condition, to retain control over future changes, which might otherwise be harmful to the historic character of the building or its setting.

6.15 The Authority has produced a design guide and a Traditional Farm Buildings Toolkit[93] to help with this assessment. Although aimed at traditional farm buildings, the Toolkit should also assist applicants looking to adapt other types of traditional buildings for new uses.

6.16 Policy AB2 provides scope for a range of different uses to be considered and establishes a clear distinction between high and low intensity uses. It seeks to direct more intensive uses, such as residential occupancy, into locations that are more accessible to infrastructure and existing services. Table 3 illustrates the range of different uses and their varying intensities in relation to Policy AB2.

6.17 The most intensive new uses will not be appropriate in buildings that are isolated in the landscape. Isolated field barns for example are considered incapable of absorbing the visual impacts associated with intensive domestic occupation. They do not have the visual capacity to accommodate the physical alterations; the new infrastructure or the degree of

[93] Yorkshire Dales National Park Authority (2015) Traditional Farm Buildings Toolkit. Yorkshire Dales National Park Design Guide (2026)

movements associated with the most intensive types of use. Isolated and prominent locations will normally only be capable of low intensity uses within the National Park landscape. The Traditional Farm Buildings Toolkit provides further guidance on a range of other solutions for these more remote buildings.

6.18 Proposals for domestic use will be required to be tied to the occupancy criteria set out in Appendix 8 to ensure they contribute towards local housing needs. In cases where a conversion of a traditional building would result in the creation of more than one dwelling, instead of the local occupancy restriction, the Authority will be willing to consider a mix of principal residency and affordable tenures, in line with the requirements of Policy C1, where this would produce a more appropriate mix of housing types.

6.19 An exception to the local occupancy restriction will be made for farm and rural estate diversification proposals, where short-stay holiday letting will be allowed, provided the accommodation would be tied to the landholding to prevent it from being sold as a separate unit. A similar exception will also be made for listed buildings, where a short-stay holiday letting accommodation use would allow them to be appropriately conserved.

6.20 In the Dales there are examples of former homes where residential use has ceased or been abandoned. A number of these are listed buildings, or are otherwise worthy of conservation because of their archaeological, historical, architectural or landscape interest. Reoccupying these former dwellings where they constitute valuable heritage assets may represent the most beneficial and viable way to conserve the building. Great care is needed however to ensure that the re-use retains the building's significance and Policy AB4 will be key to avoid rebuilding where structures are in a ruinous state.

6.21 The policy on former dwellings represents an exception to the normal presumption against introducing intensive new uses into isolated locations in the National Park. A number of these buildings are remote from roads or even private tracks, but by virtue of the fact they were originally designed as dwellings and are often particularly worthy of conservation – including a number that appear on the Authority's 'Buildings at Risk' register – it is considered necessary to introduce an additional degree of flexibility. Former dwellings will therefore be treated differently from other conversions and appropriate schemes will be permitted subject to principal residency or short stay holiday letting accommodation (without local occupancy restrictions).

6.22 If there is any doubt whether a building has had a former use as a dwelling for the majority of its life or is of sufficient heritage value to make it worthy of conservation through re use, the Authority will require supporting evidence.

Table 3 - General guide to use, intensity and likely acceptable locations for adaptation of traditional buildings within the Yorkshire Dales National Park

Proposed use	Intensity of use	Permissible location and design restrictions
Dwellinghouse (residential dwelling for continuous occupation) Ancillary living accommodation in conjunction with a dwellinghouse Live/work units Self-contained short stay holiday let (permitted exceptions only i.e. farm/rural estate diversification or conservation of a listed building/former dwelling) Bunkhouse barn (not self-contained) More intensive employment uses – retail, offices, restaurants/cafes, industrial and distribution	HIGH INTENSITY	Within settlements, farmsteads and other building groups; or Buildings that abut a sealed metalled road maintainable by the highway authority, or a sealed metalled private road that connects to a road maintainable by the highway authority. These locations should be capable of being served by a: • curtilage which has minimal visual impact; • vehicular access not requiring significant improvements or new access tracks.
Low key business use e.g. workshops & storage facilities without outside storage or significant vehicular journey generation. Camping barn (basic bothy accommodation/'stone tent') short stay only, (not self-contained) Equestrian & stabling Agricultural or Estates use – livestock, storage etc.	LOW INTENSITY	As above, plus more isolated locations where the proposed use does not result in material alterations to the exterior of the building or material harm to the landscape setting. Curtilage development and new or improved access or parking will not be permitted where it would be intrusive.

AB3 – Conversion of traditional buildings – building treatment

Proposals for the conversion of traditional buildings to new uses, the reoccupation of former dwellings or the subsequent adaptation of existing converted buildings, will be permitted where they have regard to the Design Guide[94], and:

- the building is capable of conversion requiring no more than minor structural work, the extent of which would not compromise its historic interest or character. Where necessary the proposal will need to be evidenced by a competent structural survey;
- the building has the physical capacity to accommodate the new use or adaptation without any more than minor extension or alteration. All ancillary storage and services are accommodated in existing buildings rather than through the provision of new additional buildings, unless that would be a better conservation outcome;
- the proposal is accompanied by a professional heritage assessment that identifies significant features of the structure which should be retained in the design;
- conversion should not apply to modern additions but where possible evidence of historical phasing, which form part of the heritage asset such as long-term agricultural uses, should be retained in the conversion scheme to conserve its history of reuse. Significant features which cannot be retained should be recorded to a suitable level;
- alterations to the exterior of the building, and the creation of any new curtilage, highway access, access roads and other associated storage and infrastructure, are the minimum necessary and are sensitive to the traditional character and appearance of the building, and the immediate or wider landscape setting;
- the new use does not displace an existing use to the extent that it gives rise to the need to provide new compensatory buildings;
- construction materials and methods are consistent with, or complementary, to local building traditions and any historically or architecturally important features are retained in the conversion, and the building subjected to recording prior to conversion.

Aim

6.23 To ensure proposals for re-use in relation to Policy AB2 do not undermine the architectural and historical character of the building and its landscape setting.

Justification

6.24 Introducing a new use into a redundant or underused structure can provide a long-term solution for buildings that might otherwise fall into disrepair or dereliction. Development needs to be carried out sympathetically to avoid damaging the character and appearance of these buildings.

6.25 The starting point is to gain an understanding of the building's significance (see policy AB1). In this way, design proposals will be better informed and will be able to conserve or enhance the character of the building. It is also crucial that the right type of

[94] Yorkshire Dales National Park Design Guide (2026)

use is found for each building (see policy AB2 and the Traditional Farm Buildings Toolkit, where relevant) before the detail of design is considered. The Authority's Design Guide also contains further detail on ensuring conversions compliment the character and appearance of the building and its surroundings. The purpose of this policy is to establish some key principles to guide the suitability of buildings for conversion and the actual conversion works.

6.26 Fundamentally, if a building is not big enough to accommodate a new use without the need for large extensions, outbuildings or other intrusive alterations, it will not be permitted. The policy seeks to prevent a proliferation of extensions and outbuildings that will obscure the form and setting of the traditional building. Where permission can be granted, permitted development rights will be removed by condition, to manage harmful future incremental development, including lighting.

6.27 The policy does not require that buildings have to be redundant before they can be converted. Other policies in the Plan may seek to protect existing community, employment or visitor uses, but there is no equivalent protection for existing agricultural uses of Traditional Farm Buildings, which are likely to be the most common type of conversion proposal. Since agricultural uses relate to the particular needs of farm businesses, the Authority has left it to individual applicants to determine whether a building is still needed to fulfil an agricultural purpose or not. In affording this discretion, it is important to ensure that conversion does not deprive a farming business of buildings that are still important to its operation, and in doing so, lead to the need for compensatory new buildings to be constructed. But where there is a clear case for new agricultural buildings to perform uses that could never have feasibly been fulfilled by a traditional farm building, these applications can be considered on their own merits under policy E2.

6.28 Wherever the structural integrity of a traditional building is in doubt, a structural survey - by a suitably qualified conservation-accredited structural engineer or surveyor who is skilled and experienced in working with historic structures - will be required to ascertain the amount of rebuilding necessary. One of the main objectives of conversion is minimum intervention and retention of original fabric. An assessment of significance (see Policy AB1, should inform decisions on the amount of alteration, including any rebuilding or strengthening required to facilitate the new use. Where features of a building are lost or obscured as part of a re-use proposal, provision will need to be made to record these prior to development, so that a pre-conversion record of the building can be made and placed in the Historic Environment Record.

6.29 With the reuse or adaptation of traditional buildings, certain modern materials and methods using cement, gypsum plaster, dry lining, blockwork and tanking, could be harmful and pose a risk of creating damp. Care will be needed to ensure that the building will perform correctly without harm to its structure or character.

AB4 – Demolition and alteration of traditional farm buildings

Proposals to adapt or extend traditional farm buildings for the purposes of agriculture, land management and nature recovery will be permitted where they prolong the viable use of the building for agricultural purposes; and retain the architectural, historical and archaeological significance of the building.

Proposals to totally or substantially demolish a traditional farm building will only be approved where:

- the building has no significance in architectural, historical or landscape terms;
- the building is structurally unsound and beyond repair, and its condition is not the result of deliberate neglect or damage;
- regard is had to the impact on habitat and where necessary mitigating measures are taken to protect wildlife.

Appropriate archaeological and building recording must take place in advance of demolition. Where appropriate, the retention of some physical evidence of the building's existence may be required.

Aim

6.30 To support the alteration of traditional farm buildings, where it would prolong their beneficial use for agriculture and, as a last resort, permit demolition where it would not harm the special qualities of the National Park.

Justification

6.31 This policy introduces further flexibility into the approach to managing the Traditional Farm Building resource. It allows alterations that help retain the buildings in agricultural use but accepts the loss of some structures in restricted circumstances.

6.32 It is often possible to retain traditional farm buildings in some form of agricultural use. Keeping a building in use means that it is much more likely to be maintained and keeps open the possibility of other uses in the future.

6.33 Practical adaptations — such as the replacement of a failing stone roof with a steel or fibre cement roof, the insertion of larger openings to enable access for tractors and other large machinery, or the addition of an extension — seldom enhance the appearance of a traditional building but may be a solution that helps to prolong its life. Proposals to adapt buildings in this way should follow the approach to assessing their capacity for change set out in the Traditional Farm Buildings Toolkit.

6.34 Flooding from rivers and surface water is an increasing risk to traditional buildings in the National Park. Despite their tendency to be much more durable and resistant than modern construction, they are still capable of receiving substantial damage. Undertaking repairs, retrofitting and flood resilience and resistance measures and balancing those with the heritage and aesthetic significance of the building, will be challenging. The Authority

can provide guidance and will refer owners and developers to Historic England's latest technical advice[95].

6.35 Abandonment of a building results in gradual decay and deterioration and, ultimately, ruination. The building progressively declines and at any point in time is either seen in various stages of dilapidation, a ruined vestige, or is removed from the landscape altogether with little or no physical remnant. It is important however to recognise that ruination is an element of the landscape character of the National Park, so complete removal of a building may not always be desirable.

6.36 Policies AB2, AB3, and AB4 should help reduce the complete loss of traditional farm buildings but could lead to increased demand for recycled building materials. Given that some buildings are at an advanced stage of dereliction, there is an acceptance that demolition can sometimes provide a pragmatic solution.

6.37 While it would not be reasonable for the Authority to seek to control where, when and for what the salvaged building materials are used, it is very likely that good quality traditional building materials will be recycled in the local area. Demolition can also remove risks associated with derelict buildings close to public rights of way.

6.38 Planning permission is required for the demolition of all but the smallest buildings within conservation areas (including the two specific barns and walls conservation areas of Littondale and Swaledale/Arkengarthdale). Elsewhere, planning permission is required if the building has been rendered unsafe or uninhabitable by action or inaction.

6.39 Where this is not the case, permitted development rights allow demolition subject to a simplified written justification or prior approval process. This only allows the Authority to agree certain detailed aspects, rather than the principle, of demolition, so elements of the policy will have less effect outside of conservation areas.

6.40 Those proposing demolition should always contact the Authority to verify whether planning permission is required.

6.41 Proposals to adapt or demolish traditional buildings may well have impacts for wildlife habitat which is often found in isolated locations close to nationally and internationally designated sites. Where permission is required for demolition, the Authority may require conditions to mitigate the wildlife impact.

6.42 National Planning Policy requires developers to record heritage assets that are to be lost. The Authority will therefore normally expect some form of recording when a traditional building is removed from the landscape. The Authority will advise on the level of that recording which would be proportionate and need not be a significant cost.

[95] Flooding and Historic Buildings, Historic England https://historicengland.org.uk/advice/technical-advice/flooding-and-historic-buildings/



New homes in the village of West Witton, Wensleydale

7. Community

Objectives

- Increase the supply of new housing (including affordable and local occupancy homes) by an average of **50 dwellings per annum** between 2025 and 2040.
- Ensure that a **range of new homes** are permitted in terms of size, type, tenure, affordability and occupancy to meet local needs and attempt to reverse long term population loss.
- Support community health facilities and wellbeing, including provision of **extra care accommodation** for the elderly and vulnerable adults.
- **Improve access to** local educational, recreational and social facilities and services;
- Protect areas of locally important **open space**.
- Permit local **recycling** facilities and allow disposal of locally generated inert waste in appropriate locations.

C1 – Housing in towns and large villages

New housing sites to contribute towards the Local Plan target of 750 dwellings (Policy CP3) are allocated on the Policies Map in local service centres and large villages. A list of the allocated sites is included in Appendix 4.

In addition, flexibility for new dwellings will be permitted on suitable infill and gap sites and through the change of use of buildings worthy of retention within the housing development boundaries of local service centres and large villages, identified on the Policies Map.

All new housing in the National Park will be of high-quality design in accordance with policy CP6. All new housing will be restricted to principal residency in perpetuity[96]. For single plot developments or change of use, new housing will also be restricted to local occupancy [97].

All housing sites will be required to meet a minimum density of 35 dwellings per hectare, unless the Authority considers that a lower density is necessary to:

a) provide a safe access;

b) respond to highway capacity;

c) fit into the landscape;

d) conserve the character of the settlement;

e) fit the physical characteristics of the site.

The size, type and tenure of new housing must have regard to the recommendations of the Strategic Housing Market Assessment or other more recent evidence of overall need[98].

All sites of more than 5 units must constitute at least 50% one or two-bedroom dwellings, to meet the needs of elderly and other smaller households, unless specific evidence is provided which justifies an alternative mix. New homes will need to comply with the nationally described space standards set out in paragraph 7.41.

Affordable homes[99] must be delivered on site as part of all housing schemes of more than one dwelling, in accordance with the following proportions:

Number of dwellings proposed	**Southeast value area[100] Percentage of affordable housing required**	**North and west value area Percentage of affordable housing required**
1 dwelling	Local occupancy only	Local occupancy only
2-5 dwellings	40% affordable	20% affordable
6-9 dwellings	50% affordable	25% affordable
10 or more dwellings	50% affordable	30% affordable

[96] A home that is the only or main residence of a single household (not a holiday property or second home for short term occupation). Evidence of principal residency may be determined by place of work, electoral role registration, school attendance, registration at a local GP clinic. See Appendix 9.

[97] See Appendix 8.

[98] Including the most recent Strategic Housing Market Assessment for the area; local housing needs surveys conducted by Rural Housing Enablers and community housing groups; housing registers and other evidence produced by the local housing authority; or other robust market intelligence.

[99] Affordable housing will be subject to the restrictions set out in Appendix 7. Affordable housing is defined in the Local Plan Glossary of terms.

[100] See Appendix 6.

Affordable housing must be visually indistinct from open market housing and should enjoy the same amenities.

The Authority will require a payment in lieu of on-site affordable housing where viability considerations prevent the delivery of affordable housing on site[101].

All new build dwellings must be constructed to M4(2) accessible and adaptability standards.

Aim

7.1 To release sufficient land in sustainable locations and provide a wide range of new homes that will support the social and economic wellbeing of communities.

Justification

Housing target

7.2 The Authority is required to investigate the amount of new housing needed during the Local Plan period. The Government's standard housing delivery test does not apply in national parks so a figure for the Local Plan area has to be determined separately[102]. The Yorkshire Dales Strategic Housing Market Assessment of 2019 and 2024, estimated the amount of housing needed over the Plan period by projecting household change and giving regard to demographic signals, affordability, housing stock and local economic trends[103]. The indicative annual average target for the Local Plan area is 50 dwellings per annum or 750 dwellings between 2025 and 2040. This is the number of new homes that are needed to meet projected rates of household formation, to grow the housing stock, including new affordable homes, and to attract working age households to replace those leaving the area. The objective is to try to stabilise the population for the long-term benefit of community sustainability.

7.3 Table 4 breaks down the target of 50 dwellings each year by tenure and number of bedrooms needed.

Table 4 - Local Plan housing need, Strategic Housing Market Assessment 2024

Number of bedrooms	Unrestricted market	Affordable rented	Affordable home ownership	Overall range
1	2	4	1	7
2	6	9	4	19
3	8	5	4	17
4	4	2	1	7
Annual need	20	20	10	50
Of which: overall need for level-access dwellings	4	6	2	10

[101] See Appendix 7
[102] Housing and economic needs assessment, Planning Policy guidance Paragraph: 014 Reference ID: 2a-014-20190220 DHCLG
[103] Yorkshire Dales National Park Strategic Housing Market Assessment, Arc 4, 2019 and 2024

7.4 The Strategic Housing Market Assessment provides details about the type of housing needed over the Plan period. In terms of dwelling size, the need is for: two-bedroom dwellings (35-40%) three- bedroom dwellings (30-35%) one-bedroom dwellings (10-15%) and four or more-bedroom dwellings (10-15%).

7.5 In terms of dwelling type, 55-60% of units should be houses, 15-20% flats and 25-30% bungalows or level access properties. New build market housing for rent is also in strong demand alongside homes for purchase.

7.6 The target of 50 dwellings per annum is a net figure and will be monitored by the number of permanently occupied homes completed each year and the number of permissions granted. The target of 50 should be achievable over the Local Plan period and would be slightly less than the past rate of completion which has averaged 57 dwellings per year between 2019 and 2024. The problem with current housing completions is that they have been predominantly barn conversions and self-build homes so are not affordable or accessible to most of the new households forming in the National Park. The intention is that the planned sites, allocated on the Policies Map, will gradually deliver a better range of housing with modern amenities that will be of benefit to the community and the local economy.

7.7 The target is intended to be met wholly inside the National Park and does not rely on the export of housing numbers into neighbouring local plan areas. Fifty completions a year is considered to be a deliverable target within the constraints of a protected landscape but should also be sufficient to make progress against the Authority's wider objectives for housing[104].

Housing Sites

7.8 The housing target will be met from the allocation of new sites in towns and large villages and from the existing supply of land with uncompleted planning permission. The advantage of allocating new sites is:

1. to cross subsidise and enable the delivery of affordable homes;
2. to provide certainty about where new development will take place. Allocation is tantamount to the grant of outline planning permission;
3. to deliver a range of homes of different sizes with modern amenities in locations that have services;
4. to align the provision of infrastructure such as waste, water treatment and road improvement with the construction of new housing.

7.9 The allocated sites have been chosen following a process of detailed site assessment and public consultation. Unsurprisingly, the landscape of the National Park has plenty of natural and heritage constraints which limit its capacity for building. Each site has been assessed in terms of its landscape sensitivity, resilience to flood risk, accessibility to the highway, and absence of significant constraints such as landform,

[104] YDNPA Statement on Housing, Planning Policy webpage

heritage or habitat[105]. The availability of sites has been confirmed (as far as possible) by the willingness of their landowners to develop or sell them for house building, during the Plan period. All allocated sites are located within the larger, more accessible towns and villages with services.

7.10 It will be seen that the distribution of sites is rather uneven across the Local Plan area. Grassington and Threshfield have the largest number of new allocations followed by Sedbergh and then Hawes. Wensleydale and Swaledale have yielded fewer and smaller sites than anticipated, because of constraints around landform, landscape and flood risk and because fewer options were put forward by landowners. The shortfall of planned sites in the north of the National Park will mean that it is more dependent on rural exceptions sites for affordable housing and on infill and small rounding off sites for market homes.

7.11 Appendix 4 contains details of the allocated sites and provides an indicative figure for the number of dwellings likely to be delivered on each. Development briefs will be prepared for the allocated housing sites and the Authority will expect development proposals to have regard to them. These will include measures to reduce impacts and maximise opportunities. Heritage Impact Assessments (HIA) have been undertaken for sites likely to affect designated heritage assets in their vicinity. To avoid or minimise harm to the historic environment, development proposals should have regard to the recommendations of the HIA and agree suitable mitigation measures with the Authority.

7.12 In addition to the allocated sites, the Local Plan will also continue to permit unplanned or ‘windfall’ plots on infill and gap sites within the housing development boundaries drawn around all the settlements in Policy CP3. Additional opportunities will also continue to emerge from the change of use of existing buildings (such as barn conversions), the subdivision of large dwellings into smaller homes and through the construction of housing for farm workers.

7.13 The unplanned nature of future ‘windfall’ sites mean that they are not part of the ‘available supply’ at the start of the Plan period, but they will nevertheless contribute towards the annual target once they have been permitted and completed. Infill plots and barn conversions also provide plenty of opportunities for self-build homes, albeit that they are targeted at the local occupancy criteria in Appendix 8.

7.14 A Housing Land Availability Assessment has been produced to support the Local Plan. This provides details of the main sources of housing land supply that will contribute to the target of 50 dwellings per annum. It also provides a breakdown of predicted delivery of housing, according to the main sources of supply, divided up into broad 5-year periods. This allows an indicative trajectory to be produced that shows the expected rate of housing delivery over the 15-year local plan period, set out in Table 5 below:

[105] Yorkshire Dales National Park Housing Land Availability Assessment, 2025

Table 5 – Trajectory of housing delivery (completions)

	2025/26 – 2029/30	2030/31 – 2034/35	2035/36 – 2039/40	Total
Extant planning permissions	122	143	35	300
New site allocations	54	165	165	384
Future windfall supply	62	173	187	422
Total	**238**	**481**	**387**	**1106**

Housing needs

7.15 Government planning policy is specific that national landscapes are not suitable locations for unrestricted house building. Government guidance advises National Park Authorities to focus on providing sites for affordable housing for local needs[106]. In accordance with national policy the Authority has avoided releasing large scale sites exclusively for open market housing and instead restricts occupancy in a number of ways.

Principal Residency

7.16 Throughout the preparation of the Local Plan, the National Park Authority has received widespread concern about the very high levels of unoccupied property and the need to ensure that new housing is effectively targeted at public benefit. The Authority therefore decided to modify its housing policy.

7.17 All new housing development will be restricted to principal residency. This is because the National Park already has exceptionally high levels of under occupied stock. In 2021, 2,822 dwellings were vacant or otherwise not permanently occupied and used for holiday letting or second home use[107]. This accounted for 22% of all dwellings in the National Park compared to the empty homes average for England of only 6%.

7.18 Introducing a local plan requirement that all new housing must be permanently occupied has a number of objectives;

- to help stem population decline, support the local economy and support local services;
- to enable new households to live in the National Park; and
- to ensure that new homes will be permanently occupied and therefore help to sustain the community rather than risk further under-occupancy.

7.19 Principal residency dwellings are market homes with a modest restriction requiring that they must be the sole or main residence of the household living there. Since this is only a small restriction on the use of the property, it only has a small effect on valuation and sales, estimated to be about a 5% reduction on price compared to a wholly unfettered market home. As a result, it shouldn't cause problems for mortgage lenders or owners wishing to sell quickly. Principal residency restrictions will apply to all new housing permitted and, for some developments, additional local occupancy and affordable housing restrictions will also apply, as set out below and in Table 2 (Policy CP3).

[106] English National Parks and the Broads UK Government Vision and Circular DEFRA, 2010
[107] Yorkshire Dales Strategic Housing Market Assessments, Arc4, 2019 and 2024

7.20 The principal residency restriction will be secured through a Section 106 legal agreement between the applicant and the National Park Authority and will be tied to the planning permission (Appendix 9). The condition requires that the dwelling must be occupied at all times as a main residence. It will not restrict the price or ownership of the property but it may have a small incidental effect on resale value. These will be monitored by the Authority. Occupiers will be required to keep proof that they are satisfying the principal residency requirements and will be obliged to provide this information if the Authority requests it[108]. Proof of permanent occupancy might include evidence that households appear on the local electoral register, are registered at a local healthcare practice or have children registered at a local school.

Local occupancy

7.21 On single plot sites and conversion schemes local occupancy restrictions will apply. These restrictions require that the property is both a principal residence, but also that occupants satisfy a number of more specific criteria. Occupancy of these dwellings will be targeted at existing residents of the National Park forming new households, or households that need to live inside the National Park to be nearer to their place of work, or households with other local needs for more appropriate housing within the area.

7.22 Planning permissions for these dwellings are tied by a legal restriction to benefit local housing needs. Local occupancy restrictions also have the additional benefit, to the local housing market, of reducing re sale value of new individual properties by perhaps 20%, helping make new homes slightly more accessible for qualifying households.

7.23 The purpose of targeting single plot developments at local occupancy is to gradually build up a stock of housing across the Local Plan area, that will be more accessible to households that need to live or work in the National Park. This is of social and economic benefit to local communities and will help their sustainability. The occupancy restriction is justified by the lack of alternative housing options within such a deeply rural area and by the exceptionally high demand to purchase homes for holiday and retirement use.

7.24 Tighter borrowing restrictions have however, caused problems for mortgage lenders, developers and some home buyers because of the length of time local occupancy restrictions can add to house sales. Developers have cited the restrictions as a constraint on house building in the National Park. The Authority has responded by widening out the criteria to increase the range of qualifying households and by restricting it to single plot permissions only. The criteria now include home working, self-employed part-time work, caring, and households that have a child at a school inside the National Park. This should mean a faster turnover of occupancy-restricted properties and therefore more attractive mortgage lending for the benefit of local households.

7.25 In the event that there is insufficient demand from these categories then after a marketing period of 6 months, the Authority will permit a local occupancy restricted property to be permanently occupied by a household resident anywhere within the local Authority Housing area. Following local government reorganisation, the housing authority areas have now extended out from the former Districts to the whole of North Yorkshire or Westmorland and Furness. Occupancy would however have to revert back to the National

[108] See Appendix 9

Park on subsequent re sale. The Authority will also make the new, more flexible occupancy agreements available to owners of existing local occupancy tied properties. The downside of this greater flexibility is that it will tend to widen competition and therefore increase the price of local occupancy homes.

7.26 The criteria for local occupancy are set out in Appendix 8. The Local Plan has added more flexibility to include the self-employed, households that work from home, households with children at a school inside the National Park, households that work within 3 miles of the National Park boundary and households undertaking caring work inside the local plan area.

7.27 Proposals to create new dwellings for holiday accommodation will only be permitted in specific policy circumstances, such as farm or rural estate diversification linked to land management.

Affordable housing

7.28 The affordability of housing is a major threat to the sustainability of communities. Average house prices in the National Park are higher than the English average and much higher than the regional average for Yorkshire and the Northwest of England. In 2024 the affordability ratio of house prices to average earnings was a factor of eight. Consequently, the Local Plan area has a large shortfall of affordable housing. In 2024, 611 households were on the housing register for property in the National Park, and the estimated annual need was 157 affordable homes[109].

7.29 Affordable housing is defined in the National Planning Policy Framework as housing for sale or rent, for those whose needs are not met by the market. It includes housing for social rent, affordable rent, first homes, discount market homes and shared ownership schemes. Government grants may be available towards the cost of providing affordable housing.

7.30 Policy C1 allocates new sites to meet the housing target and enable cross subsidy of affordable homes to support community sustainability. Allocated sites alone are however unlikely to deliver sufficient affordable housing because they are not evenly spread across the National Park and because some will inevitably encounter difficulties in their release. The former Richmondshire and Eden areas, in particular, have a lack of suitable or available sites for allocation. The Authority has therefore retained its long-established rural exceptions policy (Policy C3) which has previously been able to release small unallocated sites for affordable housing.

7.31 Affordable housing permitted under this policy and Policy C3 will be targeted at appropriate qualifying households. A household's need for affordable housing will be determined by a Registered Provider and/or the local Housing Authority with regard to local incomes and local house prices. Permission for affordable housing will include provision for the units to remain at an affordable rent or price that is accessible to future eligible households or for the subsidy to be recycled into alternative affordable provision in the locality. Additional detail can be found in Appendix 7.

Viability

[109] Yorkshire Dales National Park Strategic Housing Market Assessment, Arc4, 2024

7.32 The Authority has undertaken a financial viability assessment to determine the proportions of affordable housing that are deliverable on the allocated sites, taking into account build costs, policy requirements, developer profit and likely sale values.[110] It concluded that a contribution to affordable housing is viable on sites as small as two dwellings. The study identifies two main 'value areas' within the National Park. Mid Wensleydale, Coverdale, Wharfedale and Airedale fall into the higher value area. The rest of the National Park is identified as having lower average house values. In the high value area there is sufficient headroom for schemes of 6 or more dwellings to provide 50% affordable housing. In the rest of the National Park, sites should generally have viability for 30% affordable homes on sites of more than 10 units, and 25% (or 20%) on sites smaller than that. In the high value area, sites of 2 to 6 units have viability for 40% affordable housing.

7.33 Affordable housing will be expected to be built on site rather than through a financial contribution. A payment in lieu (based on the cost of providing an affordable unit) may be acceptable in circumstances where on-site delivery is not possible, such as a very small site or where there are other demonstrable viability issues.

7.34 The affordable housing is expected to be provided through a partnership between the developer and a registered provider, such as a Housing Association or Community Housing Group, that will be responsible for its future management. The National Park Authority will rely on the local housing authority to advise on need, tenure, size and type of housing required. All new affordable housing must be occupied on a principal residency basis but will also be subject to additional restrictions that require occupants to be in affordable housing need and to satisfy local connection requirements (Appendix 7).

7.35 Affordable housing will be expected to be visually indistinguishable within the design and layout of a site, and benefit from the same amenities as open market housing. The affordable homes will be tied to households with a connection to the area, unless that would prevent financial assistance from Government funding sources (Appendix 7).

7.36 The Authority has investigated the viability of the larger allocated sites to determine that they are deliverable against the policy requirement. If a developer maintains that there is a barrier to delivery, then the Authority will require that to be demonstrated through the submission of a robust and professional site viability appraisal. This would need to show that the price of land reflects its current use value, plus a moderate uplift that will provide an incentive to the landowner. The Authority will expect land valuations to take into account local plan policy requirements, such as the required proportion of affordable housing, and any predictable abnormal site costs such as excessive earth moving.

7.37 In accordance with national planning policy, viability assessments should be made publicly available and use industry standard inputs. Submitted viability evidence should also have regard to the Local Plan's Economic Viability Study and should clearly explain any divergence from the inputs and assumptions used in that study. Submitted evidence should analyse a range of scenarios for different mixes of tenures, types, sizes and densities of housing, in an attempt to identify deliverable alternatives. They should also consider whether alternative delivery mechanisms could be explored, for example to secure Homes England or other public subsidy, or substituting on-site provision with a

[110] Yorkshire Dales National Park Viability Assessment, 3 Dragons and Rural Housing Solutions, 2022 and 2025

commuted sum for off-site provision. The Authority reserves the right to independently test and verify the conclusions of any viability evidence submitted, at the applicant's expense.

7.38 Where submitted viability evidence is found to be robust, the Authority will use it to inform a negotiation on an alternative appropriate housing mix. The weight given to the viability evidence will be a matter for the decision maker. The Authority is not bound to accept a mix of housing that is viable yet falls short of policy requirements and, in doing so, fails to further local plan objectives (paragraph 3.3). Proposals which would deliver well below the policy requirement are likely to be rejected, since the primary reason for allocating sites in a protected landscape area, is to deliver affordable homes to support community sustainability. Where a lower proportion of affordable housing is acceptable to the Authority, a review mechanism will be included in the Section 106 Agreement to secure a higher proportion of affordable housing, in the event that market conditions improve before the completion of development.

7.39 First Homes are a government discounted market housing product. Where the Authority agree that First Homes can form part of an affordable scheme, the discount will be fixed at 30% below open market valuation. Purchasers should have a combined annual household income not exceeding £80,000 and must have a local connection to the area. They must have a mortgage to fund a minimum of 50% of the discounted price. First Homes are regarded by national policy as a form of affordable housing and will be registered to ensure the discount is passed on at each subsequent title transfer. The first sale must be at a price no higher than £250,000.

Space standards

7.40 As well as a mix of dwelling types, new homes also need to provide a sufficient level of amenity to remain attractive and functional for future households. A basic requirement is that they are a big enough to accommodate the size of household that will be living in them.

7.41 The Government has published nationally described space standards[111]. Developers are strongly encouraged to design schemes to meet or exceed these minimum internal floor and storage standards in the interests of delivering future proof development.

Table 6 - minimum gross internal floor area requirements, nationally described space standards

Nos of bedrooms	Nos of bedspaces	1 story dwelling	2 storey dwelling	3 storey dwelling	Built in storage
1	2 persons	50 m^2	58 m^2	n/a	1.5 m^2
2	4 persons	70 m^2	79 m^2	n/a	2 m^2
3	5 persons	86 m^2	93 m^2	99 m^2	2.5 m^2
3	6 persons	95 m^2	102 m^2	108 m^2	2.5 m^2
4	5 persons	90 m^2	97 m^2	103 m^2	3 m^2
4	6 persons	99 m^2	106 m^2	112 m^2	3 m^2

[111] Affordable Housing Supplementary Planning Document, Craven Local Plan, August 2021

7.42 With sites that require a proportion of affordable housing, it is important that developers discuss with the Authority and the provider of the affordable homes, details of both internal and external design and space standards as early as possible in the planning process.

7.43 The National Park has a population heavily skewed towards more elderly age groups. The supply of specialist older persons accommodation was 307 units in 2024.[112] The modelled need for elderly accommodation is currently four times that, at 1,258 units and is forecast to rise to more than 1,600 by 2040. This level of provision will not be met inside the National Park for reasons of economies of scale, lack of availability of care staff, and distance from key services. Provision of future specialist elderly care will therefore have to be met predominantly outside the National Park.

7.44 In addition to an aging population, it is also estimated that 26% of all residents have an illness or disability and this is expected to increase to 30% by 2040. The evidence is that 4% of new housing should be built to M4(3) wheelchair accessible standard. This would imply an average target of around 2 homes each year in the Local Plan area. The increasing need for housing suitable for the elderly, means that all new build dwellings should be constructed to M4(2) accessible and adaptable standards to ensure it is suitable for residents and their visitors.

7.45 The Authority welcomes proposals for self-build housing. In fact, the majority of planning permissions granted each year are currently self-build schemes for the landowner, although some plots will get sold on, albeit subject to a local occupancy restriction. The Authority maintains a register of households interested in self-build. In 2024 there were 34 entries on the register dating back to 2016. Future opportunities for self-build housing will continue to be permitted on single plot sites within settlements. Barn conversions and other change of use schemes permitted by Policy AB2 will also continue to provide opportunities for ‘self-conversion’.

7.46 Changes to national housing policy and the evidence that underpins the Local Plan will inevitably continue during the Plan period. The Local Plan housing policy will therefore be kept under review to ensure it is responsive to change. The Authority has committed to a review of Policy C1, including the sites allocated by it, within five years of adoption, particularly with a view to:

- ensuring they are capable of delivering an appropriate mix of housing that meets local needs while remaining financially viable;
- ensuring housing land supply remains adequate to satisfy the Local Plan annual average target;
- ensuring that the principal residency and local occupancy restrictions remain effective and fit for purpose.

[112] SHMA update, June 2024

C2 – New build housing in small settlements

New build infill housing plots to meet local needs will be permitted on suitable sites within the housing development boundaries of the small settlements identified in Policy CP3.

Single plot permissions will be restricted to local occupancy as defined in Appendix 8. Development of more than one new build dwelling will be subject to a principal residency restriction and a proportion of affordable housing in accordance with Policy C1.

All plots will be required to meet a minimum density of 35 dwellings per hectare and comply with the nationally described space standards in accordance with Policy C1.

Aim

7.47 To provide new opportunities for a small amount of infill housing targeted at local needs, within the National Park's smaller settlements.

Justification

7.48 Small and sometimes remote settlements give an indication of the deep rurality of the National Park. They are usually places that evolved more than a hundred years ago to serve the specific needs of nearby farming, mining or quarrying. In spatial terms they fill some of the gaps between the towns and large villages, but their absence of day-to-day services make them unsuitable locations for new households that are likely to need or expect proximity to shops, schools and support networks.

7.49 Their small size and unsuitability for most forms of affordable or market housing, means that they are not sustainable places to plan new household growth. Typically, their landscape sensitivity implies that development would need to be carefully managed to avoid irreversible harm.

7.50 Despite their poor suitability for development, small settlements can still provide limited opportunities for households that need to work in the locality or that already have connections to it, or perhaps own suitable land or buildings for self-build or self-conversion[113]. In a change to existing Local Plan policy, the smallest settlements identified in Policy CP3 have now been given a future role to play in sustaining National Park communities, at the most rural level.

7.51 The small size of these places means that each of the housing development boundaries drawn around them will naturally limit the number of infill opportunities to perhaps only one or two new dwellings during the Plan period. Single unit permissions will be targeted at local occupancy, and multiple unit permissions will be subject to permanent residency and a proportion of affordable housing in accordance with Policy C1. All proposals must comply with design, density and national space standards.

[113] Self-build and self-conversion describe dwellings that are constructed and then occupied by the same household

C3 – Rural exception sites

As an exception to Policy CP3 and Policy C1, proposals for the development of sites (or the conversion of suitable buildings) within or on the edge of local service centres and large villages, for 100% affordable housing, will be permitted provided all the following criteria are met:

i) the size, type, tenure and number of units to be provided will be informed by robust and up to date evidence of local need for affordable housing, as advised by the local housing authority;

ii) all dwellings must remain affordable in perpetuity for rent or purchase at a price that is accessible to those in need;

iii) a Section 106 legal agreement will be required to ensure restriction of occupancy in perpetuity, to households with a local connection to the area as set out in Appendix 7;

iv) proposals comply with other policies and guidance in the Local Plan, including impact on the form and character of the settlement, design, layout, energy, siting, biodiversity and flood risk.

Where it is demonstrated that a rural exceptions site, that would otherwise deliver an essential element of affordable housing, would not be viable for 100% affordable units, (including accessing Government grant aid), the Authority will consider allowing a single visually indistinct market home (with a principal residency restriction), for every nine affordable dwellings, to make up the deficit and assist delivery.

Aim

7.52 To allow the release of a small-scale housing site, as an exception to other policies, where it would meet a local need for affordable housing, in perpetuity.

Justification

7.53 Policy C1 allocates sites to meet the Local Plan housing target and reduce the shortfall of affordable housing. Allocated sites alone, are unlikely however to deliver sufficient affordable housing because they are not evenly spread across the National Park and because some will inevitably encounter difficulties in their release. The Authority has therefore retained a long-established rural exceptions policy which has in the past successfully released small unallocated sites for 100% affordable housing.

7.54 Rural exception sites are a national planning policy response, to the evidence of need to provide affordable housing for those whose needs are not met by the market. This might be for households with children, households with people working in the locality or specialist needs for the elderly or people with disabilities. The north and west of the National Park is particularly lacking in suitable sites that are large enough to allocate for housing. Rural exception sites are therefore needed most urgently in the northern and western dales because there are fewer alternatives available there.

7.55 Exceptions sites can be permitted outside the housing development boundaries identified on the Policies Map, or other locations where market housing would not normally be permitted. This provides flexibility for finding site options and crucially it means that

land can be purchased (or leased) for a much lower price because it would not otherwise receive planning permission for residential development. The provision of affordable housing by Registered Providers is also eligible for Government grant funding which further improves the financial viability of exceptions sites[114]. In considering a potential site the Authority will weigh positively the long-term community and economic benefits that affordable housing brings, against the possible conflict with other planning objectives such as the impact on the landscape, the character of rural villages or the existing openness of that part of the countryside.

7.56 The initiative for a rural exceptions scheme is likely to come from the local housing authority working in partnership with a Housing Association, Parish Council or Community Housing group. These are the bodies that are most likely to understand local housing needs and act in partnership to try to find solutions. Suitable sites may also be identified by landowners, rural estates or by the National Park Authority. Partnership working is necessary to progress schemes and work through site suitability, evidence of need, land price, financing and ultimately construction, occupation and management.

7.57 The criteria the Authority will use to target households are set out in Appendix 7. Evidence of the scale and type of need for affordable housing will come from a Housing Market Assessment, the housing register or some more recent survey or data endorsed by the local housing authority. The evidence of need could be concentrated within a single large Parish, or more likely come collectively from a group of Parishes covering a wider area.

7.58 Local Service Centres and large Villages are the most sustainable places to build affordable housing, because they have the best infrastructure to absorb development and provide access to facilities and support networks for their households. The sites will be exceptions to policy and are not therefore indicated on the Local Plan Policies Map. The number of units on each site will be informed by the scale of the need identified. In common with allocated sites the design and form of housing on exceptions sites will need to fit into the character of the landscape and accord with other local plan policies.

7.59 The Authority's housing viability study demonstrates that Rural Exception Sites should normally be feasible without the inclusion of any market housing[115]. This assumes the land is priced appropriately at well below open market development value. It also assumes sufficient grant aid will be forthcoming from Government. If a site is not viable and its land value cannot realistically drop any further, and Government grant or other sources of funding, are not available or sufficient, then the Authority may consider allowing a market home (restricted to principal residency) at the maximum rate of one per nine affordable dwellings, to support delivery.

7.60 Rural exceptions sites could also come forward outside a housing development boundary but within a rural estate. In considering such schemes, the Authority will have regard to whether the proposals are part of a Rural Estate Plan that has been endorsed by the National Park Authority (Policy E6).

[114] Registered providers are Social Landlords registered with the Homes and Communities Agency (HCA) under the Housing Act 1996. They include housing associations and Local Housing Authorities, but some are also trusts, co-operatives and companies. They are the main developers of new homes in the social housing sector

[115] Yorkshire Dales National Park Economic Viability Assessment, April 2022 and 2025

C4 – Rural workers' dwellings

Outside housing development boundaries new build residential accommodation for a rural land- based enterprise[116] will only be permitted where all the following are met;

i) it can be demonstrated that the functional needs of agriculture, or some other established essential rural land-based enterprise, requires that a full-time worker must live at the location proposed;

ii) it can be demonstrated that there are no opportunities for providing the accommodation by using other dwellings within the control of the applicants, or by the extension or conversion of an existing suitable building, or by the acceptable sub-division or extension of an existing dwelling;

iii) the enterprise that the dwelling will serve must not have been instrumental in disposing of any residential property in the preceding three years, that would have satisfied the need now identified;

iv) the dwelling will be located within or adjoining an existing group of buildings to minimise its impact on the landscape;

v) to maintain it within a size and value that will be accessible to future rural land-based uses, the dwelling will be limited to an internal floor area of 120m2, unless otherwise justified by evidence supporting the planning application, that a larger size is essential to the needs of the established rural enterprise or agricultural unit;

vi) If the proposal is for a new rural enterprise or if the long-term financial viability of the enterprise cannot be demonstrated, then the need should be met by a temporary solution, such as the siting of a residential caravan or similar in a suitable location, for a three-year period;

vii) restrictions requiring that the property and any existing dwelling serving the enterprise, cannot be occupied other than by a worker evidenced through the specific needs requirements, or subsequent workers in a rural land-based business, and cannot be sold separately from the enterprise.

If a dwelling permitted under this policy becomes unoccupied and no suitable occupant is forthcoming after the property has been advertised in accordance with the National Park Authority's advertising procedure[117], the Authority will consider varying the restriction to that of local occupancy described in Appendix 8.

Aim

7.61 To support housing essential for the permanent management of a land based rural enterprise.

Justification

7.62 National planning policy strictly controls house building outside towns and villages in order to protect the undeveloped character of the countryside from harmful sporadic

[116] Land-related businesses which, directly or indirectly, need to be located in the countryside rather than in existing settlements. Examples include agriculture, forestry and other activities that obtain their primary inputs from the site, such as the processing of agricultural, forestry and mineral products together with land management activities and support services including agricultural contracting, tourism and leisure enterprises.

[117] see advertising procedure under policy C8 – para 7.111

development. The Local Plan spatial strategy directs new build housing into allocated sites on the edge of settlements where it will most efficiently meet local housing needs and support the sustainability of communities, local services and the environment.

7.63 Rural enterprises such as farming are intrinsically linked to the countryside and sometimes require additional housing, to meet a new need arising for a full-time worker who must live on site for necessary reasons of animal management. Where it is demonstrated that it is essential for someone to live at their place of work, outside a settlement, an exception to the spatial strategy may be permissible. Dwellings for farm workers usually make up the majority of applications for rural workers, but the National Park Authority has acknowledged that gamekeepers may also fall within the definition of essential rural land-based enterprises.

7.64 It will usually be preferable to consider an alternative to a new dwelling, such as the reuse of an existing dwelling, sub-division of a large farmhouse, or conversion of an existing building. Where no suitable alternative is available, the Authority will consider permitting a new dwelling. Siting, design and the impact on the surrounding countryside will be key considerations. Essential need will not override considerations of environmental impact. If a proposed dwelling in a particular location would be seriously detrimental to landscape character, or some other special quality of the National Park, it will not be permitted.

7.65 An applicant will be required to submit a statement to support their case. This will usually benefit from specialist land management consultancy. A functional and financial test to assess essential need, will be applied as follows:

- the enterprise to which the dwelling relates must be located outside a settlement. The Authority will not consider favourably, proposals for new housing arising from security concerns, food processing or retirement homes, that do not need to be located in open countryside;
- the dwelling is essential for the proper functioning of the enterprise by one or more workers at most times and could not otherwise be managed from another location. Occupiers will need to be engaged in operational work, actively contributing to the management of the land;
- the need relates to full-time work;
- the enterprise has been established for at least 3 years, is financially sound and likely to remain so, having regard to its context; and
- the existing accommodation at the enterprise is inadequate for the need identified and a rearrangement of existing space has been rejected for good reason.

7.66 New houses for rural based enterprises should be located within or adjacent to the farmstead or other existing group of buildings and should not be sited in isolated positions.

7.67 Approval of new agricultural dwellings can sometimes lead to the sale of existing farmhouses which would otherwise have met the need. Conditions will therefore, be attached to a permission to target the occupancy of existing dwellings on the same agricultural unit, unless there are material circumstances which mean that is not necessary. Such conditions will not be permitted to be relaxed in response to subsequent changes in the circumstances of the occupier of the farm, unless it can be demonstrated that the current and anticipated future need for agricultural workers' dwellings in the

surrounding area are otherwise adequately met. Other types of non-farm dwellings permitted under this Policy will be subject to precise occupancy restrictions tied to the business, using planning conditions or a legal agreement.

7.68 In order to ensure that the new dwelling will not be overpriced for future occupiers engaged in rural based industries, the Authority will set a maximum size limit of 120m^2, unless otherwise justified by evidence supporting a case for a larger dwelling that is necessary for the reasonable operational needs of the enterprise. Applicants should be aware that, compared with an unrestricted open market valuation, rural worker restrictions are likely to reduce a property's resale value by up to 50%.

7.69 Where an essential need has been justified, the Authority will assume that this is an immediate need, and consent will be subject to a condition requiring construction to commence within two years.

7.70 Occasionally, the opportunity might arise to set up a wholly new rural based enterprise, such as a new farm unit. Since the success of the new venture is not guaranteed, the Authority would require that a temporary dwelling, such as a residential caravan or chalet, is provided for the first three years. An application for a subsequent permanent dwelling would then be considered against the evidence of business viability during the intervening three years. Temporary dwellings will not be permitted in locations that do not have capacity to accommodate a permanent dwelling.

7.71 If a dwelling permitted under this policy becomes unoccupied, then it will need to become the subject of appropriate advertisement for the benefit of other households working in rural land-based businesses. If no suitable household is forthcoming after 6 months of advertising, the Authority will consider varying the restriction to that of local occupancy described in Appendix 8. This would accord with the Authority's strategy to target the release of single plot housing sites at local occupancy only.

C5 – Shared housing, sub-division, residential annexes and replacement dwellings

Shared housing

The change of use of buildings in established residential uses to multiple shared household occupancy, will be permitted subject to the following:

a) the building has capacity having regard to space and construction constraints;

b) the proposal would respond sensitively to the character and appearance of the building and its locality;

c) there is adequate management and separation from neighbouring residential property to avoid noise and other disturbance;

d) there is appropriate car parking provision to serve the proposed use.

Subdivision

The sub-division of an existing dwellinghouse to form two or more smaller dwellings will be permitted provided all of the following criteria are met:

1. the dwelling and its curtilage have sufficient capacity for additional residential use including parking, amenity space, service provision and the consideration of noise and lighting impacts;
2. the net additional dwelling(s) created are restricted to local occupancy only (Appendix 8).

Residential annexes

The conversion of existing outbuildings into residential annexes (non-holiday uses), will be permitted subject to a restriction tying them to an existing residential property, in order to prevent separate sale.

New build annexed accommodation, and the extension of outbuildings for additional accommodation tied to the main dwelling, will be permitted where there is capacity and the use would not unduly harm neighbouring residential property.

Replacement dwellings

Permission to replace an existing irreparable dwelling with a new house, will be acceptable subject to all of the following criteria being met:

1. the residential use of the dwelling to be replaced has not been abandoned;
2. it is demonstrated that the repair of the existing building is not sustainable or economically viable and there will be no avoidable loss of a building of architectural or historical interest;
3. replacement will be on the same site as the original;
4. The replacement dwelling will not exceed a limit of 20% larger than the cubic content of the existing dwelling (including all ancillary buildings);
5. The design will comply with policy CP6 and facilitate overall significant low carbon and low energy improvements.

Where permission for a replacement dwelling is granted, future extensions will be controlled by the removal of permitted development rights.

Where replacement would lead to two or more smaller dwellings the net additional dwelling(s) created will be restricted to local occupancy (Appendix 8).

In the event of a change in the national definition of a dwelling house, the Authority will apply planning measures to manage the loss of existing dwelling stock to non-permanent residential uses, such as holiday occupancy.

Aim

7.72 To widen housing opportunities and make more efficient use of underused stock, particularly for the benefit of younger working age households and downsizing older households.

Justification

7.73 The Housing Market assessment provides evidence that the Local Plan area needs more accommodation suitable for one and two person households. Permitted development rights already allow owners to adapt existing property but the Authority's policies can go further and help make more efficient use of existing resources. Adapting existing stock can help to deliver smaller and more flexible accommodation for young workers and elderly households looking to downsize.

7.74 The National Park has a large supply of detached houses. Some of this stock is grossly under-occupied but would be large enough to sub divide into smaller units that would better meet the needs of one and two person households. The development of more flats, apartments and smaller properties would make housing more accessible to younger people including those with existing family ties and those employed within the National Park. Policy C5, requires that any additional dwellings created through sub-division will be local occupancy restricted to ensure that they are occupied as principal residences and targeted at local needs to live or work in the National Park.

7.75 An alternative form of subdivision is multiple occupancy. Also known as shared living or perhaps co housing, multiple occupancy of large dwellings or the conversion of underused upper floors above town centre shops could provide an affordable form of convenient, short-term accommodation to rent. This is in particularly short supply in the towns and large villages where employers are finding it difficult to fill vacancies in hospitality, services or land management.

7.76 Sub-division of existing large dwellings or other buildings has the effect of intensifying the use of land by increasing the movement of people, deliveries, services and vehicles. In Planning terms, a sub-division and change of use application must be able to demonstrate that the site will have sufficient capacity to accommodate a new curtilage, domestic paraphernalia, sufficient parking and additional traffic movements, without causing unacceptable harm to neighbouring amenity, the character of the original dwelling or the character of the surrounding landscape.

7.77 In appropriate circumstances, the Authority will also permit the conversion of existing outbuildings to form residential annexes. This can enable a more intensive use of existing buildings to accommodate inter-generational family living or lodging of guests which can provide an affordable form of accommodation and help fill short term vacancies in the local economy.

7.78 Conversion of outbuildings to annexed accommodation will be permitted subject to a legal tie to the existing residential unit to prevent subdivision and the creation of an unsuitable new dwelling. New build annexed accommodation, and the extension of outbuildings for additional accommodation tied to the main dwelling, will also be permitted where there is capacity and the development or the intensification of the use can be controlled and would not unduly harm neighbouring property.

7.79 National and local planning strategy is restrictive towards the unplanned development of new build housing in the countryside outside towns and villages. There will be occasions however where it is necessary to replace an existing unsuitable or fire damaged dwelling with a new one. This can provide an opportunity to enhance the landscape through better design and use of materials, as well as delivering a much more energy efficient and comfortable modern home.

7.80 Assuming the building still has a lawful residential use, the main planning consideration will be whether repair is possible or not, whether it will lead to the loss of a heritage asset and whether replacement would secure any beneficial improvement in terms of appearance, utility, reduced carbon consumption or other environmental enhancements.

7.81 Replacement dwellings should not be substantially larger than the original, having regard to its cubic content together with garaging and ancillary storage. The reason for this is to reduce landscape impact and avoid a precedent that might undermine the Authority's housing strategy which seeks to maintain a range of house sizes and types, including a stock of smaller homes. A replacement dwelling should also be capable of accommodating a curtilage that will effectively contain ancillary domestic uses. Permitted development rights will be removed at the time of permission and further extensions that would increase the size of the dwelling will be resisted. Replacement dwellings will not have their occupancy restricted by legal agreement, unless the original dwelling was already restricted in this way.

7.82 22% of the National Park housing stock is used for holiday purposes or is vacant and therefore not permanently occupied. This is far higher than the English average and is driven by holiday lettings and second home ownership. Whilst higher than average levels of holiday letting may be expected in a National Park where overnight stays are promoted, very high levels of holiday letting within the existing housing stock, have been demonstrated to restrict the supply of lower priced housing and therefore harm the vitality and sustainability of rural communities.

7.83 If national policy in England evolves during the Plan period and change of use from permanent to non-permanent use becomes a form of development that is manageable through the Planning system, then the Authority will investigate taking action to reduce the loss of permanent housing stock in the National Park. An exception may be made where change of use would support a business that is delivering beneficial management of land, in accordance with the objectives in the National Park Management Plan.

C6 – Residential caravans, Gypsy and Traveller needs

The siting of caravans, mobile homes or other forms of non-permanent accommodation will not be permitted for the purpose of permanent residential use.

Temporary permission for a residential caravan or chalet may be given during construction works or in the case of a new rural-based enterprise in accordance with Policy C4.

The siting of residential caravans for Gypsies and Travellers will be permitted as an exception to this policy, subject to all the following:

1. evidence of a permanent need within the Local Plan area, as advised by the local housing authority;
2. avoiding areas at risk of flooding;
3. the site is acceptable within the landscape, or the impact is capable of being significantly reduced by an approved landscaping scheme;
4. adequate infrastructure is available or can be provided by the development, including mains water, electricity, drainage, sanitation and broadband;
5. provision for the screened storage and collection of refuse, including recyclable materials;
6. adequate space for parking and vehicle movements, open storage and potential economic uses;
7. The likely intensity of use can satisfactorily coexist in scale and location with existing neighbouring uses;
8. the site is capable of a safe access from the highway.

Aim

7.84 To avoid the permanent siting and use of non-permanent accommodation. To permit an exception to be made for Gypsy or Traveller residential caravan sites, in the event that a permanent need is evident.

Justification

7.85 Caravans, mobile homes and other forms of non-permanent accommodation will not be permitted for use as dwellings because their design, shape, colour, materials and lack of resilience, make them incompatible with the conservation of the special qualities of the farmed landscape, open moorland and traditional stone villages of the National Park.

7.86 In exceptional circumstances, temporary permissions may be granted during self-build works, large construction projects, conservation projects, the establishment of new agricultural enterprises or other similar site-based works, but only where there is an essential need for temporary accommodation on site, and it would otherwise be compatible with landscape or other planning considerations.

7.87 Gypsy and Traveller needs for residential caravan pitches are treated separately in national planning policy[118]. Planning authorities are required to address the local housing requirements of all communities who live in or travel through, the Plan area.

7.88 Authorities should allocate sites for Gypsy and Traveller pitches where there is evidence of need to do so. Where there is no evidence, authorities are required to set out an exceptions policy, similar to that applied to affordable housing, providing criteria that will guide development should the need become apparent.

7.89 There is currently no permanent site for Gypsy or Traveller caravans in the National Park, although communities do pass through the Yorkshire Dales enroute to gatherings elsewhere, notably the Appleby Horse Fair during late May and early June.

7.90 During that period, they stay widely across the area and though this use is often unauthorised, it is generally tolerated by landowners, local communities and the Authority because it is predictably temporary.

7.91 Assessments of need for Gypsy and Traveller accommodation have been carried out in partnership with local authorities[119]. These indicate that there is no current or anticipated need for pitches or plots in the Local Plan area. Site allocation is not therefore required but a criteria-based exceptions policy will instead address any unplanned future needs.

7.92 Poorly located or managed Gypsy and Traveller sites can raise areas of public concern normally associated with neighbouring residential amenity. This may mean that the most appropriate exceptions sites may be those detached from existing residential areas and within a screened or screenable landscape setting.

7.93 Sites that are prominent in public views or immediately adjacent to existing residential, employment or retail areas will not be acceptable because of the likely harm to the amenity of these uses. Nor will sites be acceptable if they are at risk of flooding or would harm areas with heritage assets or nature conservation value.

7.94 As a residential use of land, Gypsy and Traveller sites will require access to local schools and services as well as connections to electricity, water, waste and sewage disposal, safe access to the highway and adequate space within the site to park and manoeuvre vehicles. In relation to the Authority's settlement hierarchy, proximity to services has been defined as two kilometres. This should help provide a degree of flexibility in finding a suitable site, if a need arises. It would be anticipated that any permanent need is likely to be small in scale.

7.95 In assessing an application for an exceptions site, the Authority will require information on any likely associated business use at the same location. The Authority will not automatically refuse permission for associated business or storage uses as long as they are capable of being regulated effectively and without harm to the character of the National Park.

[118] As defined in Annex 1 of 'Planning policy for traveller sites', DCLG (2015)
[119] Cumbria Gypsy and Traveller Accommodation Assessment, Opinion Research Services, 2022

C7 – Accommodation for elderly or vulnerable adults

Development proposals that will provide modern high-quality accommodation for elderly or vulnerable persons will be permitted through the following:

- Adaptations and extensions to the existing housing stock where they meet the requirements of Policy CP6.
- The development of appropriately designed and accessible homes (built to M4(2) or M4(3) standard) which widen the future mix of suitable housing for elderly and vulnerable adults on allocated, windfall or rural exceptions sites in accordance with policies C1, C2 and C3.
- Extra care and residential care facilities, will be permitted within or on the edge of towns and large villages as an exception to Policy CP3, where all of the following requirements are met:
    a. they will meet identified care needs for elderly or vulnerable persons as advised by the local adult social care Authority;
    b. they are targeted at local needs from within the Local Plan or adjacent area;
    c. they are appropriately located and designed in accordance with other Local Plan policies.

Aim

7.96 To encourage the development of modern elderly and vulnerable person's accommodation to serve needs within the locality.

Justification

7.97 The 2021 Census shows a continued trend towards an ageing population. Some 32% of the National Park's population is over 65yrs, with a further 27% between the ages of 50 and 65yrs. Over the plan period to 2040, the number of older people and older person households is projected to grow strongly across all scenarios, as residents live longer and stay in their current homes. New build housing must therefore include provision to serve elderly needs as well as other sectors.

7.98 The Local Plan can support a 'healthy aging' agenda by widening the stock of suitable housing. For example, supporting the release of land for market and affordable housing, that provide for the needs of the elderly and vulnerable adults or by permitting schemes to adapt existing larger properties into shared housing. Policy C1 is attempting to do this. Other approaches include the development of Co-housing to enable communities of residents to run their own accommodation communally, with a group of people of similar age. Other options include adapting existing housing to facilitate access for those with restricted mobility, or to provide ancillary accommodation so that extended families can care for each other.

7.99 Modern care solutions include the provision of group living, which enable people to live more independent lives with care and support on site. The Extra care model in particular, provides well-designed facilities with 24-hour support for people with frailty or complex needs. It constitutes self-contained homes with design features and support

services to enable self-care and independent living. These homes may be for purchase, rent or shared ownership and often involve a Registered Provider working in partnership with the local care authority. Typically, these are larger scale residential accommodation comprising flats and apartments together with communal space, catering and other facilities.

7.100 Private residential developments may be marketed at older people but fail to make specific provision for professional care services on site. The Authority will take advice from the local care authority on whether a proposal represents a genuine and sustainable model for meeting local adult care and support needs. Providers will normally be expected to be registered and work in partnership with the local authority.

7.101 To date only one modern extra care facility has been developed inside the National Park. This is the successful 40 bed facility in Bainbridge, Wensleydale. The main factor that seems to have prevented similar schemes being repeated elsewhere in the National Park is viability, with the current minimum threshold being around 40 units. If future specialist care or shared Living schemes were to be forthcoming in the Local Plan area, then the best locations would be in one of the four Local Service Centres or in a large village where access to health services and other facilities are already available. Scope may however exist for a smaller scale rural model incorporating an element of live in staff accommodation, to enhance its sustainability.

7.102 In the absence of allocated sites, the preferred approach is to provide flexibility through an exceptions policy that would allow development of a suitable scheme within a suitable settlement with services. In accordance with national policy, sites for residential accommodation should be driven by meeting local needs. Occupancy should meet needs inside the area or the slightly wider requirements of families on the edge of the National Park. This would help support existing residents who are unsuitably housed to remain close to their family and friends which is an invaluable part of their wellbeing. Occupancy conditions or legal agreements will be tailored to meet these needs. This is an area of housing policy where specialist provision will most likely have to be met outside the local plan area, in the towns and larger villages on its periphery that are more accessible to employees and support services.

7.103 Developers of specialist housing accommodation are encouraged to engage with social care departments prior to submitting a planning application to align, as far as possible, developer aspirations with local authority requirements.

7.104 Policy C1 requires new housing schemes to include a proportion of accessible and adapted housing suitable for people with disabilities.

C8 – Community facilities

Development will be permitted for new, or improvements to existing, community facilities[120],where;

- there is evidence of need for a facility of the scale and type proposed; and
- they are appropriately located to serve the needs of the community.

Development or change of use that would result in the loss of, or have an unacceptable adverse effect on, an existing community facility, will not be permitted unless it can be demonstrated that;

- the current use is no longer needed, or a suitable replacement has been secured; and
- the land or building could not fulfil, or is not needed for, an alternative community use.

Aim

7.105 To protect existing Community facilities and support new ones that meet the needs of local residents.

Justification

7.106 Community facilities in the National Park often serve a network of villages and are essential to people who may otherwise face long journeys to reach alternatives or may have difficulty accessing services. They tend to reinforce local identity and are a focus for social interaction. Once lost, such facilities are seldom regained within rural areas.

7.107 The National Park Authority has a statutory duty to foster the economic and social well-being of local communities. As a matter of principle, the loss of existing services, through change of use, will be resisted. The presumption is that facilities should be retained or replaced with something of equivalent standard that is also accessible. Where development would lead to the loss of a facility or reduce its viability, applicants will need to provide very strong justification, based first and foremost, on there no longer being a need for it. This will require community engagement to assess current and historical use, and to identify barriers to, and opportunities for, continued use.

7.108 Applicants will need to look at a full range of potential uses or ways of operating a business or facility, in order to demonstrate that it is not workable in the long term. The Authority will expect applicants to commission independent assessments of the facility in both its current and alternative roles, to assess the potential for continued or alternative uses. Short term attempts to sell the facility will not be sufficient on their own to demonstrate a lack of alternative demand. The Authority will however, take a proportionate approach and recognise that some facilities clearly have only a very narrow range of potential community uses.

[120] Educational, healthcare and recreational; including schools, childcare, pubs, village shops and post offices, libraries, nurseries, doctors' surgeries, dentists, village halls, reading rooms, community offices, churches, chapels, sports pitches and facilities, play areas gymnasiums and changing facilities car parking, allotments.

7.109 Where a proposal would lead to a permanent loss of jobs, the applicant will need to demonstrate through evidence that the use of the site is unlikely to be viable in the longer term for renewed employment uses. This could include market intelligence and market testing that demonstrates that the site has been exposed to sale or rental, at a price, within its current land use classification (or other uses agreed with the Authority), but has not received any realistic offers. The Authority will also seek advice from the local economic development agency.

7.110 For the Authority to accept market testing as effective evidence of lack of demand it will look for advertising of the premises for a minimum of six months at a price which fairly reflects its value or rental value. The price should be agreed with the National Park Authority in advance, and the estate agent should be advised to register expressions of interest with the Authority.

7.111 The following advertising procedure should be used:

i) The National Park Authority will arrange for an independent valuation of the property at the applicant's cost.

ii) The applicant may obtain their own valuation on the same basis if they wish. If there is a discrepancy between the two, this should be resolved through discussion.

iii) The applicant can then put the property on the market with one or more estate agents. The applicant should inform the Authority which estate agents they are using and when the property is put on the market. Sales particulars should be submitted. The applicants and the estate agents should keep records of all enquiries received regarding the property and forward them to the Authority. The applicant will bear the costs.

7.112 If they have failed to sell or rent the property after six months, or in exceptional circumstances a longer period defined by the Authority, an applicant may use this evidence to support their application. The Authority will give weight to this in making its decision.

7.113 The Authority encourages communities to register important facilities as 'Assets of Community Value' with the Local Council, under the 2011 Localism Act. This will ensure an added layer of statutory process against harmful loss. It gives communities a period of time to formulate their own proposals to purchase, safeguard or perhaps just exhaust all other options first. Where a public house is registered as an asset of community value, ordinarily permitted changes of use will require full planning permission. Where the exercise of a permitted development right for a change of use of a community facility would threaten a valued local facility, the Authority will consider whether an immediate Article 4 Direction should be made to protect the interests of the local community.

7.114 Changes to the permitted development regulations may mean that planning permission is no longer needed to change between a range of different community uses. Where it would assist in retaining viable facilities, changes of use that require planning permission will be permitted where they would result in joint or mixed use of premises.

7.115 Proposals to improve, replace or create new community facilities will be supported where they meet the needs of local communities and are appropriately located. The

National Park Authority will also support the reinstatement of services that have been lost, should the opportunity arise. The negotiation of new development proposals can sometimes provide a source of finance which can help in the delivery of new or improved community facilities, particularly where they have a direct connection to the development proposed.

7.116 New sports and recreation facilities will be considered against evidence of need, and guidance provided by Sport England.

C9 – Important open space

Within areas designated on the policies map as important open space, development proposals will only be permitted where they will not result in the loss of, or significantly harm, their qualities or functions.

For spaces that are important because of their sporting or recreational value, any loss of, or significant harm to their qualities and functions will only be permitted if it can be demonstrated that the space is no longer needed, or a suitably located replacement of at least equivalent standard is secured.

Aim

7.117 To retain the contribution that important open spaces make to amenity, recreation and the historical character of towns and villages.

Justification

7.118 As a protected landscape the whole of the National Park is an area of general development constraint. In order to provide clarity to developers, communities and decision makers, the Authority has identified housing development boundaries around towns and villages within which the principle of housing and other development is permitted (Policy CP3). Inside the boundaries, the Authority has also identified areas of particularly important open space that will be protected from development.

7.119 Certain open spaces make an important contribution to the amenity, recreation and historical character of towns and villages. Since the 1990s the Authority's Local Plans have consistently identified important open spaces for protection from development. These have been re-assessed and new open spaces identified, supported by suggestions from Parish Councils and local communities.

7.120 The criteria used for designation are that any qualifying open space, must:

- provide a valued sporting or recreational resource for the local community; or,
- allow important public views into or from within a settlement; or,
- be of historical significance by contributing to an understanding of the development of the settlement, the setting of important historical buildings or the appreciation of their historical interest; or,
- provide important wildlife habitats or help mitigate against flood risk; or,
- be crucial to the character or setting of a settlement.

7.121 Designated Open space is identified within settlements on the Local Plan Policies Map.

7.122 The policy protects the integrity of important open spaces but also incorporates flexibility to accommodate some development where it is sufficiently minor not to detract from the overall qualities and functions of the space. So, for example, a space designated for its recreational value may well be capable of accommodating play equipment or other development that is complementary to or enhances its enjoyment. Similarly, the policy will

continue to support public realm improvements where these conserve and enhance the qualities of these spaces[121]. Nonetheless, there will still be a need to guard against incremental changes that would lead to cumulative harm.

7.123 For many of the spaces designated on the Policies Map however, there will be little flexibility for any development. Their intrinsic undeveloped and open nature will often go to the heart of their value, so the Policy will act to severely curb, or often completely rule out, development.

7.124 Where a space has a sport or recreational function, the test for loss or harm is different because its value is rooted in community need. To be consistent with national policy and Policy C8, Policy C9 requires that a robust case is made that the recreational asset is no longer needed for its function or that a suitable alternative is being provided such as a new improved football pitch nearby.

7.125 The purpose of the designation may extend beyond the planning process, for example where enhancements to important spaces are proposed, inclusion within the Plan may help lend weight to funding bids. With this in mind, churchyards and village greens that seem unlikely to be subject to development pressures, are designated as important open space.

[121] Examples include dark skies compliant street lighting, footway improvements, public seating, bins and public space improvements

C10 – Waste management

Proposals for the disposal of household and other non-inert wastes, will not be permitted.

Proposals for the disposal of inert waste[122] will only be permitted where all of the following criteria are met:

a) the waste is produced within the National Park;

b) the waste cannot be re-used or recycled; and

c) the proposals are small in scale.

Proposals for the siting of collection facilities for locally generated, re-usable or recyclable household or commercial waste will be permitted.

Proposals for the processing of organic waste will be permitted in accordance with other policies.

Aim

7.126 To encourage and support the re-use and recycling of waste at a scale compatible with the rural context of the area.

Justification

7.127 Waste arisings from the Local Plan area are very low because of the small population and the lack of industry other than farming. There are no operational waste disposal sites in the National Park and little evidence of demand or need for any. If the Local Plan is successful in supporting modest housing and economic growth, then waste arisings will theoretically increase because of more overnight stays. The levels of waste will still be low, certainly compared to areas outside the National Park where growth is likely to be much higher. The most up to date study on waste streams across North Yorkshire did not identify a need for waste disposal sites within the National Park[123]. The development of sub-regional Waste Recovery facilities at Boroughbridge, Carlisle and Barrow, together with improved recycling should mean there is sufficient capacity to accept and process arisings from within the National Park, during the Plan period.

7.128 Agricultural waste is classed as silage wrap, string, plastics and residues from chemicals such as pesticides. These are dealt with as a specialist form of waste and are generated only in low volumes inside the National Park. Farming naturally produces much larger quantities of livestock organic surplus which is traditionally used for muck spreading. However, as technology develops, there may be more scope for on-farm anaerobic digestion as an alternative means of dealing with organic surplus. Such plants can reduce the risks posed by diffuse run-off and emissions from the land as well as generating useful electricity and heat for the agricultural business.

[122] Inert waste is defined as waste that does not undergo any significant physical, chemical, or biological transformations when deposited in a landfill.
[123] Urban Vision & 4Resources (2013) North Yorkshire Sub Region, Waste Arisings and Capacity Requirements: Update Report September 2016

7.129 This can be a valuable form of diversification, providing additional income to support the viability of farming, but could also be part of other commercial operations, subject to appropriate management of scale.



Sheep shearing at Hardraw

8. Economy

Objectives

- **Diversify the economy** to help raise wages, increase jobs and spending, to support local business and retain or attract working age people.
- Develop appropriate **new business**, particularly where that makes use of the environmental qualities of the National Park in a sustainable way.
- encourage nature recovery and heritage friendly **farming, forestry and land management,** and use natural capital to improve or mitigate major environmental problems e.g. flooding, water quality and climate change.
- Protect **existing jobs** and spending and ensure new development does not conflict with existing or future beneficial land uses, such as farming.
- Develop innovative and low impact forms of **flexible workspace** and enhance the role of local service centres as hubs for retail, business and social infrastructure.
- Re-use **traditional buildings**, brownfield land and suitable underused buildings for new and expanded employment uses.
- Improve **digital connections** and the opportunities for home working.
- Widen the variety of appropriate **visitor accommodation** to enable more visitors to stay overnight in the National Park and spend more money locally.
- Support **sustainable tourism** and the appropriate improvement of facilities to extend the tourism season and enable the public to better enjoy the National Park's special qualities.

E1 – Business development sites

Proposals for the development of land and buildings that create new jobs, support existing jobs and increase spending in the National Park and on its edge, will be permitted in locations that:

- would sensitively expand existing employment and business buildings, floor space or their intensity of use;
- are allocated for employment and business opportunity in accordance with the mixture of uses identified in Appendix 4;
- constitute brownfield sites or other suitable small sites within or on the edge of local service centres and large villages for new employment buildings and uses (see also Policy E3).

Development will only be permitted where:

- there is capacity to do so using appropriate mitigation in terms of materials and landscape planting, without adverse impacts on the local landscape, heritage, flood risk, biodiversity or dark skies;
- supporting infrastructure is available or can be delivered as part of the proposal;
- the site can be safely accessed from the existing road network, and sustainable travel options are considered alongside public transport and active travel connections; and
- there is no unacceptable harm in terms of noise, activity or traffic congestion on the immediate neighbourhood, either individually or cumulatively with other development.

Aim

8.1 To support the development of land and new buildings in sustainable locations for business uses that create new jobs or support existing jobs, local spending and additional economic activity.

Justification

8.2 The overarching economic strategy for the Local Plan area is set out by the York and North Yorkshire Combined Authority and Westmorland and Furness Council. For the National Park one of the main objectives is to move towards more environmentally sensitive farming (post Common Agricultural Policy) and to use the National Park's natural resources to build more clean growth in terms of visitor services and businesses related to the area's natural capital and nature recovery.

8.3 The population of the Local Plan area is too small and too thinly spread to set a viable target for employment land creation. The largest centres for planned economic growth are all outside the National Park but not too far from its boundaries. To the east of the National Park between Scotch Corner and Leeming Bar, large scale development is being planned near three junctions along the A1M. To the south and west, large sites are being developed in Skipton, Kendal, Settle and Penrith. These locations are well connected to the strategic road network and are already successful centres for economic

growth. They are all close enough to the National Park to provide jobs, spending and services to communities living in the Local Plan area. Supporting growth in these locations will also assist community sustainability inside the National Park.

8.4 A socio-economic assessment was undertaken in 2019. It identified that in recent years, employment growth has been highest in the former Craven District. Tourism related sectors recorded the strongest overall growth and had become even more important to the economy of the National Park than previously.

8.5 Looking forward over the Local Plan period to 2040, the two main economic challenges in the National Park will be its aging population and the potential for a significant adverse shock to the farming economy. The rapidly growing size of the retired population is being matched by a decline in the labour force which means that business increasingly has to look outside the area for employees. This could increase pressure for existing business to relocate outside the National Park. A potential large contraction in farming activity would also have detrimental implications for employment as well as erode community life and current forms of landscape management.

8.6 Employment and housing are intrinsically linked, and both need to be encouraged to help keep rural communities sustainable. The Local Plan housing policies are attempting to address the aging population by releasing more land for development, particularly affordable housing, in an attempt to retain and attract more households of working rather than retired age.

8.7 The decline in population should mean that the National Park has more capacity for growth in terms of vacant school places, supply of community services and access to natural resources. A lot of progress has been made over the last 10 years in terms of improving internet and mobile data networks which are making living and working in the area easier. More needs to be done however in terms of community-based initiatives, engagement of young people and marketing of the area as a place to live and work. Retaining and attracting working age households will help fill job vacancies and increase economic activity as well as support vibrancy in rural life. Subsidy for affordable housing and other initiatives around taxation and the reduction of under occupied property, will also have beneficial roles to play outside the land use Planning process.

8.8 There is still plenty of potential to grow tourism in the National Park, for example through further farm diversification. Tourism proposals should aim to support local community services, as well as provide jobs and local economic benefits. New development will need to avoid harm such as significant additional traffic movements or noise and light disturbance, that might otherwise erode some of the National Park's special qualities.

8.9 Local Planning policy will not rule out scope for a transformational catalyst project if it can fit with the National Park's qualities. A possible example might be an educational outpost for a college or university which could increase economic activity and offer more for younger people.

8.10 Small companies with less than 10 employees make up 91% of businesses in the National Park[124]. In some cases, the growth of these during the Plan period may

[124] Edge Economics Ltd (2019), Socio-Economic Wellbeing Assessment – YDNP, Final Report 13th Nov 2019

necessitate a move to new premises. Policy E1 is therefore supportive of opportunities that might offer an alternative to relocation outside the National Park.

8.11 The Local Plan allocates four development sites that already have access and some services, near to local service centres. The biggest site is at Threshfield Quarry near Grassington (9 hectares), which would require significant investment, but remains suitable for a range of uses. The other sites are Linton Camp (5 hectares), Giggleswick Quarry (6 hectares) and Toll Bar (0.5 hectares) on the edge of the Park's largest town of Sedbergh. The Authority may permit a small element of residential development at Threshfield and Giggleswick Quarries if that would be essential to delivery or would fund significantly beneficial environmental remediation. In addition to the development of land for employment and business uses, Policy E1 also supports the expansion and redevelopment of existing businesses, through additional floor space, new buildings or increased intensity of use.

8.12 Other smaller employment sites in Reeth, Horton, and Askrigg which have been identified in previous Local Plans, are now treated as potential windfall opportunities in relation to Policy E1.

8.13 Businesses that thrive on the National Park's special qualities – such as farming, land management, food production, visitor accommodation and outdoor activities, will continue to be supported. Other uses that would also be appropriate in the National Park include digital, media and creative businesses, financial services, education and administrative services, public and utility services, health, hotels and hospitality, leisure, construction, light manufacturing, craft and retail (where retail would be ancillary to another use). Away from the allocated sites, workspaces for these would need to be modest and fit with the qualities of the National Park.

8.14 Wholly new small scale employment uses will also be permitted within or on the edge of some towns and large villages. A small site would be defined as less than 400m2 of new floor space. New or expanded uses will be considered flexibly but will not be permitted where they would significantly conflict with other Local Plan objectives.

E2 - Rural land-based enterprises

The development of rural land-based enterprises and their diversification, will be permitted where;

- it will not harm existing land management that is already delivering National Park Management Plan objectives;
- its scale and impact are appropriate and will not harm local environmental quality;
- new buildings and structures would be carefully sited within existing building groups or are screened by landscape planting and coloured to minimise their impact. A condition will be placed on their approval to require their dismantling and removal when no longer needed for their purpose. Additional justification will be required for the proposed siting of isolated buildings, structures and hard surfacing; and,
- where appropriate, proposals take the opportunity to enhance the existing situation, through nature friendly design, reduced lighting impacts, biodiversity enhancement or remodelling of a site to improve its landscape impact and environmental performance.

New buildings for farm diversification will be permitted where they are of an appropriate scale in the landscape and it can be demonstrated that the conversion or re-use of a suitable existing building cannot accommodate the proposed activity in accordance with other Local Plan policies.

Proposals for new buildings, major infrastructure or facilities needed to support significant increases in stocking levels that might otherwise risk harm to the landscape or other special qualities of the National Park, will not be permitted, unless they are justified by a business case that provides evidence of the need for the proposal. Mitigating measures will also be required to neutralise the effects on nature, water, landscape, dark skies, the highway network and neighbouring amenity.

Where new diversification uses and businesses that are specific to the land management practices of a holding are appropriate, these will be tied to the land if it is considered that their separate sale could be harmful to the long-term management of the holding or the qualities of the National Park.

Development that is necessary to enable an existing farm operation to meet environmental, animal welfare or safety regulations, or to deliver nature friendly farming[125], low carbon agriculture[126] or wider nature recovery[127], in harmony with the National Park Management Plan, is encouraged.

Aim

8.15 To support development that will help maintain rural land-based enterprises that produce high-quality food and manage land in ways that help to conserve and enhance heritage, wildlife and a range of benefits for the nation.

[125] Nature-friendly farming is food production that mitigates climate change, reverses biodiversity decline and safeguards the future of UK agriculture.
[126] practices that reduce/minimise/remove the use of synthetic fertilizers while, at the same time, enable nature to absorb carbon such as improving soil carbon content.
[127] restoration of habitat, protection of wildlife and measures to mitigate and adapt to climate change through collective action.

Justification

8.16 The landscape of the National Park has been shaped by farming and other rural land-based enterprises[128]. The contribution of farming to many of the National Park's special qualities is recognised in the National Park Management Plan where it also forms part of numerous shared objectives. It is also referred to repeatedly, in the Yorkshire Dales National Park Landscape Character Assessment. At a national perspective, farming is part of the nation's food security, and land management is a key influence on wildlife and nature recovery. To maintain the special qualities of the area it is important that beneficial types of farming and land management continue.

8.17 Agriculture is the main use of land in the National Park and provided 2,000 jobs in 2017 (16% of all employment). In 2016, 82% of farms, in the pre-extension area, were classed as Less Favoured land and were mainly in production for beef and sheep meat. Between 2010 and 2016 the number of farm holdings and farm employment increased. The current figure for the number of farms within the National Park is 1,153.

8.18 A diversity of financially viable farming systems is needed to support habitat and nature recovery. Farming is going through a major change, with the phase out of the basic payments system and the introduction of the Environmental Land Management Scheme (ELMS). The National Park Economic Study in 2019, identified the potential for a significant adverse shock to the farming economy as one of the two greatest challenges to community sustainability. The other, was the areas static and potentially declining population[129].

8.19 Government regulations limiting environmental emissions require farmers to undertake development such as covering muck stores and providing buildings to over winter animals. The Authority will need to continue to permit this type of development which is essential for farm enterprises to comply with environmental regulations, subject to consideration of detailed issues around siting, design, materials and screening.

8.20 Changes in technology and government support may lead some farms to shift to more intensive livestock systems through improvements to grassland and increased use of fertiliser and pesticides to maximise yields. Over the course of the last decade there has been an increase in silage making and a loss of hay meadows. Associated with these changes is an increase in the use of heavy machinery for access, drainage and harvesting. This has increased demand for larger buildings to accommodate equipment, house livestock and store feed.

8.21 There is a concern about the cumulative impact of the construction of ever larger farm buildings and structures. This is expressed through public consultation responses, sustainability assessment of policy and conclusions in the Landscape Character Assessment. The concern is that the scale of some agricultural developments may cause irreversible harm to the National Park landscape, and even risk the financial sustainability of farm businesses, with consequential threats to future land management.

[128] defined for the purpose of this policy as farming, shooting estates, rural estates, wildlife trusts, National Trust land, the military, and forestry estates; which manage land holdings larger than 5 hectares.
[129] Yorkshire Dales National Park, Socioeconomic Wellbeing Assessment, Edge Economics November 2019

8.22 Local Plan Consultation No2 (2020) asked a broad question about the scale of ambition towards future farming and land management. The response was strongly in favour of 'Nature-Friendly Farming' which has given a steer to Policy E2, but it is also accepted that future farming in the National Park will continue to include aspects of more intensive production.

8.23 A lot of farm infrastructure benefits from permitted development rights and does not therefore require specific planning consent from the Authority. This includes changes to land management, the construction of buildings up to a large size and a wide variety of engineering operations. Above the thresholds for permitted development, new buildings, engineering and changes of use still require planning permission in the normal way, but this is routinely approved by the Authority, subject to mitigation by planning conditions.

8.24 Policy E2 encourages new farm and land management development where these are needed to meet environmental and welfare regulations. Proposals for new buildings, major infrastructure or facilities needed to support significant increases in stocking levels, that might risk harm to the landscape or other special qualities of the National Park, will require to be justified by evidence of need. This could be a statement supporting the planning application, explaining why the proposal is necessary at that scale and identifying how the development and other consequential changes to the way the business will operate, relate to the capacity of the site and accord with the land management objectives in the National Park Management Plan. Evidence of need and understanding of the wider farm plan will help the Authority to reach a planning judgement, together with potential measures to mitigate any harmful impacts such as use of appropriate materials, colours and screening.

8.25 As with other forms of large-scale development, the application process is also an opportunity to rectify previous harm or improve an existing site by for example, reducing light emissions, planting significantly more screening, conserving heritage, improving biodiversity, reducing carbon emissions, generating renewable energy, managing waste and water usage or replacing insensitive buildings or structures with something that will fit much better into the landscape.

8.26 Policy E2 will also permit development that will help the transition towards the goal of land management in harmony with nature recovery, carbon capture or delivery of other shared objectives in the Management Plan[130].

8.27 Diversification of farm and land management is another way to grow and improve the resilience of the rural economy. It encompasses activities to enhance the quality and value of farm produce and local food, contracting, energy crops, light manufacturing, retail outlets, catering and visitor facilities. In the National Park there are particular opportunities for farmers and land management businesses to develop visitor accommodation, visitor services, nature tourism and recreational activities that make use of the special qualities of the area. These will be supported where on balance they would bring significant benefits to National Park purposes and specifically the land management objectives in the Management Plan.

[130] The National Park Management Plan has been prepared by a partnership of landowners, land managers and government agencies. It sets out joint objectives for farming and land management that are also intended to deliver shared outcomes.

8.28 Diversification needs to be suitable in the context of a protected landscape. Appropriate recreation and leisure, farm shops, cafes and restaurants have all been permitted previously. Out of town retail, large solar or wind farms and commercial motorised sports are perhaps examples of diversification that are unlikely to accord with National Park purposes.

8.29 Over time, new uses can sometimes outgrow a rural location. It may be necessary, for the Authority to seek legal agreements or impose planning conditions to ensure that new commercial activities on farms and rural estates remain tied to the main business and do not undermine land management in the longer term.

E3 – Re-use of existing buildings and brownfield land

The re-use of traditional buildings for new business and employment purposes will be permitted in accordance with Policy AB2 [131].

The re-use of brownfield land and the change of use of modern buildings, including farm buildings, to new non-residential business and employment uses will be permitted where all of the following are satisfied:

a) the building or brownfield site is no longer needed for its current use and will not displace the use harmfully elsewhere or conflict with an existing use;

b) the building or brownfield site is located in a settlement or is unobtrusively located in the landscape where a new use will not perpetuate an existing landscape detractor; and any modifications to its appearance and curtilage are acceptable in terms of their impact on the surroundings and on residential amenity;

c) the building is of sufficient size to contain the new use without external storage appearing harmful;

d) new uses, buildings and structures will need to be compatible with surrounding land uses and have the environmental capacity to accept the proposed intensity of use, if necessary, with restriction of lighting, traffic movements, noise, emissions and operational hours;

e) the new uses are compatible with neighbouring uses, the capacity of the local road network and will have an appropriate access off the highway; and

f) the location is suitable having regard to the nature of the use and vehicle movements it will generate.

Proposals for brownfield sites and the reuse of modern buildings will be weighed favourably where they are located in sustainable locations within walking distance of existing shops and services or their new uses will be serviced by public transport. Development that would generate visitor movements in isolated locations will need to be scrutinised carefully in order to avoid congestion or harm to the character of quieter areas of the National Park.

Aim

8.30 To make more effective use of suitably located existing buildings and brownfield land, for new employment and business purposes.

Justification

8.31 Traditional buildings, typically constructed from stone, form an important part of the architectural and historic fabric of the National Park. Farm buildings such as stone barns are by far the most prevalent non-domestic traditional building type in the National Park, although others including chapels, mills and former dwellings also contribute greatly to the special qualities of the area.

8.32 Modern large span steel and wood frame buildings dating from after the mid-twentieth century, have superseded traditional farm buildings and workshops and are

[131] See glossary for definition of traditional buildings

efficient for a range of farming, employment and storage uses. They are, however, predominantly utilitarian in appearance and do not enhance the landscape.

8.33 Changing circumstances can mean that both traditional and some modern buildings are no longer required for their original purpose. Re-using existing buildings can avoid or delay the expense and impact of constructing a wholly new building. It may also safeguard heritage and bring benefits to the local economy.

8.34 New employment uses that are appropriate for traditional buildings will vary depending on their size and character. Proposals will be determined in relation to Policy AB2.

8.35 New uses for modern buildings, including farm sheds, will be permitted in appropriate circumstances. Relevant considerations will include: the building's location and capacity for the new use, the availability of screened outside storage, its compatibility with neighbouring land uses; and conflict with other interests such as the special qualities of the National Park, existing public access and nearby residential amenity. New uses that would maintain or increase traffic or visitor movements in isolated locations may not be appropriate and will be scrutinised carefully. The Authority considers that there may be better sites for these uses, on land already allocated on the Local Plan Policies Map, or outside the National Park in locations that are more accessible from the highway network.

8.36 Existing structures may not be sited in suitable locations for new uses. Where buildings have been permitted in isolated, sometimes prominent locations, to meet a specific farming purpose, it will not normally be in the public interest to perpetuate their landscape impact if these buildings are no longer needed for farming. They can already be easily dismantled and sold for reuse elsewhere.

8.37 Modern buildings in open countryside outside the National Park's towns and villages will only be permitted for reuse for non-employment purposes where it can be demonstrated that the new use will deliver community social/economic benefits or would further one of the National Park purposes, that are not already being delivered by a more sustainable solution elsewhere. New residential uses will not be permitted on the site of modern buildings where these do not comply with the Plan's spatial strategy CP3.

8.38 Within the national definition, former agricultural land and buildings do not qualify as brownfield land. Since the Local Plan area has never been extensively developed for industry, infrastructure or urban development, there is very little brownfield land available. Where it does exist however, its careful development may be a route to enhancing the landscape of the National Park.

8.39 New uses, buildings and structures on brownfield sites will need to be compatible with surrounding land uses and will need to be of a size and form that will fit into the character of the local landscape without creating harmful new impacts or emissions. Other factors which will be used to assess suitability include site location and capacity for the new use.

8.40 The National Park brownfield land register contains a short list of sites that may be suitable for new residential uses of 5 or more dwellings. Development proposals for these sites will be considered under policy C1.

E4 – High street and retail uses

High street service frontages are identified on the policies map for Sedbergh, Hawes and Grassington.

New uses falling within Class E (Commercial, Business and Service), Class C1 (Hotels) and Class F1 (Learning) and Class F2 (local Community) of the Use Classes order,[132] will be permitted on ground and upper floors within the high street service frontage subject to consideration of any detrimental impacts on public access to key retail products.

Subject to the above, other uses such as residential, may be permitted on upper floors where these would not harm the vitality and viability of the high street to provide services to residents and visitors.

In order to maintain footfall and the function of the high street as the primary focus for services for residents and visitors, the development of new or expanded shops, cafes, restaurants and pubs, (Use class: E(a), (b)), will be subject to a sequential locational test.

The order of preference will be:

1. Sites within the high street.
2. Sites within 100m of the high street.
3. Sites away from the high street where sites meeting criteria (1) or (2) are not available or not expected to become available within 6 months.

Small scale rural offices, farm diversification schemes, village shops selling goods predominantly for local consumption, and visitor facilities that would not have a detrimental impact on the high street, will be exempt from this test.

Applications for commercial services (Class E) larger than 250m^2 (gross internal area) outside of the high street, will require assessment of their impact on:

- existing, committed and planned public and private investment in a centre or centres in the catchment area of the proposal; and
- town centre vitality and viability, including local consumer choice and trade in the town centre and wider area, up to five years from the time the application is made.

Where an application fails to satisfy the sequential test or is likely to have significant adverse impact on the town centre, it will be refused.

Aim

8.41 To maintain, safeguard and diversify high streets as the main places where residents, local businesses and visitors shop and access services.

[132] Use classes Order 1987 as amended. Permissible uses are a) Shop other than for the sale of hot food; b) food and drink which is mostly consumed on the premises; c) financial services, professional services other commercial services; d) Indoor sport and recreation; e) medical services; f) crèche, day centre or nursery; g) office, research and development and process which can be carried out without detriment to the amenity of a residential area.

Justification

8.42 The small towns of Grassington, Hawes and Sedbergh are the main local service centres inside the National Park. They are home to a range of independent and specialist retailers and provide basic services such as health, hospitality and meeting places, which are important to both the local community and the visitor economy.

8.43 High streets within the National Park are not immune to the wider structural changes that are affecting the retail industry. High street food and comparison goods shops are being replaced by cafes and other hospitality businesses. All the former high street banks in the National Park have now closed. On the positive side however, there are relatively few vacancies compared to shopping streets elsewhere. This suggests that local efforts and the qualities that make the towns and villages attractive to visitors, are managing to keep the high street viable.

8.44 For the purpose of Policy E4, 'high street service frontages' are identified on the Policies Map for each of the three centres. The Authority supports a much wider range of uses beyond retail. The key objective is to maintain footfall, support existing shops and high street services and hopefully attract some new ones.

8.45 Traditionally the high street has been focussed around retail and complementary uses such as restaurants and cafes. Changes to the Use Classes Order in 2020, means that a wider range of functions have now been combined into one use class (Class E). Consequently, future changes between retail, restaurant, office, light industrial, clinic, health centre and indoor recreation, no longer require planning permission (unless conditions on an existing planning consent already control approved uses). This change in national policy recognises the rapid contraction of the retail high street and the need for flexibility between a more diverse range of uses, if the high street is to remain vibrant. The preference for high street uses within the Local Plan area are retail and hospitality followed by healthcare, leisure, meeting spaces and then offices. It is particularly important for the National Park economy that visitors stay longer, visit more often and support the high street and local service economy.

8.46 In dealing with changes to high street uses, the Authority will also have regard to the impact on high street character and appearance in terms of advertising, shop front design and signage. The National Park Design Guide provides supplementary advice on this.

8.47 In supporting the wider vitality and viability of town centres, the National Park Authority will work with local and statutory agencies to enhance the three high streets and thereby improve their economic prospects. The Authority will work with partners to support a range of non-development measures such as the promotion of street markets, temporary and pop up uses, more attractive and usable open spaces and improvements in signage, pedestrian links, car parking and surfacing. Other measures which will also tend to strengthen the vitality of the high street, will include provision of electric vehicle charging points, cycle friendly schemes, improved public transport facilities, more appropriate lighting and well-maintained street furniture. Within the retail core, the Authority will take a more flexible approach to external works to facilitate changes to shop fronts whilst still having regard to overall aspects of quality and conservation area issues, where these are relevant.

8.48 Analysis of the National Park high streets has identified opportunities to grow the evening economy around leisure and food and drink and to embrace markets, events and festivals that will bring additional footfall and spending across the whole year. Some of these activities and existing attractive characteristics can be marketed more widely to help grow the regional profile of the area.

8.49 Above the high street, many first and second floors are vacant or underutilised. These spaces could provide opportunities for new residential accommodation, right in the town centre. There is a particular need for short term low-cost shared accommodation for younger people taking up contract work in services, hospitality and land management. Elderly and other small households would also benefit from town centre living and the advantages of highly accessible and manageable housing. Some forms of residential change of use only need prior approval from the Authority[133]. The Authority will however generally support town centre living and change of use of upper floors into permanent residential accommodation, unless it is likely to cause significant harm or disturbance to neighbouring uses.

8.50 Beyond the high street, the Authority will only permit new retail uses where they are small scale, ancillary to another use or would not otherwise be harmful to the vitality of the high street. For uses that are appropriate within the high street or near to it, the Authority will be guided by its sequential preference set out in the Policy.

8.51 Where schemes for the development of new high street uses larger than 250m2 gross internal floor space, are proposed outside of the high street frontage (or an area immediately adjacent), the Authority will require the submission of an impact assessment to help make a judgement about the potential effect on the high street.

[133] Prior approval is a simplified form of permission. The developer only has to seek approval from the local planning authority for specified elements, before work can proceed.

E5 – Safeguarding existing employment and tourism uses

Land and buildings currently or last used for employment or tourism uses will be safeguarded to avoid the unjustified loss of jobs, buildings, sites and services.

Development that would result in the loss of land and buildings currently or last used for employment or tourism uses will only be permitted where:

- there would be no unacceptable impact on local employment or the availability of land and premises for alternative business uses;
- there is no demand for alternative employment uses. In cases where the loss could be locally significant, lack of demand would need to be proven by a marketing study and evidence demonstrating that the current economic use is no longer viable;
- the new use would be compatible with existing neighbouring uses; and
- the loss of a tourism use would not have a detrimental impact on the local economy or the delivery of National Park purposes.

To encourage future enterprise, new business uses (less than three years old) will be permitted to revert to their former use (e.g. housing).

Aim

8.52 To avoid the permanent loss of viable business and tourism uses where this would have a detrimental impact on employment, the rural economy or the public's enjoyment of the National Park.

Justification

8.53 Whilst the ways in which people work are changing, traditional workplaces still play an important role in the economy. Space needed for businesses to operate and evolve may need to be safeguarded from competing non-employment uses to maintain economic vitality in the Local Plan area.

8.54 Residential uses will normally have a higher financial value than business uses and consequently there can be pressure to develop employment sites for housing. Once a piece of land or a building changes its use away from employment, it is unlikely to change back. Whilst the impact of this may be less in an area with plenty of surplus brownfield land, it is much more of a problem in an isolated protected landscape that has a lack of alternative sites or accessible employment opportunities. The National Park Authority will therefore, aim to keep existing buildings and parcels of land in employment use unless it is no longer suitable for amenity reasons, or it is clearly demonstrated that a change of use could achieve significant environmental improvements by removing uses that have negative impacts on natural beauty, wildlife or cultural heritage.

8.55 For the purposes of this policy, and in the context of the National Park as a regionally important visitor destination, employment use includes hotels, hostels and large guesthouses (i.e. those with 4 or more bedrooms).

8.56 Where a site has supported more than 5 jobs (a significant amount in the rural context of the National Park) or provides some other significant advantage to the local

economy, the Authority may be prepared to accept a period of vacancy in order to maximise the opportunity to find a new employment use. The Authority will however, be flexible about new uses, accepting that the nature of work and the local economy can change. Temporary uses for employment or non-employment purposes may be acceptable on important sites, as a stop gap measure towards more permanent employment uses.

8.57 There is an issue of proportionality with this policy. It is not intended to prevent the ebb and flow of small-scale business where this is not harmful to the economic viability of the area. For minor uses below about 5 jobs, the Authority will not normally intervene in the principle of the loss of employment, unless the use of the site is considered to be particularly difficult to replace, or it offers valuable business diversity and there is some likelihood of the use being required again in the future.

8.58 In order not to discourage new ventures, that are otherwise compatible with Local Plan objectives, the Authority will permit a change of use back to the former use, so long as the business has not been in operation for more than 3 years and the site was not in previous use for employment purposes. This would for example, permit the change of use of a dwelling to a business and then back to a dwelling, within 3 years.

8.59 It is sometimes argued by landowners or developers that there is no demand for a use and that its retention or its redevelopment for new employment uses is not a viable option. Whilst the retention or redevelopment of a site may not be viable at a particular time, the economics of development may change and its redevelopment for employment purposes may become a viable proposition in the future. On this basis, the loss of such sites to alternative uses would be regarded as a loss to the Park's economic base.

8.60 Where a proposal would lead to a permanent loss of a significant employment or business site, the applicant will need to demonstrate through evidence that the site is unlikely to be viable in the longer term for renewed employment activities. This could include:

- Market intelligence and market testing that demonstrates that the site has been exposed to sale or rental, at a price, within its current land use classification (or other uses agreed with the Authority), but has not received any realistic offers.
- An economic viability appraisal which demonstrates that the site is no longer viable for its current land use or other uses agreed with the Authority and which supports/justifies alternative development proposals including mixed uses.

8.61 For the Authority to accept market testing as effective evidence of lack of demand it will look for advertising of the premises for a minimum of six months at a price which fairly reflects its current value or rental price. The price should be agreed with the National Park Authority in advance, and the estate agent should be advised to register expressions of interest with the Authority.

8.62 The following advertising procedure should be used:

- The National Park Authority will arrange for an independent valuation of the property at the applicant's cost.
- The applicant may obtain their own valuation on the same basis if they wish. If there is a discrepancy between the two, this should be resolved through discussion.

- The applicant can then put the property on the market with one or more estate agents, informing the Authority that it has done so and when. Sales particulars should be submitted. The applicants and the estate agents should keep records of all enquiries received regarding the property and forward them to the Authority. The applicant will bear the costs.

8.63 If they have failed to sell or rent the property after six months, or in exceptional circumstances a longer period defined by the Authority, an applicant may use this evidence to support their application. The Authority will give weight to this in making its decision.

8.64 The National Park Authority will consult with the relevant local authority and parish council to seek advice on the significance of the local economic impact and to explore funding and other mechanisms to maintain land and buildings in beneficial economic use.

8.65 It is recommended that applicants meet with planning officers to discuss the site at the earliest opportunity and prior to undertaking marketing or viability work.

8.66 Where maintenance of a site for employment or redevelopment for new employment uses is proved to be unviable through the process above, an appropriate mix of new uses will be considered subject to Spatial Policy CP3.

8.67 Developers and applicants will be expected, subject to other policy considerations, to explore the prospect of a balanced approach to mixed-use development which incorporates an element of higher value uses, to cross-subsidise the redevelopment of the site for employment purposes.

8.68 In doing so, employment opportunities can still be retained on the site. Such mixed-use schemes will need to secure a reasonable and meaningful proportion of business and industrial units and secure environmental improvements.

8.69 New residential uses will not be permitted within isolated or otherwise unsustainable locations.

E6 – Rural estate plans

The National Park Authority will endorse Rural Estate Plans[134] which accord with the objectives (paragraph 2.65) of this Plan and the ambitions of the National Park Management Plan[135] and which are informed by appropriate stakeholder consultation.

Rural Estate Plans endorsed by the Authority will be a material consideration in the determination of proposals for the development of land and buildings covered by the Rural Estate Plan.

Aim

8.70 To extend the options for sustainable diversification of the rural economy and enable greater opportunity for rural estates to plan their medium and long-term development needs within their land holdings.

Justification

8.71 The Authority has been advised that there are 26 rural estates currently located in the National Park and a total of 31 with land inside[136]. Rural land estates, across the Local Plan area have an important role to play in the conservation of the landscape and the development of a sustainable rural economy.

8.72 Rural Estate Plans can be used by landowners to set out their long-term development objectives. The Authority will endorse Estate Plans which are in accordance with the objectives of the Local Plan and National Park Management Plan and which have been informed by consultation with statutory bodies and the public. The objective is to plan for and then support suitable opportunities for beneficial rural development. The Authority will produce and consult stakeholders on guidance regarding the preparation, submission and consideration of Rural Estate Plans, to ensure that they form a robust basis for decision making.

8.73 Rural estate plans that are endorsed by the National Park Authority will be given weight as a material consideration in decision making. They may include proposals for development on sites outside towns and villages where this would deliver Local Plan or National Park Management Plan objectives. This may incorporate a range of uses including employment, visitor services, affordable housing, staff accommodation or other forms of housing, in accordance with the needs identified in the Local Plan and where that would facilitate multiple benefits for National Park objectives.

[134] A document supported by evidence and prepared by individual land-owning estates. They set out the assets of the estate and describe their plans for the future. A Rural Estate Plan will have also been subject to engagement with consultees and wider stakeholders.
[135] The vision and ambitions of the adopted National Park Management Plan 2025-30 (page 8), or any subsequently adopted version of the Management Plan.
[136] A Whole Estate Plan Policy Approach for the Yorkshire Dales National Park, Rural Solutions 2022

E7 –Live/ work units

New build live/work units and the change of use of dwellings to live/work units will be permitted within housing development boundaries, where the scheme:

- would not cause detrimental impacts on neighbouring uses or residential amenity;
- would not generate a harmful additional level of vehicle movements;
- would not lead to harmful emissions, impact on the landscape or excessive demand on public services such as waste collection or wastewater discharge;
- is designed such that it could be readily converted to, or back to, a dwelling.

Measures to limit adverse impacts of the scheme may be required such as controls over the nature of the business which can be carried out, operating times and the number of visitors/vehicle movements.

New build live/work for rent, and the conversion of traditional buildings to live/work units will be permitted on previously developed land, where:

- the current/last use is no longer viable, or the building/site has been vacant for three years;
- the residential use will be ancillary to the business use and is occupied by at least one person working full-time in the business;
- the location and building are suitable as a place to live.

Proposals for live/work units outside of housing development boundaries and previously developed land will only be permitted where supported by a business plan which demonstrates the need for a business unit with ancillary living accommodation in that location and that the business is likely to be viable.

Aim

8.74 To permit opportunities for mixed employment and residential living.

Justification

8.75 The shape of modern work has evolved over recent years supported by advances in digital connectivity. The Covid-19 pandemic accelerated the move towards home and blended working for many people.

8.76 The Yorkshire Dales National Park has the potential to further capitalise on these sustainable trends by using the quality of its natural and managed assets, to attract more households to live and work in the National Park. This policy seeks to support new and flexible working practices which can benefit local communities and the rural economy through increased employment, reduced commuting and more convenient working, shopping and living.

8.77 Homes with modern amenities that are comfortable to live in and affordable to heat can also make attractive working environments. The Local Plan allocates new sites and makes provision for a wider range of new homes including affordable housing. This

together with the development of modern co working space could prove attractive to younger households looking to stay, move into or return to the National Park to live.

8.78 Planning permission is not normally needed to convert a room in a dwelling to an office or craft workshop, as long as the use remains ancillary to the buildings main use as a dwelling. Where planning permission is required for an extension, or use of an ancillary building to enable home working, the Authority will be supportive in principle subject to the building retaining its main use as a dwelling and safeguarding neighbouring residential amenity and mitigating any other harmful impacts.

8.79 Whilst adaptations can meet most of the demand for modern lifestyle working, there may also be opportunity to develop rather more bespoke buildings for shared residential/business space, perhaps maximising the qualities of the National Park as a place to live and work.

8.80 Purpose designed live/work units have the potential to attract new low-impact, high-quality and skilled jobs, develop stronger business networks and entrepreneurship, support construction of local occupancy housing and reduce carbon emissions from commuting.

8.81 There are a range of low impact uses that would be compatible with the rural context of the Yorkshire Dales. These include workshops, light manufacturing, food processing, professional services, visitor services, creative services and internet sales.

8.82 To date live work development has not been successful in the National Park. It probably needs a more managed approach through the construction and promotion of rental units rather than through speculative development for sale, perhaps with a more specialist focus or theme. There may be particular opportunities for the rural estates to consider this form of development, perhaps as part of their Estate Plans.

8.83 Experience suggests that the policy is more likely to be successful when targeted at purpose-designed, new build premises that do not look like conventional houses and are located within existing or allocated business sites. The allocated business sites in Threshfield and Giggleswick have potential scope for live work development (See Policy E1 and Appendix 4) together with previously developed land where new residential uses would also be suitable. The National Park Design Guide also contains supplementary advice for live/work proposals.

8.84 In areas where the demand for housing is high, there is a risk that live/work schemes could lose their work element over time. To try to ensure that live/work units achieve their objective of a mixed-use and to avoid them being diluted to predominantly residential, a number of criteria will be required as part of the permission. For example, the residential element will be required to be subservient to the main business use.

8.85 The residential part will be required to be occupied after the implementation of the business, in order to avoid invalidating the permission. Sole residential use will only be permitted in the event of retirement or business failure, and then only after five years of business operation. The use would revert to a mixed live/work use on re-occupancy. To confirm that the business use is continuing, the legal agreement will require the occupier to submit annual approved business accounts to the National Park Authority.

8.86 In considering the detailed design and layout, developers will be required to demonstrate a functional separation between the domestic space and the work area, unless this would prejudice the viability of the employment function.

8.87 The conversion of traditional buildings to live/work uses is dealt with by Policy AB2.

8.88 Supporting the continued growth of modern working practices will require good quality communication infrastructure. Significant improvements have been made to broadband and mobile telecommunication in recent years, however there is still more to be done. The National Park Management Plan and the Local Plan support the development of new infrastructure subject to certain caveats (Policy AC1 and AC2).

E8 – Camping and touring caravan sites

Camping and camper van sites

New sites for camping and camper vans[137], or the extension of existing sites, and the development of associated buildings or facilities, will be permitted where the scale, form and density of development will fit into the character and appearance of the local landscape. If necessary, a suitable planting scheme will be required to be provided to safeguard the landscape.

Touring caravan and motor home sites

The development of new or extended sites and associated buildings or facilities for touring caravans and motor homes[138] will only be permitted where the proposed pitches are already well screened in the landscape at the time of application.

General requirements

The following will apply in all circumstances to camping, camper van, touring caravan and motor home development:

- pitches will be restricted to short stay holiday accommodation only;
- the intensity of use is appropriate for the location and in terms of the infrastructure available, including water supply, waste collection, wastewater treatment and discharge, vehicle parking and access for emergency services;
- adequate access arrangements exist and there would be no disruptive traffic movements which would exceed highway capacity or be harmful to the local landscape, neighbouring uses or the rights of way network;
- the site is capable of effective management without the construction of a new dwelling;
- the scheme will comply with the relevant lighting standards set out in Policy L6, avoiding any net increase in light pollution and where possible securing a net reduction;
- any recreational disturbance to designated habitats and species will be avoided or can be mitigated;
- proposals in flood risk areas that are otherwise acceptable will be required to produce emergency evacuation plans[139];
- proposals will need to demonstrate that they have incorporated designs, layouts and technologies that will minimise environmental impacts, such as energy saving measures, the use of renewable energy, the provision of recycling facilities and improved biodiversity;
- caravan, camper van and motor home storage will not be permitted other than in specific screened areas, to be agreed by the Authority.

[137] A motor vehicle designed or adapted for simple human habitation, for the purpose of recreational travel, that does not exceed 6m in length.
[138] A purpose-built motor vehicle designed to serve as self-contained living quarters for recreational travel comprising sleeping space, washing and kitchen facilities.
[139] Details on what these must contain are provided in the Yorkshire Dales National Park, Strategic Flood Risk Assessment, JBA Consulting, June 2022

Aim

8.89 To increase the opportunity for affordable overnight stays in the National Park by improving existing campsites and supporting new facilities for tents and camper vans. Also to support the provision of touring caravan and motor home pitches on appropriate and screened sites.

Justification

Campsites

8.90 Camping can be an inexpensive and sustainable way of enjoying the National Park. Having good quality campsites can help improve the National Park's overall tourism offer, making it accessible to a wider range of people and groups taking part in activities, reducing daily vehicle movements and supporting the local economy. The National Park Management Plan includes objectives to increase the number of overnight stays by visitors and to make the National Park more accessible to a diverse range of groups. This includes younger people and the disadvantaged. A good way to do this is to widen and then retain the range of budget accommodation, including camping.

8.91 Under permitted development rights, land can be used as a temporary campsite (tents, campervans and mobile homes) for no more than 50 pitches for up to 60 days in any calendar year without the need to make an application for planning permission. Operators do however have to notify the Authority in writing beforehand. Sites are not permitted on scheduled monuments, listed buildings or land protected because of its special scientific interest. Policy E8 will however, permit the development of new or the extension of existing campsites in appropriate locations for periods much longer than 60 days.

8.92 Campsites can often provide opportunities for farm or rural estate diversification. Farms and rural estates usually contain groups of buildings which could host site facilities and against which tents can be sited to reduce their visual impact in the wider landscape. Where existing buildings are not available or suitable for re-use, Policy E8 will be used to consider the construction of appropriate new buildings.

8.93 The Authority and its partners have a Management Plan objective to improve the quality and variety of the tourism offer in the National Park by encouraging more overnight stays and extending the season into the quieter months. One way to do this is to raise the standard of visitor accommodation, including camping. The Authority will support development that offers campsite users the following amenities:

- locations within walking distance of local services such as shops, pubs and activities, yet with sufficient separation from residential areas, to avoid disturbance;
- sheltered, well drained, flood-free pitches that offer a degree of privacy to users;
- adequate parking;
- good quality facilities e.g. washrooms;
- environmentally sustainable designs and layouts that also provide for an enhanced visitor experience and contact with nature;

- small, quiet, simple sites that are accessible to the National Park's best natural resources;
- good access to public transport, rights of way, long distance routes and areas with capacity for more public access.

8.94 Whilst the policy supports new or extended campsites, there are also a range of challenges that need to be considered. If permitted development rights for camping start to have detrimental impacts on the qualities of the National Park, then the Authority can suspend them in certain locations by implementing an Article 4 Direction[140].

8.95 New sites should avoid prominent locations in very open areas and should not be so large that they detract from the character of the landscape. The impact of recreational disturbance on designated habitats and species is also an important consideration and one that potentially invokes reference to the Sandford Principle (see Policy CP2).

8.96 If management of impacts is not possible through conditions or mitigating measures, then development may not be permissible. Other sensitivities will include potential light and noise pollution and road congestion, particularly in areas of the National Park that have qualities of tranquillity. An effective way to manage some of those impacts would be through restrictions on the number of permissible pitches within the more sensitive areas identified in the Authority's visitor management strategy[141]. All proposals must be able to demonstrate that they can be managed effectively in order to prevent disturbance and safeguard the enjoyment of their users and the amenity of nearby residents.

8.97 Although a Management Plan objective is to explore the opportunity for growing the National Park tourism economy in the quieter months, there will be areas with particular sensitivities in terms of ineffective winter screening or ecological or archaeological sensitivity, where seasonal restrictions will be necessary. Other areas will have capacity for year-round use. High-quality camp sites near to services can enable visitors to enjoy the National Park through more of the year and bring benefits to the local economy into the shoulder months and beyond.

8.98 Unauthorised use of land by camper vans can be an issue in the National Park particularly where it leads to problems of waste disposal or noise disturbance. Sites that can accommodate a mixture of camper vans and tents will therefore be permitted where they would not be harmful in the landscape.

Touring Caravans and Motorhomes

8.99 Touring caravans and motorhomes have a long association of visitor use within the National Park but are only a relatively small part of the accommodation market. There are 26 touring sites in the National Park providing 690 pitches, sometimes including space for camper vans and tents.

8.100 They are a flexible and transient form of accommodation with demand tending to be linked to good weather. The last 10 years has seen the gradual loss of some touring

[140] An Article 4 Direction is a discretionary part of national legislation that enables planning authorities to restrict certain forms of otherwise permitted development within a defined area, where there is a demonstrable need to protect the areas quality, amenity or character from under-regulated development.
[141] Special Qualities, Special Experiences, an integrated recreation and tourism strategy, YDNPA, 2019

caravan / motorhome pitches, and with it the loss of some of the more casual opportunities for the public to enjoy the National Park.

8.101 This policy will allow new pitches in locations that are well-screened. Although there is a Management Plan objective to increase year-round accommodation in the National Park, there are areas with particular sensitivities where seasonal restrictions will be necessary.

8.102 New touring pitches will need to be screened at the point of implementation. This is because the appearance of white rectangular touring caravans and motorhomes tends to make them more prominent in the landscape than tents or smaller camper vans. They also tend to have a bigger footprint and a much more significant impact on the road network.

8.103 The Authority will consider proposals and investigate mitigation measures that will enable the improvement and extension of existing sites. The Authority also considers that there is scope for the development of some new sites where the landscape and other impacts would be acceptable.

8.104 Land within walking distance of the Local Service Centres (Policy CP3) are likely to be the most beneficial sites in terms of access to visitor facilities and increased spending in the local economy. However, there is also scope for small touring caravan / motorhome sites (of around 5 pitches), perhaps mixed with some camping, in some of the quieter areas of the National Park.

8.105 There is sometimes an issue with touring pitches being used for the storage of caravans. This has an impact on the landscape equivalent to static caravans but without benefits to the local economy. The Authority will require a condition that no caravan shall occupy any pitch for more than 28 days per calendar year. The Authority will also work with site operators to designate suitable storage areas, where there is landscape capacity to do so.

E9 – Non-permanent self-catering visitor accommodation

The development of non-permanent (reversible) self-catering visitor accommodation will be permitted, subject to all the following criteria;

- sites are well screened at the time of application and subsequently, to the extent that development will not cause adverse impact to the landscape;
- the accommodation does not constitute a caravan(s);
- the accommodation is for short-term holiday letting only;
- units are restricted to a maximum size of 21m^2;
- the intensity of use is appropriate for the location and the infrastructure is available including water supply, waste collection, wastewater treatment and discharge;
- access arrangements would be adequate and traffic movements would not be disruptive or harmful to the highway network, local landscape, neighbouring uses or rights of way network;
- the site is capable of effective management without the construction of a new dwelling;
- the scheme will comply with the relevant lighting standards set out in Policy L6, avoiding any net increase in light pollution and where possible securing a net reduction;
- any recreational disturbance to woodland, designated habitats and species will be avoided or can be mitigated in accordance with NE1.

Proposals will need to demonstrate that they have incorporated designs, layouts and technologies that will deliver environmental benefits, such as energy saving measures, the use of renewable energy, the provision of recycling facilities and improved biodiversity.

New sites for static caravans will not be permitted because of their likely detrimental impact on the landscape qualities of the National Park. The Authority will however consider extensions or re-modelling of existing caravan and chalet sites where they are already well screened or would improve the visual impact of the site within the surrounding landscape. New development and layouts will be permitted where they would improve existing sites through reducing the massing and site density to the benefit of the amenity of staying visitors. Additional units will be restricted to holiday use and short-term letting only.

The Authority will permit the replacement of static caravans with other forms of reversible self-catering visitor accommodation of equivalent size where those would have a less intrusive impact on the landscape.

Aim

8.106 To expand and diversify the supply of sustainable, short stay, self-catering visitor accommodation that complements the distinctive landscape and will enable visitors to more fully enjoy the National Park's special qualities.

Justification

8.107 An economic study of the National Park in 2019, identified that accommodation and visitor services have been one of the strongest performing sectors of the economy in the previous 10 years. It considered that there was likely to be further potential for growth, including to meet new emerging markets. Self-catering accommodation is a popular way to stay overnight and enjoy the National Park. 'Non-permanent self-catering' refers to a wide range of modern units that are ultimately reversible. Reversible means that the land can be easily restored to its former condition without earth moving or remodelling and that the accommodation can be deconstructed or removed for use elsewhere.

8.108 This type of development would still have the appearance, insulation and amenities to offer a good standard of short stay accommodation to a wide range of visitors. It does not however include new build holiday chalets or the change of use of buildings to holiday cottages connected to services, new roads or permanent new car parks. The Authority is deliberately keeping its policy restrictive towards new build self-catering because of the precedent that would create, leading to likely conflict with the qualities of the National Park and possible conflict with the housing strategy.

8.109 Traditionally, this sector has been dominated by static caravans and twin unit chalets. However, newer and alternative forms of accommodation including camping pods, shepherd's huts and yurts, have become popular and may fit better into the open landscape of the National Park. The advantage to visitors is a wider range of accommodation and ultimately a better experience of the area. These forms of accommodation are resilient to poor weather, yet still permit direct enjoyment of the natural resources of the National Park.

8.110 The Authority envisages camping pods, huts and yurts as basic, affordable short stay accommodation typically of wooden construction. It would be single storey in height and modest in size up to 3m x 7m not necessitating significant earthworks or land re-contouring. It would not have a defined curtilage or associated development and would have minimal, 'dark skies' compliant lighting.

8.111 This approach will allow new pod type development to be located on farmland, woodland or adjacent to farm buildings. Larger pods could be allowed in favourable locations such as established campsites.

8.112 This fits with the Management Plan objectives to grow the tourism economy by attracting a wider range of visitors and increasing overnight stays in the quieter months when there is more capacity and a different range of experiences on offer. Such developments are treated separately in policy terms from tented campsites or touring caravans because they are a more intensive use of land and may offer some amenities similar to static caravans.

8.113 This policy seeks to support proposals to improve and diversify the range of accommodation on existing sites. The Authority will also consider proposals and investigate mitigation measures for wholly new sites. This form of development can provide relatively rapid opportunities for farm and rural estate diversification, enabling new development to support the primary land management use in accordance with the Management Plan objectives.

8.114 When discussing proposals with the Authority the design, size, number and appearance of units will be key to their satisfactory absorption into the landscape. So, for example, a scheme that has a high proportion of camping pods or other units manufactured from wood, designed in organic shapes and using darker colours, is more likely to fit into the open landscapes of the Yorkshire Dales.

8.115 'Well screened' does not mean invisible from public view. It means that the development will be unobtrusive, neutral or an enhancement of the local landscape, at the point of permission. It will not be permitted if it would reduce the quality of a sensitive landscape or an area of strong landscape character as defined in the Landscape Character Assessment or rely on the future maturity of a landscaping scheme to make the proposal acceptable.

8.116 Sites should aim to connect to the footpath network and ideally to existing services such as shops, pubs and visitor facilities. The terms of the Planning permission will define the type of units authorised in order to maintain future control over replacement units. The Authority will expect new units to incorporate designs and technologies that will conserve energy, generate renewable power and heat, utilise natural resources sustainably, recycle waste and enhance biodiversity.

8.117 Static caravan sites in the National Park range from individual vans in fields, to exclusive luxury chalets and 'park home' sites that contain residential dwellings. The wide scope afforded to the legal definition of the term 'caravan' means that they can be replaced by new units of up to twice the original footprint without the need for planning permission. Over time this can lead to an increased footprint and a significant reduction in the amount of green space within a site, reducing its amenity and biodiversity.

8.118 Static caravan sites are harmful in some of the more open landscapes and today those sites cannot be further controlled or mitigated by intervention through the Planning system. It is therefore not a form of development that is considered compatible with the special qualities of the National Park and where sites have been successful, they have tended to take decades to assimilate into the landscape. It is considered that there are better replacements for caravans that will fit more harmoniously into the landscape and offer better levels of amenity for their users.

8.119 Policy E9 is therefore restrictive towards the use of land for more static caravans. The policy does however permit extensions to existing sites and replacement of existing units as long as the new units would be well screened or will facilitate a remodelling scheme that will improve the overall visual impact of an existing site.

8.120 Whilst there is a good overall supply of static caravans, only a small number are available to rent with the majority in use as holiday homes by individual households. This means that most static caravans are generally not available for wider public use and are unlikely to contribute to the Management Plan objective of increasing overnight visitor stays. Given the high proportion of existing single owner units, the Authority will insist that new units are available for wider public use up to a maximum stay of 28 days.

8.121 Alternatively, the Authority may permit seasonal units which are moved from site during the winter months. The Authority would work with site operators to designate suitable storage areas, where there is landscape capacity to accommodate that.

E10 – Visitor infrastructure

The Authority will permit new visitor infrastructure that will directly help visitors to understand and enjoy the special qualities of the National Park, subject to according with other Local Plan policies[142].

The Authority will also permit development or uses that otherwise utilise the area's natural resources in a sustainable way and in line with the Sandford Principle and which have regard to the National Park visitor management strategy 'Special Qualities, Special Experiences 2019'[143].

Development that cannot be adequately managed and which risks creating significant disturbance to the qualities of the National Park, including areas of tranquillity, dark skies or the enjoyment of other users, will not be permitted.

Aim

8.122 To support the development of infrastructure that will improve the visitor experience of the special qualities of the National Park.

Justification

8.123 The National Park is designated primarily because of the value of its landscape and the opportunities it offers for visitors and residents to enjoy its special qualities. In recent years visitor services have been the fastest growing part of the National Park economy.

8.124 During 2022 the National Park recorded 6 million visitor days and nights, contributing £427m to the local economy[144]. Regular surveys confirm that it is the scenery, opportunities for walking and the peace and tranquillity that are the qualities most enjoyed by visitors, although there are many more reasons why people come to the Yorkshire Dales.

8.125 To enable the public to enjoy the National Park's natural resources and improve their own health and mental wellbeing, a certain amount of infrastructure and maintenance works are needed. Examples vary in scale from waymarking, footpath resurfacing, provision of information and interpretation, management of toilets to bridge replacement, public transport facilities, car and coach parking and creation of wholly new trails and access areas.

8.126 This infrastructure has to be maintained and it is an objective of the Management Plan to improve parts of it for the purpose of sustainable public enjoyment. Some of this infrastructure work will require planning permission, which will normally be granted as long as it can be undertaken sympathetically and has regard to the National Park Management Plan and visitor management objectives.

[142] Visitor infrastructure is defined here as footpaths, trails, surfacing, bridges, toilets, signage, car and coach parking, public transport facilities, information and interpretation, wildlife hides etc
[143] Examples of visitor infrastructure that utilise natural resources in a sustainable way include cycling hubs, e bike charging, horse box parking, watersports facilities, etc. The Authority's visitor management strategy is Special Qualities, Special Experiences, an integrated recreation and tourism strategy, YDNPA, 2019
[144] Visitor economy of the Yorkshire Dales National Park, Global tourism solutions (UK) Ltd, 2022

8.127 In accordance with the Visitor Management strategy, new access, recreational and tourism infrastructure will generally be directed to areas of the National Park that are best able to accommodate the level of activity. This will tend to reinforce the existing pattern of busier and quieter areas and therefore help safeguard some of the National Park's special qualities.

8.128 As well as basic infrastructure needed to accommodate visitor access there is also a wide range of outdoor infrastructure that is not necessarily dependent on the National Park's special qualities, but which are nevertheless capable of utilising its natural resources in a sustainable manner for enjoyment by the public. These include cycling and wheeling trails, horse riding routes, sailing infrastructure, visitor hubs, organisation of challenge events and an ever-changing range of niche outdoor activities. If these require planning consent and can be developed without harm to the special qualities of the National Park, particularly its tranquillity and dark skies, then they will be permitted, subject to appropriate scale, location, design and management.

8.129 Two recent examples of new visitor infrastructure that are being developed, are the Coast-to-Coast long-distance route, which is being upgraded to a national walking trail, and the construction of an all-abilities recreational trail along the route of the former Wensleydale Railway between Hawes and Garsdale. Both of these are substantial public infrastructure projects that will incorporate engineering of new trail surfaces, construction and maintenance of bridges, tunnels and gates and provision of new signage and interpretative material. They are designed to meet popular demand, improve access and ultimately deliver personal physical enjoyment and a sense of wellbeing for both visitors and residents. An aspirational active travel network throughout the National Park is also being defined to help shape future sustainable travel.

8.130 National policy requires the conservation of the National Park to be given priority over its enjoyment by the public, if there is a conflict. This is known, as the 'Sandford Principle'[145]. It means that in considering the impact of new visitor infrastructure or facilities, beneficial or neutral impacts on for example breeding birds, aquatic ecology, heritage assets, tranquillity or dark skies, will be acceptable, but harmful ones will not. Potential conflicts can often be avoided through good design, negotiation, mitigation or by requiring conditions and management agreements attached to a planning approval.

8.131 Examples of successful mitigating measures might include avoiding development during the nesting season, the provision of high-quality landscaping, use of dark skies compliant lighting and the agreement of future management and maintenance regimes. It will also generally be good practice for new visitor infrastructure to connect to public transport or active travel networks, minimising congestion and widening access for more people.

8.132 Certain types or scales of outdoor sport, leisure and recreational development may never fit comfortably into the National Park environment, or it may not be possible to adequately mitigate their impacts. Examples would include very intensive uses, intrusive structures, noisy activities or developments that require large scale earth-moving, which could impact negatively on wildlife, or spoil other users' enjoyment of the extensive areas of the National Park where tranquillity is a particular quality. The nature and intensity of use of certain activities mean that they cannot be adequately mitigated in protected

[145] Environment Act 1995 section 62 and English National Parks and the Broads: UK Government Vision and Circular, 2010

landscapes or sensitive environments and would be better sited in locations with a higher capacity to absorb their impacts.

E11 – Visitor facilities

Development of new indoor or outdoor facilities aimed at visitors but not reliant on the Parks special qualities[146] will only be permitted:

- within existing settlements;
- close to existing visitor facilities;
- where it forms part of a farm or rural estate diversification scheme that will also deliver environmental benefits;
- on a site allocated for business or tourism uses.

Proposals for new visitor facilities will be considered and weighed against all of the following:

- their fit with the Visitor Management Strategy and the National Park Management Plan objectives;
- their impact on or delivery of National Park purposes having regard to the Sandford principle;
- the quality of their design, their sustainability and their attractiveness to visitors;
- their impact on landscape character, the historical environment and wildlife habitat;
- their accessibility to visitors via footpaths, trails, access areas, cycling networks and their potential for access by public transport;
- the creation of additional vehicle movements, impact on the highway network, parking arrangements and safe access onto the highway;
- their impact on other environmental considerations such as noise, wastewater discharge and carbon emissions;
- the infrastructure necessary to service the proposal, including electricity supply and signage;
- the benefits the proposals will bring to local communities and the local economy.

Aim

8.133 To encourage appropriate tourism led development that will improve the year-round visitor experience in locations and ways that will not harm the special qualities of the National Park.

Justification

8.134 The Yorkshire Dales has been marketed for tourism since Victorian times but the main boom in visitor numbers took place in the twentieth century with the rise in car ownership and increased leisure time. Visitor spending supports a wide range of social and cultural activities and facilities. This has a value to communities living in the National

[146] Visitor facilities in this context includes serviced accommodation, small hotels, interpretative facilities, cafes, restaurants, pubs, shops, swimming pools, spas, indoor play facilities, educational and training facilities

Park; where the provision of some goods and services enjoyed by residents are only viable because of visitor spending.

8.135 In addition to infrastructure that will directly or indirectly help deliver the enjoyment of the National Park's special qualities, there is also scope for more outdoor activities and indoor weather-resilient facilities. Families, young adults and teenagers are currently underrepresented in the profile of visitors to the National Park. Certain facilities that provide well for these sectors can also support existing natural attractions and encourage more visits outside of the busier times.

8.136 In this context 'facilities' include food and hospitality, learning, indoor play and other activities. At one end of the spectrum, it could include the development of new or revamped serviced accommodation such as a small hotel and other facilities not covered by other policies in the Local Plan. Visitor facilities may not directly deliver public enjoyment of the National Park's special qualities but they will often be an important supporting element of the visitor infrastructure and are normally important to the local economy.

8.137 It is essential that they are as good as they can reasonably be within the constraint that they do not themselves prejudice the conservation of the National Park or the enjoyment of its qualities by the public.

8.138 Policy E11 will be used to guide decisions about new visitor uses for existing buildings, together with new construction, either within settlements, farmsteads, rural estates, or at the site of existing visitor facilities. Suitable brownfield sites and some allocated business opportunity sites may also offer opportunities for new visitor services. Proposals for wholly new facilities will be subject to careful consideration.

8.139 The Sandford Principle will apply in cases where a visitor facility may otherwise cause harm to the conservation of the National Park's landscape, wildlife or cultural heritage. If a redesign, mitigating measures or planning conditions cannot adequately manage the impact to an acceptable degree, permission will not be granted.

8.140 The most sensitive areas of the National Park are its open uplands and the dale heads, which are identified as having particularly fine landscape qualities and extensive areas of tranquillity[147]. These areas should be avoided by new visitor facilities unless the scale or proposed management will guarantee that they will not harm the character of these places. The most suitable locations for new development are likely to be the main visitor towns and centres that already have existing access from public transport and where new facilities will complement or improve existing concentrations of services, employees and visitors. There will, however, continue to be opportunities for farm and rural estate diversification to develop appropriate scale new visitor facilities without significant harm. All new and redeveloped visitor uses will need to be of high design quality and harmonise with the landscape to do justice to their context.

8.141 Proposals for improved or new facilities may be expected in the busier tourist areas, such as Bolton Abbey, Malham, Hawes, Horton, Reeth, Clapham, Aysgarth, and Grassington. The Authority will consider whether, when aggregated with existing facilities, the cumulative impact of a new visitor development would be detrimental rather than

[147] Special Qualities, Special Experiences, an integrated recreation and tourism strategy, YDNPA, 2019

beneficial, for example in relation to car parking. The Authority will offer greater flexibility for visitor related development if its benefits to the resident community can also be demonstrated.

8.142 Large scale visitor developments are unlikely to be suitable within the National Park because of the intensity of use and likely impact on the landscape and other qualities such as tranquillity. Sites with greater capacity for development and better public accessibility may be available on land outside but accessible to the National Park where they would still benefit from proximity to its natural resources. Development that could have an effect on the setting of the National Park should however be sensitively located and designed to avoid harm.

E12 - Bolton Abbey Core Visitor Area

The following mix of development and uses will be supported in the Bolton Abbey Core Visitor Area identified on the Policies Map, subject to consideration of their scale, design quality, location, interrelationships and cumulative impact upon the historical environment, landscape, wildlife habitat, dark skies and water resources:

- new housing which accords with policies elsewhere in the Local Plan;
- indoor visitor facilities;
- new visitor accommodation;
- new cycling and walking routes;
- enhancement of open spaces;
- new staff accommodation.

Detailed development proposals should be subject to the following, where appropriate to the type, form and scale of the proposal:

- a Landscape and Visual Impact Assessment;
- an active travel plan for movement within the site; and
- sustainable travel connections with its visitor markets.

Visitor facilities that would also provide overall benefits to local communities will be considered favourably.

Aim

8.143 To permit appropriate development between Barden and Bolton Bridges that will secure the future management of the concentration of heritage assets at Bolton Abbey.

Justification

8.144 Bolton Abbey is a popular tourist destination attracting hundreds of thousands of visitors each year. It is also a southern gateway into the Yorkshire Dales National Park.

8.145 The heart of Bolton Abbey Estate is a sensitive area containing the ruins of an historically and architecturally significant 12th Century Augustinian monastery known as Bolton Priory; located within a picturesque landscape setting. The wider Estate contains areas of ancient woodland, open moorland, a number of SSSIs and a long stretch of the River Wharfe which is popular for riverside walks and picnics.

8.146 Bolton Abbey/Bolton Bridge is also a residential settlement and is identified as a ‘large village’ within the Local Plan settlement hierarchy (CP3). It provides some limited local services to other small settlements nearby. The village and the Estate are split between the North Yorkshire and Yorkshire Dales Local Plan areas.

8.147 The Chatsworth Settlement Trust who owns the Estate, wish to plan further tourism-led development between Barden and Bolton Bridges along the River Wharfe to diversify visitor operations at Bolton Abbey. This will also support the Estate’s building conservation and land management programmes over the next 20 years.

8.148 The Trust is seeking to address visitor management issues at the wider site, inside and outside the National Park, through the provision of more children's play facilities; a better sense of arrival; reduced vulnerability to bad weather, increased visitor spending and more staff and visitor accommodation.

8.149 Tourism-led development at this gateway site has the potential to improve public enjoyment of the special qualities of this area, which are rooted in the historical character of Bolton Priory. It is of course crucial that any development is achieved without harm to the areas historical, ecological and landscape assets. In terms of the proposed new facilities in Policy E12, it will be the new buildings for visitor and staff accommodation and any indoor facilities, that will require the most consideration of their potential impacts whether they are located just inside or just outside the Local Plan area. Any cross-boundary effects on the heritage significance of the site or the setting of the National Park will need to be carefully assessed, agreed and mitigated before finalising the scale and design of development.

8.150 There is a danger of getting the type, scale or quality of development wrong in this sensitive location. A key risk is that it might commercialise or reduce the value of the historical environment, undermining its qualities and its future contribution to public enjoyment. Taking time to plan, consult and analyse development options and changes in use and visitor management will lead to better eventual outcomes that will help deliver against the shared National Park Management Plan objectives, in this corner of the National Park. During the Local Plan development period, Bolton Abbey has the potential to further National Park objectives around growing target visitor markets, extending active travel, reducing the number of buildings and monuments at risk, delivering nature recovery, creating more woodland, growing the local economy and raising the quality of tourism in the National Park.

8.151 The Authority will require the opportunities for new and improved visitor facilities to show how they will link to public transport and an improved network of footpaths, cycleways and all abilities trails. The new networks should improve active travel connections to areas outside the Core Visitor Area of Bolton Abbey. The Authority will require new visitor development to contain adequate parking but to also ensure that it fits appropriately within the capacity of the landscape. The cumulative impact on the environment will be considered carefully and will need to be informed by evidence such as landscape character and visitor capacity and through consultation with Historic England and Natural England.

E13 - Staff accommodation

Outside of the housing development boundaries of settlements listed in Policy CP3, the development of new staff accommodation linked to an existing business will only be permitted where all of the following are met:

1. It can be adequately demonstrated that:
    a. the operational needs of the business require workers to live at the proposed location;
    b. there are no opportunities for providing the accommodation by developing alternative land or converting, sub-dividing or extending existing buildings within the control of the applicant (see also Policy C5 & AB2);
    c. reasonable alternatives such as purchasing existing housing for sale in the locality or providing staff transport are not a viable option.
2. The proposed accommodation will be located within or adjoining an existing building or group of buildings, within easy walking distance of the employment site.
3. The scale of development and the size of the proposed units are commensurate to the needs of the business. This should be supported by evidence as part of the planning application.

Development permitted under this policy will be tied to the business through a Section 106 legal agreement to prevent it being sold separately. The legal agreement will specify that occupiers are employees of the business.

Aim

8.152 To allow the development of communal staff accommodation for rural businesses where it can be demonstrated that there is an essential need to support its current and future operation.

Justification

8.153 The rurality of the Local Plan area and its distance from large towns and urban centres can make it difficult for businesses to employ and maintain staff because of the expense to employees of reaching workplaces, particularly near the centre of the National Park. The declining working age-population means that there is a smaller pool of potential employees from which businesses can draw. Hospitality is an example of an economic sector that is growing but where businesses are encountering difficulty in finding sufficient staff. That impacts profitability and viability if businesses have to pay wage premiums to attract people from further afield. For some businesses the shortage of employees could be a factor in leaving the National Park.

8.154 Low wage levels, seasonal work and high house prices make it difficult for employees to live in the National Park and businesses struggle to attract and retain staff. Housing and employment are closely linked so a sustainable solution would be for larger businesses to provide their own staff accommodation. This can support recruitment, staff retention and operational efficiency by enabling employees to live close to work,

minimising their travel time and cost. The development of staff accommodation inside the National Park aimed at contract workers will also tend to increase the population of younger people, increase local spending, support community services and reduce avoidable travel.

8.155 Development solutions could include the extension of an existing building or the conversion of a redundant building nearby. The objective of this policy is to provide more shared living accommodation tied to existing businesses and seasonal work inside the National Park, rather than permitting new self-contained dwellings for permanent living. This policy is aimed at supporting larger businesses with multiple employees, particularly in the hospitality, manufacturing, land management and service sectors. The type of accommodation likely to be needed will be modern ensuite rooms suitable for single persons or couples, probably sharing cooking, laundry and living space with other employees.

8.156 The construction of a wholly new building might be a solution in some situations. New housing is not normally permitted outside settlements because it is much less sustainable, so it would need to be justified by a business case setting out the viability of the existing enterprise, the current and future staffing needs, the issues being faced and evidence of other reasonable options being explored and rejected for good reason.

8.157 Planning permission would restrict occupation to staff employed in a particular business. A legal agreement would be put in place to tie the accommodation to the business to prevent the accommodation from being sold separately.



Dark skies over Ingleborough from Twistleton Scar, Chapel-le-Dale

9. Landscape

Objectives

- Prevent major new **crushed rock quarrying,** but permit continued working within existing quarried areas where the economic benefits and environmental mitigations outweigh the impacts.
- Minimise **road haulage** and maximise the use of rail to transport quarry and other products.
- Support re-opening of suitable small-scale quarries for **local building stone**.
- Protect **historical mineral workings** that are of archaeological or ecological importance.
- Safeguard the extensive **undeveloped open upland qualities and dark night skies** of the National Park.

L1 – Crushed rock quarrying

The development of new crushed rock quarries or the extension of existing crushed rock quarries into areas of undisturbed land, will not be permitted, other than in the exceptional circumstances set out in Policy CP10.

Extensions, in time, extraction area or depth, will only be permitted in disturbed land within the boundary of an existing active quarry[148]; and where all the following criteria are met:

- the environmental and economic benefits of further quarrying will outweigh the individual and cumulative negative impacts on the landscape and the natural and historical environment. Proposals will need to demonstrate how any unavoidable impacts will be mitigated;
- at those sites where a direct rail link exists or is physically capable of construction, proposals will need to use rail transport and reduce road haulage. The reduction in road haulage must be at least 50%, based on limits that were in place in 2011, unless a developer can demonstrate, by sharing their economic assessment with the Authority, that a lower percentage reduction or a phased reduction, is necessary to maintain the viability of the site;
- any proposal must demonstrate delivery of Water Environment Regulations;
- using currently-permitted operations and already-agreed restoration schemes as a baseline, any proposal must:
    - demonstrate local economic benefits through job creation or job safeguarding;
    - reduce visual impacts through screening, landscape planting and restoration;
    - provide a biodiversity enhancement of high ecological value during the life of the quarry and then subsequently through long term maintenance. The enhancement to be both onsite and offsite wildlife habitat improvement in the locality;
    - give up already-permitted reserves where working would result in harmful impacts; and
    - where restoration other than to nature conservation is proposed, this must be supported by an after-use study that explores options either to deliver National Park purposes or new employment/business/recreational uses that would be compatible with Local Plan policy. The quarry developer will be expected to provide infrastructure and finance to deliver the preferred use;
- beyond road haulage, carbon savings are maximised through the use of renewable energy, energy and water saving technology and removal of unavoidable emissions including through e.g. appropriate woodland planting and peat restoration schemes.

Agreement of a suitable modern lighting scheme in accordance with Policy L6, that will substantially reduce existing light emissions from the site.

[148] As defined under Regulation 16 of The Quarries Regulations, 1999

Aim

9.1 To achieve a progressive reduction in crushed rock quarrying in the National Park and specifically its impact on transportation, communities and the environment.

Aggregate quarrying in the National Park

9.2 The National Park produces a large amount of primary minerals for use in the construction industry, across northern England. There are currently five operational crushed rock quarries.

Table 7 - Aggregate quarries

Quarry	Location	Operator	Permission expires	Material
Arcow	Ribblesdale	Lafarge Tarmac	2029	High PSV gritstone
Dry Rigg	Ribblesdale	Lafarge Tarmac	2034	High PSV gritstone
Horton	Ribblesdale	Heidelberg	2042	Carboniferous Limestone & high PSV gritstone
Ingleton	Chapel le Dale	Heidelberg	2025.	High PSV gritstone
Swinden	Wharfedale	Lafarge Tarmac	2039	Carboniferous Limestone

9.3 Carboniferous Limestone is used widely for road building, production of concrete aggregate and other construction uses. Although some of the limestone in National Park quarries is of high chemical purity, the majority is used for aggregate. Underlying the limestone, high polished stone value (PSV) gritstone, is used mostly in road surfacing because of its skid resistant properties. From time to time, some of the quarries also produce small amounts of building stone.

9.4 National policy expects there to be, at any point in time, a supply of land with planning permission for crushed rock, sufficient to provide 10 years of historical rates of supply. Conversely, national policy also states that, as far as practical there is a presumption against new quarries or major extensions to existing quarries, that would have harmful impacts on nationally designated landscapes.

9.5 A sub-regional local aggregates assessment is carried out annually to monitor the current landbank[149]. At the end of 2022 there were permitted reserves of 75 million tonnes of limestone and 9.5 million tonnes of high PSV gritstone in the National Park. This represents an overall landbank of 28 years, based on average crushed rock sales of 3 million tonnes over the last 19 years.

9.6 Sales from National Park quarries are dependent on the national and regional economic climate and commercial decisions taken by the operating companies. Companies may decide to close or mothball quarries or supply a specific market from a different site. Figures for 2022 indicate that 70% of sales were to Yorkshire and Humber,

[149] West Yorkshire Local Aggregates Assessment 2023 Data January 2025

20% to the Northwest, and 10% to the rest of the UK. A large majority of sales within the Yorkshire and Humber region are to the urban areas of West Yorkshire and the East Riding. Sales in the Northwest are predominantly to Greater Manchester and Lancashire.

9.7 Sales of high PSV stone, with its more specialised road surfacing uses, are distributed more widely in the UK. The number of quarries producing high PSV stone in the UK is relatively small, with none in the south or east of England. Some of the high PSV stone from the National Park is transported by road to East Anglia, the Southeast and the Southwest. Under the provisions of the policy and subject to its safeguards, producers within the area will be able to continue to contribute to the national supply of high PSV stone during the Plan period.

9.8 There would be obvious environmental benefits in ending all crushed rock quarrying in the National Park. On the other hand, the Authority recognises the substantial contribution that quarrying makes to the national, regional and local economies. A continuation of working existing quarries, through the use of more stringent planning conditions, should ensure that some of these economic receipts are used to finance long-term local environmental gains. Modern quarrying is an efficient regulated operation that can achieve considerable mitigation of its impacts. Given that the main harm to the landscape of the National Park from quarrying has already taken place, the environmental benefits of a carefully managed decline should outweigh the environmental disadvantages, predominantly in terms of reducing road haulage and increasing biodiversity.

9.9 Unlike the development of a wholly new quarry or the major expansion of an existing quarry into undeveloped ground, extensions in time, extraction area or depth, within existing worked ground, are less likely to result in significant impacts. Current extraction is predominantly well below the visible part of the quarry, so the remaining impact on the landscape is now limited and localised.

9.10 Road haulage and greenhouse gas emissions are generally agreed to be the most harmful remaining impact of quarrying inside the National Park. Swinden, Arcow and Dry Rigg are all connected to quarry railheads. Limited tonnages from Ingleton Quarry are transported by rail from the sidings at Ribblehead, which can also handle timber. Horton quarry was reconnected to the Settle/Carlisle railway in 2025.

9.11 There are major environmental and social benefits when rail transport substantially replaces road haulage. The Authority's position is that road haulage from all quarries in the National Park should be substantially reduced to minimise the impact on communities as well as carbon and other emissions. The Authority's target is to achieve a reduction of at least 50%, based on limits that were in place in 2011. A baseline of 2011 has been chosen to reflect the fact that significant reductions have been agreed at some sites since that date. All operators will be expected to continue to progressively reduce road haulage from their sites and this will be a requirement of future planning permission.

9.12 Where quarries have permitted reserves that would involve harmful extensions to their existing working area, there may be negotiating potential for these reserves to be exchanged in return for further extraction within the existing worked area. Furthermore, while all quarries have agreed restoration schemes, there may be scope to improve these with new packages of long-term mitigation and environmental enhancement. Through the negotiation of new planning permissions, the quarry operators will be expected to pay for

biodiversity enhancements in their surrounding wildlife networks to offset the impact that their quarrying activities will have on wildlife and habitat, during the remainder of their operational life. Their landscaping and screening proposals could also be brought up to date and improved as part of any new planning application. Policy NE1 provides guidance for development proposals that would have an effect on the integrity of a site designated under the Habitats Directive.

9.13 Where an increase in the depth of excavation is proposed, there is potential for impacts on groundwater, surface water or local abstractions. This potential is greater where extraction is within limestone rather than the lower permeability of the gritstone. Proposals for quarry deepening will need to demonstrate that they would not have an unacceptable impact on groundwater, surface water or water quality. The necessary mitigation measures must be identified and a scheme of monitoring and implementation agreed.

9.14 New planning applications may provide an opportunity to look again at the restoration and after use of these quarries once they cease to be worked. The Authority considers that in most cases, nature conservation will be the most appropriate afteruse but there may be scope at some sites for the quarry companies to submit studies on future reuse options including more formal visitor, community and economic uses that take account of wider objectives. Quarry companies would be expected to make a financial contribution to the after use of their sites.

L2 – Building stone

Proposals for the small-scale quarrying of building stone or roofing slate will be permitted subject to appropriate assessment and mitigation of environmental, infrastructure and amenity issues concerning:

- landscape screening and planting;
- agreement of a biodiversity enhancement scheme in accordance with CP9;
- safe highway access and suitable road capacity;
- compliance with Water Environment Regulations;
- agreement of an appropriate method of working having regard to working hours, noise and blasting;
- light emissions that are compatible with the Policy L6;
- agreement of a suitable restoration scheme. The quarry developer will be expected to provide infrastructure and finance to deliver this if necessary.

Aim

9.15 To increase supplies of locally sourced materials for use in new developments and the repair and maintenance of traditional buildings.

Justification

9.16 Building stone has in the past, been quarried at numerous sites throughout the National Park to supply materials for the construction of the houses, barns and other buildings which are characteristic of the Yorkshire Dales. These have mostly been small scale operations supplying local needs. Thinly bedded sandstones have also been extensively quarried to provide stone roofing slabs.

Table 8 - building stone quarries

Quarry	Location	Operator	Permission expires	Material
PICKERING	Orton	Lowther Estates	2042	Carboniferous Limestone (Dimension Stone)
ROOKS	Orton	Lowther Estates	2027	Carboniferous Limestone (Dimension Stone)

9.17 The majority of newly won building and roofing stone has to be obtained from quarries outside the National Park. A number of studies of potential sources within the local Plan area have been carried out in the past to try to stimulate interest in quarrying activity, but no new operations have yet materialised. Historic England has also published a range of information on sources of building stone[150].

9.18 The expectation is that proposals permissible under this policy will be relatively small in scale and proportionate to the needs of the local market.

[150] Building Stones of England: North Yorkshire, West, Historic England 2023

9.19 Where recycling of stone is inappropriate for landscape, heritage or ecological reasons (see Policy L3), new small-scale quarrying may represent a more sustainable option. Importing natural stone, such as Indian or Spanish slate, or fabricating reconstituted alternatives, may not be sustainable in the long term, or constitute satisfactory substitutes in terms of their impact upon the character and appearance of buildings.

L3 – Re-working mineral waste

Proposals for the reworking of mineral waste will not be permitted where:

- the land has been satisfactorily restored;
- the deposit has become assimilated, or is characteristic of, the local landscape or forms part of an agreed after-use scheme, unless it is justified by a need for the mineral which cannot reasonably be met by alternative methods;
- the land has archaeological or ecological value in accordance with policies AB1 and NE1.

Aim

9.20 To protect former mineral sites where they have become assimilated into the landscape or have archaeological or ecological value.

Justification

9.21 The National Park contains areas of former lead mining and quarry activity as well as other areas where aggregate waste has been deposited more recently. There may be circumstances in which the reworking of spoil in these areas could become commercially attractive.

9.22 Harm can arise from this form of development, both in terms of the potential release of metalliferous minerals into water courses and pollution from high metal concentrations contaminating groundwater. It is also possible that surface water drainage with high levels of suspended solids may be produced by reworking of mineral waste, and this could have a significant impact on water quality. A groundwater risk assessment should form part of any application for the reworking of mineral waste. Harm could also arise from disturbance to the historical mining landscape and important habitats and species which are protected under policies AB1 and NE1.

9.23 Where former mineral waste has become assimilated into the landscape or forms part of an agreed after-use scheme, the Authority will not permit reworking unless it is justified by a need, which cannot reasonably be met by alternative methods. The Authority will have particular regard to the archaeological or ecological significance of areas of mineral waste where they contribute to understanding of past industrial activity or provide important wildlife habitat, most notably Calaminarian grassland.

L4 – The open upland

In the areas defined as open upland on the Policies Map, development will only be permitted where it can be demonstrated that:

- it will bring a positive biodiversity gain and not conflict with NE1;
- it will have an otherwise neutral impact on the special qualities of open upland, or is essential for the management of those qualities; and
- there is no alternative solution that would lessen the impact, and appropriate mitigation measures are taken to reduce harm.

Conditions will be applied to ensure that where development on open upland is no longer needed, it will be removed and the site restored to its former condition.

Aim

9.24 To protect the special qualities of tranquillity, remoteness, access and solitude which exist in the areas of open upland in the National Park.

Justification

9.25 At the heart of the National Park are extensive areas of relatively wild, open country. These are predominately semi-natural moorland where human influence is still limited. Defined on the Policies Map, they include contiguous stretches and mosaics of upland heath, grass moor, blanket peat, bare rock, and mineral soils. Areas of rough pasture and moorland allotments are also included where they have similar qualities of remote wildness. Although much of the land is managed for game shooting and grazing, it is distinct from more intensively farmed and enclosed land at lower elevation.

9.26 The open upland, much of which is common land or has public access rights, offers special opportunities for informal recreation and is highly valued for its tranquillity. The importance of conserving the wild and natural character of such areas was fundamental to the designation of the National Park in 1954. Development has the potential to detract from these qualities and from other qualities linked to wildlife habitat and historical assets. Development will therefore only be permitted in carefully controlled circumstances. Proposals that are clearly demonstrated to be essential for the management of special qualities within open upland areas may provide suitable justification for limited development, subject to the criteria in Policies CP1, CP2, CP6, L4 and NE1. Due to its unenclosed character, any proposal must be carefully designed and sited to minimise intrusion.

9.27 The definition of development includes the change of use of land, because that can significantly and permanently increase the intensity of activity on a site. Most temporary changes of use however are permitted development and do not need specific consent. An exception is certain high impact uses such as shooting and motor sports. Applications for temporary use of land within areas of open upland, will be considered favourably where they are supported by evidence that the qualities of the land will recover quickly and the impacts of the use can be appropriately mitigated through planning conditions. The Authority will also give weight to temporary uses and events that support the National Park's cultural heritage.

L5 – Mineral safeguarding

Remaining resources of high polished stone value gritstone (sandstone) and high purity carboniferous limestone are indicated on the Policies Map, for protection from development that could otherwise sterilise their future extraction.

Development will however be permitted where the need for development will override the need to safeguard the mineral resource, or for domestic, agricultural and other small scale rural development located in accordance with Policy CP3.

Aim

9.28 To prevent the unnecessary sterilisation of mineral resources, in accordance with national policy.

Justification

9.29 National planning policy requires that Mineral Safeguarding Areas (MSAs) are identified in local plans outside of settlements and other building groups, to show the total extent of land covered by key national mineral resources. The purpose of a MSA is to protect strategically important non-renewable resources from sterilisation by new development that would permanently prevent their extraction.

9.30 Extensive areas of the National Park have been identified for mineral safeguarding, simply because of the scale of the underlying limestone. The identification of a MSA does not override the presumption against new aggregate quarrying or the avoidance of major development in nationally protected landscapes. Nor does it override national or international conservation designations. Indeed, it is unlikely to affect most development proposals in the National Park.

9.31 The MSAs identified on the Policies Map are taken from the Mineral Resources information produced by the British Geological Survey (BGS). The Policies Map identifies areas underlain by high polished stone value (PSV) gritstone (sandstone) and Carboniferous Limestone:

- High PSV gritstone – in this context the term ‘gritstone’ is used to refer to the mixed sequence of strongly folded, indurated siltstones and sandstones that occur below the Carboniferous Limestone. These are quarried in Ribblesdale and Chapel-le-Dale to produce skid-resistant products used mainly for road surfacing. They are shown on the Policies Map as ‘sandstones’.
- Carboniferous limestone - the BGS data identifies ‘high purity’ Carboniferous Limestone, suitable for industrial and chemical processes, separately from the remainder of the resource. Although the majority of the high purity limestone quarried at present in the National Park is used as aggregate, this distinction is retained on the Policies Map.

9.32 An additional ‘buffer zone’ beyond the resource boundary has not been identified because the resource areas are so extensive. In the case of high PSV gritstone (sandstone), the Carboniferous Limestone MSA already forms an additional zone around the key resource areas.

L6 – Dark night skies

Development proposals will only be permitted where they maintain or enhance the special quality of the Yorkshire Dales Dark Sky Reserve.

External lighting will only be permitted where it can be demonstrated that it is essential for safety reasons. In these circumstances any adverse impacts shall be mitigated and all lighting shall have regard to the standards set out in the Authority's lighting guidelines.

Aim

9.33 To ensure that development reduces light pollution and conserves and enhances the qualities of the Dark Sky Reserve.

Justification

9.34 The Yorkshire Dales National Park was designated a Dark Sky Reserve in 2020[151]. This is an international recognition of the area's exceptional nocturnal environment and its access to a starry night sky. It is also specific protection for its scientific, natural, educational, cultural, and recreational qualities. National policy gives great weight to the protection of the special qualities of the National Park which include its dark skies. This particular quality is formally recognised in the National Park Management Plan as well as through partnership working, with a variety of public and private sector organisations.

9.35 The Dark Sky Reserve covers the whole of the National Park with an extensive core area that has the highest quality of natural darkness. New development must not erode these qualities. Where possible, new development will be expected to enhance the Reserve by for example, replacing substandard lighting with a compliant dark skies specification or by significantly reducing existing light spill.

9.36 Poorly sited or excessive lighting can have a disproportionate effect upon the night sky. Roadside barn conversions and farmstead development in particular, can be physically isolated and may be seen at distance particularly at dale heads or on a hillside. The impact of light spill needs early consideration in the design process to avoid potential sources of new pollution. Artificial light through excessive banks of glazing in new and converted buildings will draw the attention of the human eye. Lighting should be well screened, such as on the rear of enclosed elevations, and should be designed to light only the areas that need it. Within the National Park, development proposals should use the opportunity to rationalise and reduce existing lighting. Lighting design within new development should:

- only light the area needed;
- shield light spill and point the light downwards;
- use dimmer bulbs (to improve upon the existing situation rather than simply increasing light output);
- use timers and sensors to minimise lighting time.

[151] International Dark Sky Association, 2020

- use warm-white bulbs

9.37 Poorly designed and placed domestic lighting can undermine settlement character, harm wildlife and even interfere with sleep. Designers should consider whether an area needs to be lit at all. Many settlements in the Yorkshire Dales are on hillsides, meaning that poorly placed lighting can be seen over long distances.

9.38 The boundary of the National Park is sensitive to lighting. Large scale housing, infrastructure, commercial or visitor development will risk harm to the area's special qualities. The National Park Authority will request consultation with neighbouring authorities about lighting proposals outside the National Park that could affect the dark sky designation.

9.39 There are a number of species such as owls that are nocturnal and rely on darkness to hunt and feed. The National Park supports around 1,000 species of moths and 10 out of the 17 species of bat found in the UK. Strong lighting attracts insects, disrupting their feeding patterns and therefore the bats that prey upon them. Light pollution also affects the migratory routes of birds and interferes with the ability of insects to pollinate.

9.40 Features such as caves, trees, meadows and darker corners around buildings are used by wildlife as roosting sites and the impact of lighting on them should be taken into consideration when planning new development. Rivers, watercourses and wetlands are also sensitive to artificial light which can negatively affect the breeding patterns of amphibians. Minimising lighting and designing it carefully where it is required, can make a positive contribution towards improving wildlife habitat within the Local Plan area.

9.41 Larger scale development or very sensitively located proposals, will need to include information at planning application stage about the position, number and specification of proposed lights and the methods designed to avoid upward light spill. When planning permission is granted, conditions will be applied to control various aspects of future lighting. The lighting guidelines issued by the Authority provides advice on lighting types and mitigation that will be acceptable within the National Park[152].

[152] Good lighting advice, webpage, Yorkshire Dales National Park Authority



Red Squirrel at Snaizeholme
Credit: Jeff Wilson

10. Natural Environment

Objectives

- Protect and restore local, national and internationally designated **nature conservation sites.**
- Restore, enhance and expand **priority habitats and species** populations to healthy ecological condition and improve the links to create landscape-scale mosaics.
- Improve the management of **grassland, peatland and woodland** where this would increase carbon storage, reduce flooding, strengthen biodiversity and increase resilience to climate change impacts.
- Protect nationally and regionally designated **geological and geomorphological sites** and areas needed to maintain unconstrained natural dynamic processes, such as river bodies.

NE1 – Protecting wildlife sites, species and networks

The ecological network[153] across the National Park will be protected as follows;

1. Development proposals that would adversely affect Special Areas of Conservation, Special Protection Areas or Ramsar Sites will be refused permission except where the three derogation tests are met[154].
2. Development proposals that would adversely affect Sites of Special Scientific Interest, Limestone Pavement Orders or populations and supporting habitat of legally protected species, or priority habitat outside of a SSSI but identified as part of a core area in the ecological network, will only be permitted in defined 'exceptional circumstances' and where compensatory measures are agreed. For the exceptional circumstances test to be met, applicants must be able to demonstrate that there is no less harmful option available, having regard in order of preference to:
    a. avoiding adverse impacts altogether;
    b. minimising adverse impacts and mitigating the residual impact;
    c. implementing compensatory measures to protect the overall coherence of the network of sites, where adequate mitigation measures are not possible.
3. Development proposals that would adversely affect Local Wildlife Sites, Regionally Important Geological Sites, populations of priority species[155] (non-protected), or priority habitat of non-functional size that is isolated from the main ecological network, will only be permitted if the benefits clearly outweigh the harm.
4. Development that would affect protective buffer zones around core areas or stepping stones or land corridors, will need to be considered in relation to its potential harmful effects on wildlife habitats and species.

With designated sites in 1 above, a Habitats Regulations Assessment is required where there is potential for development proposals to cause a likely significant adverse effect. Development will not be permitted unless it can be demonstrated, with appropriate avoidance or mitigation measures, that there will be no adverse effect on the integrity of the site (or the assessment is inconclusive), unless there are Imperative Reasons of Overriding Public Interest not to do so. In those cases, proposals will be referred to the Secretary of State.

Development proposals that affect protected wildlife sites will be required to provide sufficient relevant information so that an informed decision can be made. The level of information required will be proportionate to the hierarchy of sites, habitats and species above and the scale of the likely adverse impacts.

Agreed measures for the mitigation or compensation of adverse effects under this policy will be secured by a planning condition or Section 106 agreement. Biodiversity enhancement requirements under Policy CP9 will be additional to these measures.

[153] Link to 'Re:Cover' map https://experience.arcgis.com/experience/f9bc813fe3e54132b05d1ef96786f60a/
[154] As set out in Article 6(4) of the Habitats Directive – see Habitats Directive: guidance on the application of article 6(4): i) Alternative solutions, ii) imperative reasons of overriding public interest (IROPI) and iii) compensatory measures & Nationally Significant Infrastructure Projects: Advice on Habitats Regulations Assessments.
[155] Priority species are the most threatened and requiring conservation action under the UK Biodiversity Action Plan (UK BAP).

Aim

10.1 To protect the most important habitats and species that are found in the National Park and to try to reverse the decline in biodiversity by establishing more resilient ecological networks.

Justification

The Ecological Network

10.2 The National Park contains one of the best remaining and least fragmented wildlife networks in England. The network comprises 23 UK priority habitats covering almost 110,000 hectares. The main habitats in terms of area are blanket bog (48,000 hectares); grass moorland (21,000 ha) and upland heath (20,000 ha). Over 50,000 hectares are nationally or internationally designated for their wildlife value.

10.3 The need to identify, protect and enhance the functionality of ecological networks is established in National Planning Policy. The National Park's ecological network extends across the whole Local Plan area and connects to networks outside. The network is shown on the Re-Cover map and will change each time it is reviewed as the information underlying it develops. Each element of the ecological network is shown diagrammatically in Figure 5 and is listed in Table 9 below.

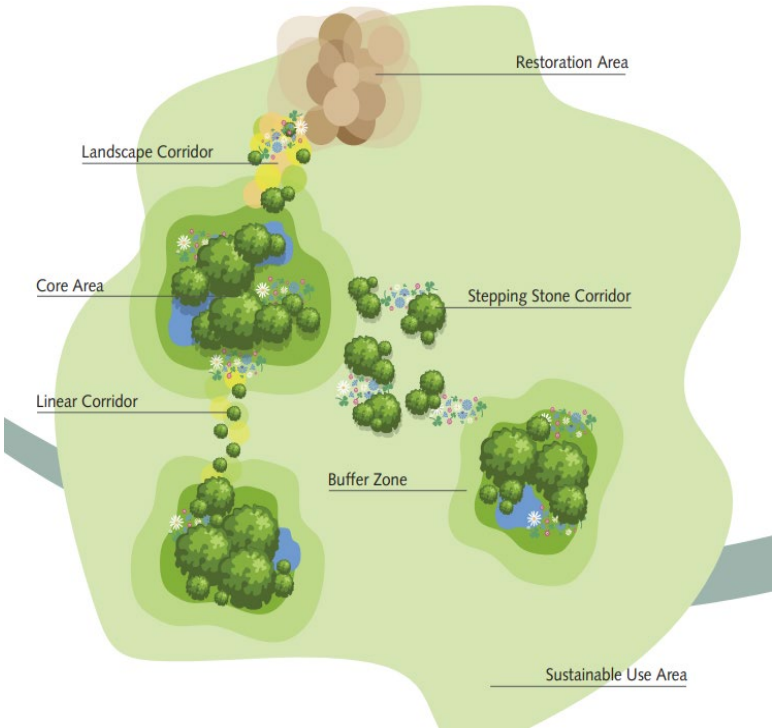


Figure 5. Ecological network

Table 9 - The Ecological Network and hierarchy of protection

Network element	**Consisting of, in order of importance and relative policy protection:**
Core areas	1. Internationally Designated wildlife sites; SACs, SPAs and Ramsar Sites.;
	2. Nationally designated wildlife sites; SSSI and NNRs and blocks of UK priority habitats that are of functional size;
	3. Local Wildlife Sites and reserves
Stepping stones	4. Isolated fragments of national priority habitat which are below functional size
Protective buffer zones	5. Ecological associated important non-priority habitats.
	6. Buffers surrounding Core Areas They are based on the maximum distance an organism is likely to travel to get to another habitat patch.
Wildlife corridors	7. linear corridors and landscape corridors, that link the Core Areas together and to land being restored for nature.
Restoration areas	8. To be confirmed. Sites that are not currently Core Area or 'Stepping Stones' but which can be ecologically enhanced so that in time they will become Core Area/Stepping Stone.

10.4 Local planning authorities are required to set criteria-based policies against which proposals for development on or affecting wildlife (and geodiversity) sites, will be judged. Distinctions are made in NE1 between the hierarchy of international, national and locally designated sites and buffer areas, so that protection is commensurate with their individual importance and the contribution they make to the wider ecological network.

10.5 The network comprises large blocks of important habitat (its 'Core Areas') and smaller 'Stepping Stone' sites. The Stepping Stones help wildlife to move between the Core Areas and to other parts of the landscape. This movement of species is also facilitated by Wildlife Corridors that can be of two sorts: Narrow, 'linear corridors' (such as hedgerows, streams or, in some cases, road verges) and wider 'landscape corridors' (e.g. rivers with broad swathes of good quality terrestrial habitat such as wetlands or wet

woodland). The ability of species to move within the landscape is critical to maintaining viable populations and to allow them to stay resilient in the face of climate change and other challenges.

10.6 In order to protect the Core Areas and Stepping Stones from the detrimental effects of development, it is important they are buffered so that new development does not encroach and cause damage through light spill, pollution, disturbance, hydrological changes, exposure to invasive species and other harmful influences. The ecological network therefore identifies 'Buffer Zones' that serve to ensure that suitable distances are maintained between development and sensitive wildlife habitat. The Buffer Zones are based on scientific literature regarding the distances over which harmful impacts may be exerted.

10.7 Landscape Corridors which form part of the network are drawn according to dispersal distances that organisms are likely to travel to get from one suitable patch of habitat to the next. The corridors are important because they allow species to move through the landscape and to colonise or re-colonise areas in response to environmental pressures. Where development is proposed within a Buffer Zone or a Landscape Corridor, the Authority will need to gauge the likely impact on species and on the ecological network as a whole. Development of a scale or intensity that would cause significant harm, will require mitigation to reduce the impact to an acceptable level, or may be refused if the level of harm to habitats or species is not capable of being avoided or reduced.

10.8 There are national and local targets for creating new wildlife habitat and it is anticipated that over the fifteen-year Local Plan period, new areas of habitat will be created or will come about through the restoration or enhancement of existing sites. The intention is to identify 'Restoration Areas' where habitat creation, enhancement or restoration will be encouraged to strengthen the ecological network. Few of these sites are identified at present, but it is expected that the emerging statutory Local Nature Recovery Strategies will identify and map opportunities for nature recovery that can be incorporated into the Re-Cover map.

Internationally designated sites

10.9 The National Park contains three types of internationally designated wildlife sites: Ramsar wetlands; Special Protection Areas (SPAs); and Special Areas of Conservation (SACs). These cover over 67,000 ha or about 31% of the National Park area.

10.10 SACs and SPAs are safeguarded by The Conservation of Habitats and Species Regulations 2017, known as the 'Habitats Regulations'. The National Planning Policy Framework requires these sites to be accorded a very high level of protection in Local Plans and directs planning authorities to treat Ramsar sites in the same way. Protection is required from damage to the integrity of a site. Integrity is defined as the coherence of a sites ecological structure and function across its whole area, that enables it to sustain the habitat or the levels of populations of species for which it is classified (the site's 'qualifying features').

10.11 The first approach to protection is to avoid development in these areas. However, if development proposals that are judged likely to affect the integrity of internationally protected sites are forthcoming, the National Park Authority must follow the procedure set

out in the Habitats Regulations to determine the application. Essentially, this involves assessing likely impacts and considering alternative solutions and/or mitigation.

10.12 The applicant will be expected to provide sufficient information to enable the Authority to consider the application fully, including common forms of disturbance such as creation of dust, increased recreational pressure, cat predation and the use of recreational vehicles, as follows:

- The requirement for a Habitats Regulations Assessment for any development proposal within 400m of a Habitats site will be considered in terms of whether the development has the potential to cause urban edge effects[156]. For the North Pennine Moors SPA and South Pennine Moors Phase 2 SPA this distance will be extended to 2.4km to ensure that impacts due to cat predation are considered.
- The requirement for a Habitats Regulations Assessment for any development proposal within 4km of the North Pennine Moors SPA and South Pennine Moors Phase 2 SPA will be considered in terms of potential impacts to mobile species associated with these SPAs (such as golden plover), including the use of functionally linked land.
- The requirement for a Habitats Regulations Assessment for development proposals which have the potential to generate traffic movements within 200m of a Habitats site will be considered to ensure they will not have an adverse effect on sensitive qualifying features due to air pollution impacts, notably nitrogen deposition.
- Where an impact to a Habitats site from a specific proposal, such as an increase in traffic caused by a housing allocation, has been screened out in the Habitats Regulations Assessment for the Local Plan, further assessment for this specific impact should not be required at a project level.

10.13 The onus will be on the applicant to demonstrate that a proposal would not have adverse effects. If this cannot be proven, planning permission will only be given in exceptional circumstances where 'imperative reasons of overriding public interest' can be shown to apply. Natural England will be a key adviser in this process.

Nationally designated sites and national priority habitats

10.14 Sites of Special Scientific Interest (SSSIs) and areas subject to Limestone Pavement Orders, are of national importance for their habitats, species or geodiversity. Their importance means that special scrutiny and thorough evaluation is required of any development that could have a negative impact on them. A proposal for development affecting a SSSI will need to be supported by sufficient information for the National Park Authority to make a competent evaluation of it.

10.15 National policy only permits development that will have an adverse effect on a SSSI where the benefits will clearly outweigh the impact on the qualities of the site or the wider ecological network. In accordance with national policy, NE1 only permits this in defined 'exceptional circumstances' and where compensatory measures are agreed in advance. These judgements will be a matter for the Authority to weigh, together with advice from Natural England. Where development is permitted, conditions or planning obligations will be applied to minimise the impact. Where appropriate, planning obligations will be used to

[156] Urban edge effects include: fly tipping; dumping of garden waste and resultant introduction of invasive/ alien plants; offroad vehicles leading to erosion; disturbance to (conservation) grazing livestock; increased incidence of wildfire; and predation from urban scavengers.

secure long term management, funding or provide nature conservation features to compensate for any loss when development takes place.

Locally designated sites

10.16 Local wildlife sites and reserves are sites with substantive wildlife value selected according to locally set and agreed criteria. They should be regarded as components of the Core Areas within the network but do not have the same safeguard in law as SSSIs, and their primary protection is therefore through the planning system. The National Planning Policy Framework advises that Local Plans may include policies to protect local Wildlife Sites from harmful development.

10.17 Local sites are known by a variety of names: In Cumbria they are called County Wildlife Sites (CWSs); in North Yorkshire, Sites of Importance for Nature Conservation (SINCs) and in Lancashire as Biological Heritage Sites (BHSs). In each case there are published criteria for evaluation of candidate sites and procedures for designation. Where a site has been through a process and has been designated, it is included on the Re-Cover map.

10.18 Policy NE1 stipulates that development proposals negatively affecting a local wildlife site will only be permitted if the benefits clearly outweigh the harm. Applicants will need to produce evidence and a case to persuade the Authority that the benefits of development will outweigh the disbenefits to the ecological network.

Species

10.19 The Government's Environmental Improvement Plan 2023 includes the target of halting the decline in species abundance by 2030, and of increasing it by at least 10% to exceed 2022 levels by 2042. The most recent Trends and Status report for the National Park (January 2022) concluded that for those Priority Species where trends could be assessed, 76% existed in populations that were stable or which had increased since 2011.

10.20 During the preparation of the Yorkshire Dales Nature Recovery Plan 2023, a list was collated of species residing within the National Park known to be of conservation importance. 150 UK Priority Species had recent records within the National Park. The National Planning Policy Framework advises that Local Plans should promote the protection and recovery of Priority Species. Policy NE1, protects priority species by only permitting development that would have an impact on their populations, where the benefits would clearly outweigh the harm.

10.21 Certain species are more vulnerable to impacts from development than others and a significant proportion of these are accorded a level of legal protection. A number have specific legal protection under the Habitats Regulations and/or other legislation such as the Wildlife & Countryside Act 1981 (as amended). The level of legal protection afforded to individual species varies, according to which laws apply, but where there would be an adverse effect on a species protected under the Habitats Regulations (and that impact cannot be mitigated) development is only permitted under NE1 in 'exceptional circumstances'.

10.22 There are three statutory tests that the Authority will apply in this regard and it needs to be satisfied that all three are passed:

1. there is an essential need for the development for reasons relating to preserving public health or public safety or other imperative reasons of overriding public interest;
2. there is no satisfactory alternative; and
3. the action authorised will not be detrimental to the maintenance of the population of the species concerned, at a favourable conservation status in their natural range.

10.23 Species that are not protected under the Habitats Regulations, but which are accorded protection under other legislation (e.g. Barn Owls or Badgers) are treated slightly differently. Whilst it is not necessary to prove an essential need for development that would affect one these species, it is necessary for a developer to incorporate sufficient measures that will mitigate the impact.

10.24 With certain legally protected species, the law protects their habitat or places of shelter from damage or disturbance as well as safeguarding the animals or plants themselves. Traditional buildings for example, can provide habitat for endangered species such as bats. Where the presence of a protected species in a building is established, the design and implementation of any approved alterations or change of use must take account of the need to safeguard the habitat. Before a planning application that would affect a protected species can be determined, the applicant is required to undertake a thorough evaluation and include proportionate mitigation measures.

Geology and geomorphology

10.25 The geology and geomorphology of the National Park is responsible for its spectacular limestone scenery, its assembly of habitats and species, its past industrial activities and the materials used to construct its settlements, buildings and drystone walls. The most important geological and geomorphological sites are protected through SSSI designation or are identified as regionally important geological/geomorphological sites (RIGGs). RIGGs are a non-statutory designation that is considered worthy of protection for their educational, scientific, historic or landscape significance. It is recognised that these sites and features are a valued part of the landscape qualities of the National Park and should be conserved and protected from avoidable harm.

10.26 This policy is about protection of existing sites and wildlife species. The opportunities presented by new development to enhance the functionality of wildlife habitat is covered by Policy CP9.

NE2 – Protecting irreplaceable habitat, trees, hedgerows and walls

Development proposals should protect, conserve and, where possible, enhance irreplaceable habitat and the pattern of distinctive features such as hedges, walls and trees.

Development that would result in the loss or deterioration of irreplaceable habitat such as ancient woodland[157], ancient trees[158], veteran trees[159], woodlands of significant age[160], blanket bog and limestone pavement, will be refused permission unless there are wholly exceptional reasons that demonstrate to the Authority that the loss would be clearly outweighed by the public benefit development would bring, and that the trees or habitat:

- are in poor health;
- have lost their intrinsic value for wildlife, amenity or cultural significance;
- are likely to cause harm or damage to the structural integrity of new buildings or structures and that this cannot be remedied by other reasonable means;
- removal would enhance the survival or growth of other protected trees or hedgerows.

Works to protected trees will only be granted consent where these would:

- not adversely affect the appearance of the tree and the contribution it makes to amenity;
- improve the health and/or amenity value of the tree.

Where the felling of a protected tree is permitted, three replacement trees will be required. Planting must take place in a location and a time agreed with the Authority and include appropriate species that has regard to Natural England and Forestry Commission guidance.

If the Authority considers that the loss of any other tree, woodland, hedgerow[161], grassland or drystone wall that are of landscape, nature conservation or historical value, is unavoidable (supported by evidence), it will require a scheme of replacement or mitigation that will compensate for the loss.

Development in close proximity to existing healthy trees and woodland will only be permitted if:

- adequate space has been left around the trees to prevent future loss or damage; and

[157] Ancient woodland constitutes an area wooded continuously since at least 1600 AD. It includes ancient semi-natural woodland mainly made up of trees and shrubs native to the site, usually arising from natural regeneration.
[158] An ancient tree is one that is remarkably old for its species. The age varies from species to species, ranging from 150 years for a birch to 800 or more years for a yew. Its canopy is usually small, but the diameter of its trunk is very wide relative to other trees of the same species.
[159] Veteran trees are survivors but are not as old or complex as ancient trees. They still provide holes, cavities and crevices which are especially important for wildlife.
[160] woodlands of significant age are survival areas listed on the 1856 Ordnance Survey map. It is likely that these were significantly sized trees in the mid-19th century with the potential therefore to be very old.
[161] Hedgerows are also covered by the Hedgerow Regulations 1997. Landowners are required to notify the Authority if they intend to remove significant lengths for example to install gates or provide visibility splays.

- the developer has specified how the trees will be protected in the course of development and how they will be managed and maintained in the future.

Where trees are present on a development site the Authority will require a detailed Arboriculture Impact Assessment (AIA), Arboriculture Method Statement (AMS) and Tree Protection Plan (TPP) that has regard to the current British Standard or arboriculture best practice, to be submitted with a planning application.

Aim

10.27 To protect irreplaceable habitat that also provide landscape features, biodiversity and historical value to the National Park.

Justification

Protection of existing trees

10.28 Whilst trees, woodland, hedgerows and drystone walls only cover a small proportion of the National Park, they make a disproportionately beneficial contribution to its landscape. Ancient trees, veteran trees and Ancient Semi-Natural Woodland in particular, also provide habitat that is classed by national policy as 'irreplaceable'.

10.29 Semi-natural ancient woodland, established woodland, upland woods, wet woods and scrub woodland are identified as having a high biodiversity importance in the Local Nature Recovery Plan and may be irreplaceable. In most cases, development should be sited to retain valuable trees and woodland and to incorporate them within a landscaping scheme. The option of replacement should only be considered in exceptional circumstances such as national infrastructure projects. The policy requires compensatory planting for the loss of protected trees which may be on or off site according to the specific constraints and opportunities that exist in relation to the development.

10.30 Where necessary, the National Park Authority will require an applicant to submit a detailed tree survey with their planning application. The tree survey will involve an assessment of condition; details of how the applicant will protect trees and how they will be managed in the longer term. Any arboriculture works will need to be carried out in accordance with the current British Standard or best practice.

10.31 Where development is proposed close to existing trees, it is essential that sufficient space is left to allow for future crown growth. This will not only prevent nuisance and potential hazards to new buildings but will also leave adequate room for future replacement planting. Trees can be damaged during nearby construction operations and developers must demonstrate how that will be avoided.

10.32 Special consent is required for works to certain trees that are the subject of a Tree Preservation Order or are situated within a Conservation Area, while felling other trees may require a Felling Licence from the Forestry Commission.

Blanket bog and limestone pavement

10.33 Blanket bog is an internationally important habitat for wildlife. In good condition it also improves water quality, reduces flood risk and captures and stores carbon. The most

species-rich and rarest blanket bogs are bog-moss rich. Many examples have been degraded due to inappropriate burning, moorland drainage and atmospheric pollution that has reduced the moss cover. Some of the richest examples are found in Chapel-le-Dale and Ribblesdale. The most extensive areas are found on Bolton and Carperby Moors between Wensleydale and Swaledale. Lowland raised bogs are very rare in the Dales. The Yorkshire Peat Project is achieving landscape-scale restoration of these habitats throughout the National Park.

10.34 Limestone pavement forms a distinctive and dramatic landscape of horizontal outcrops and deep fissures created during the ice age. The National Park contains approximately half of all Britain's limestone pavement. Of great botanical interest, it provides a variety of habitats for a large number of ferns and flowers. Limestone pavements are protected by Limestone Pavement Orders and continue to be on the UK and local list of priority habitats for biodiversity.

Dry stone walls

10.35 There are an estimated 8000 km (5000 miles) of drystone walls in the National Park created over centuries of livestock farming. They are found across the whole Local Plan area and are one of the defining qualities of the landscape dividing permanent pasture and hayfields into distinctive rectangular patterns.

10.36 Originally, the walls were built to clear land for cultivation, to manage the movement of sheep, cattle and deer and to delineate land ownership. Some of the earliest walls were constructed in the 13th Century although most date to the agriculture enclosure period of the late 18th and early 19th century. Drystone walls using locally sourced stone also feature extensively as boundary treatments for highways and building groups.

10.37 The extensive network of walls provides corridors for wildlife that connect water courses, grassland, woods and moorland. It affords habitat and refuge for birds, mammals, invertebrates and insects. Roadside verges adjacent to drystone walls are an additional source of habitat for wildflowers and animals.

10.38 The network is not currently at risk of loss because farmers, landowners and rural estates continue to maintain and manage it. Small scale erosion can however reduce the height and length of some walls and occasionally sections are demolished and sold for construction purposes.

10.39 The long-term risk is from neglect and the economics of modern farming, but there are also theoretical risks from larger scale development. Proposals for new development will be required to maintain the integrity of the network and respect the existing pattern of walling in the locality. Replacement would have to be in terms of similar height and the same type of stone. Without suitable mitigation, new development is likely to harm a fundamental quality of the National Park.

10.40 Development that provides new sections of quality dry stone walling will generally be encouraged where it would enhance the landscape and offer opportunities to strengthen the ecological network.

Hedgerows

10.41 Hedgerows provide shelter, control livestock, and provide corridors for wildlife. Most hedgerows that are used to contain stock, forestry, habitat or recreational space, have protection in law and it is an offence to remove them without first getting the permission of the local planning authority.

11. Monitoring & Implementation

11.1 A key output of the Local Plan is likely to be the approval of land for housing and the construction of new homes. The Authority reports on housing permissions and completions over the previous 12 months in its Annual Monitoring Report. The AMR provides a statement of progress against the Local Plan housing target.

11.2 The AMR is published on the Authority's website and provides a summary of any national policy reforms, changing market conditions or demographic trends, that have affected the output of new housing in relation to the target. It contains the following data:

Performance against the Local Plan target (50 dwelling per year)	**Permissions** during the year (units and estimated beds)	**Completions** during the year (units and estimated beds)	**Total units**
Gross residential units			
Net residential units			
Unrestricted occupancy			
Affordable homes			
Principal residence			
Local occupancy			
Agricultural/ rural worker			
Holiday use only			
Flexible holiday/local occupancy			
New build			
Barn conversion			
Subdivision of existing dwellings			

Re-occupation of abandoned dwellings			
All other change of use			
Total			

11.3 The AMR provides a commentary on the remaining housing land supply situation, to ensure that the Local Plan period has sufficient remaining opportunities for new housing.

11.4 It will also report on the distribution of permissions and completions. The Authority recognises that there is a disproportionate spread of allocated housing sites across the Local Plan area and that areas of Richmondshire and Eden, in the north, are more dependent than other areas, on windfall provision such as rural affordable exceptions sites, infill plots and residential conversions.

11.5 Biodiversity Net Gain is the only other aspect of the Local Plan that has a specific target. Biodiversity Net Gain requires a 10% uplift in new habitat for qualifying proposals. The AMR can be used to report on cumulative progress from planning permissions granted each year.

11.6 Except for housing and biodiversity net gain, there are no other specific Local Plan targets. It is not therefore proposed to specifically monitor other types of development every year. Beyond housing, the Authority will only investigate specific policy areas, if issues are raised or there is a risk that a shortage or excess of certain types of development would be harmful in some way.

12. Glossary of terms

The Glossary provides an explanation of certain terms, in the context of the Local Plan.

Active travel

Active travel simply means making journeys in physically active ways – such as walking, wheeling (using a wheelchair or mobility aid), horse riding, cycling or scootering.

Agricultural unit

A business presenting certificated accounts on land registered as an agricultural holding, whose primary purpose is the production of livestock, food and fibre.

Affordable housing

Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision. There is a full definition in the National Planning Policy Framework. Affordable housing must be occupied on a principal residency basis, in addition to eligibility requirements relating to being in affordable housing need and having a local connection (Appendix 7).

Allocated site

An area of land identified for development on the Policies Map. Allocated housing sites effectively have planning permission in principle for development that would accord with Local Plan policies. Their details of design and layout are, however, still subject to further planning approval in the normal way.

Amenity

Amenity is not defined in guidance or legislation. It is about factors that contribute to a comfortable and desirable living environment and each case may be different. Amenity will be judged having regard to the condition of a site, the impact on the surrounding area and the scope for tackling a problem.

Ancillary uses

Uses that support the main purpose of a development.

Assets of community value

A building or land that has been safeguarded by the Council at the request of the local community. Owners cannot dispose of them without informing the Council and waiting until the end of a six-week period to see if there is community interest in purchasing it.

Article 4 direction

An Article 4 Direction is a discretionary part of national legislation that enables local planning authorities to restrict certain forms of otherwise permitted development within a

defined area, for the purpose of protecting the areas quality, amenity or well-being, from under-regulated development.

Biodiversity net gain

Biodiversity net gain (BNG) is a national policy requirement of new development to provide means of creating and improving natural habitats. Developers have to demonstrate measurable positive biodiversity impact ('net gain') compared to the site prior to development.

Brownfield

Land that has already been developed for a use other than agriculture, forestry, mineral extraction, waste disposal; or private residential garden.

Conservation area

An area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. Such areas are designated by local planning authorities under the Planning (Listed Buildings and Conservation Areas) Act 1990. Within such areas the local planning authority has a few additional powers over the demolition of buildings and the removal of trees.

Commuted sums

Payments made by developers to the National Park Authority for use in support of affordable housing or compensation for the effects of development on biodiversity.

Cultural heritage

The buildings and historic places, monuments and artefacts that are considered worthy of preservation (commonly referred to as the ‘historic environment’) and the less ‘tangible’ traditions, customs and practices, aesthetic and spiritual beliefs, artistic expression, language and other aspects of human activity.

Curtilage

Usually, an area containing or closely associated to, and used in connection with, a house or building. In relation to a listed building, the curtilage is an important element in determining the extent of the designation, but it is also a complex legal concept. Advice should always be sought from the Authority.

Design and Access Statement

A written statement that accompanies a planning application to explain the use(s) proposed together with the site constraints, opportunities and design principles employed. The design and access statement is often supported by photographs and other illustrative material.

Design guide

This sets out the design requirements for new developments in a simple, concise and illustrated way that is specific to an area. It will help to ensure that new development is inspired by, and contributes to, local distinctiveness.

Diversification

The addition of new complimentary business activities and income to traditional agricultural or rural estate land management. Examples include livestock and food products, energy crops, retail outlets, catering and visitor facilities.

Essential infrastructure (for flood risk purposes – Policy CP4)

Essential transport infrastructure (including mass evacuation routes), essential utility infrastructure including electricity generating power stations and grid and primary substations; and water treatment works that need to remain operational in times of flood

Exceptions test (flood risk)

Where it is proposed to site development within a flood risk area it must be demonstrated that the sustainability benefits of the development to the community will outweigh the flood risk.

A site-specific flood risk assessment must also demonstrate that the development will be safe for its lifetime in the context of flood risk, taking into account the vulnerability of its users and that the development will not increase flood risk elsewhere.

Fuel poverty

A household is living in fuel poverty where the property has an energy efficiency rating of band D or below and the amount required to heat the home, leaves the household with a residual income below the official poverty line.

Greenfield

Land that has not been previously developed.

Habitat Regulations Assessment (HRA)

A formal process to determine whether a Plan or proposal could cause harm to the integrity of an internationally protected wildlife site.

Heritage asset

A building, monument, site, place, area or landscape that has heritage significance (designated or undesignated) meriting consideration in planning decisions.

Heritage statement

Heritage Statements/archaeological assessments describe heritage assets and their significance. They are required in support of planning applications and must be sufficiently detailed to enable significance of a heritage asset, and any potential impacts, to be fully understood. Suitable expertise is required to undertake this work.

Highly vulnerable uses (for flood risk purposes – Policy CP4)

These include; basement dwellings, caravans, mobile homes and park homes intended for permanent residential use, emergency services stations and command centres and

telecommunications installations required to be operational during flooding, emergency dispersal points and installations requiring hazardous substances consent.

Housing development boundary

A boundary identified on the Policies Map, usually drawn around the currently built up extent of a settlement. Its purpose is to guide decisions on infill housing and rural affordable exceptions sites.

Infrastructure

The physical network of services and facilities that is required for an area to function properly. Examples in or on the edge of the Local Plan area include roads, hospitals, electricity networks, sewage and wastewater treatment, water supply, flood defences, waste management facilities, primary and secondary schools, early learning, post 16 education, community meeting places, children and adult services, broadband, mobile, telephone, general medical practices, railways, bus services, emergency services, Rights of Way, public access areas, surface water run-off, vehicle parking, sport and recreational facilities, open space, green infrastructure and street lighting.

International Dark Sky Reserve

A certification given to areas around the world that have exceptional nocturnal environments and which preserve and protect dark sites through responsible lighting policies and public education. The whole of the National Park is an International Dark Sky Reserve; including an extensive core area that has the highest quality of natural darkness.

Irreplaceable habitat

Wildlife habitats which are very difficult (or take a very significant time) to restore, recreate or replace once destroyed.

Large village

Settlements which generally have an identifiable core of 40 Royal Mail addresses and have either a least one key service (e.g. a school, village hall/institute, shop selling everyday items or a pub) or they are within close proximity (1.5km) to a town.

Legal agreement

See planning obligation.

Less vulnerable uses (for flood risk purposes – Policy CP4)

Police, ambulance and fire stations which are not required to be operational during flooding, buildings used for shops, financial, professional and other services, restaurants and cafes, hot food takeaways, offices, general industry, storage and distribution, non–residential institutions not included in “more vulnerable”, and assembly and leisure, land and buildings used for agriculture and forestry, waste treatment (except landfill and hazardous waste facilities), minerals working and processing (except for sand and gravel working), water treatment works which do not need to remain operational during times of flood, sewage treatment works (if adequate measures to control pollution and manage sewage during flooding events are in place).

Listed building

A building or structure designated as being of special architectural or historic interest. The designation extends to any structure or object fixed to the building or within its curtilage where it forms part of the land and has done so since 1948. Demolitions, extensions or alterations that are likely to affect their special character will require approval from the local planning authority.

Local needs (housing)

Housing that is targeted at households that have a need to live in the area for reasons of work, to provide more suitable accommodation for their households and in pursuit of economic and social well-being objectives. The housing is restricted to specific forms of occupancy by a legal agreement. Other than specific exceptions contained in Policy AB2, all housing will be restricted to principal residency, and some may also be restricted to local occupancy or affordable housing requirements.

Local occupancy restriction

A legal agreement which restricts who is able to occupy a property. The restriction is intended to provide housing to meet local needs and to maintain a resident population in the area. Restricting the market for the property also has the effect of reducing its value by perhaps 20-30%. Local occupancy agreements also include a clause restricting the occupancy of the property to principal residency and thereby prevent use as a second or holiday home. The legal agreement does not restrict ownership.

Local service centres

These are hubs providing community and visitor facilities to a large surrounding rural area. They usually provide services such as housing, employment, retail, transport, meeting places, leisure facilities, information and visitor accommodation. See list in Table 1: Local Plan Settlement Hierarchy.

Mitigation

Works carried out during or after construction to reduce the environmental impact of new development.

More vulnerable uses (for flood risk purposes – Policy CP4)

Hospitals, residential institutions such as residential care homes, children's homes, social services homes, prisons and hostels, dwelling houses, student halls of residence, drinking establishments, nightclubs and hotels, non-residential uses for health services, nurseries and educational establishments, landfill and sites used for waste management facilities for hazardous waste, sites used for holiday or short-let caravans and camping, subject to a specific warning and evacuation plan.

Natural capital

The elements of nature that provide value to society, such as forests, fisheries, rivers, water, clean air, biodiversity, land and minerals.

Nature recovery

Interventions that will restore and protect nature and halt the decline of species. Examples in a Yorkshire Dales context would include woodland planting, peat restoration and hay meadow creation and land management.

Neighbourhood Plan

A plan prepared by a Parish Council or Neighbourhood Forum for a designated neighbourhood area. If adopted, the Neighbourhood Plan becomes part of the Development Plan for the purpose of guiding decisions on planning applications.

Permitted development

The Town and Country Planning (General Permitted Development) Order 2015, permits certain alterations and extensions to be undertaken without the need to apply for planning permission.

Permitted reserves

The amount of mineral (e.g. limestone and gritstone) that already has planning permission for extraction.

Planning obligation

This is a legal agreement made under Section 106 of the Town and Country Planning Act 1990 between a developer and the local planning authority. The Agreement is legally binding and normally restricts the use of the land in a stated manner or requires specified operations, activities or payments to be carried out in association with development.

Polite (building style)

A building that makes a stylistic statement which goes beyond its functional requirements. Its design is deferential to national or international fashion and may pay little or no regard to the conventional building practices and materials particular to a locality.

Policies Map

The Policies Map shows the location of development opportunities, constraints to development and the locations where certain planning policies apply.

Precautionary principle

Where the effects of doing something are uncertain, the action taken is required to err on the side of caution rather than risk damage that cannot be repaired. In the Local Plan context, it is used to safeguard the integrity of Internationally designated wildlife sites.

Principal residency

A home that is the only or main residence of a single household (not a holiday property or second home for short term occupation). All new housing will be the subject of a principal residency requirement, with some dwellings also subject to additional local occupancy and affordable housing restrictions. Evidence of principal residency may be determined by place of work, electoral role registration, school attendance or registration at a local GP clinic.

Priority habitats and species

Species and Habitats of Principle Importance included in the England Biodiversity List published by the Secretary of State under section 41 of the Natural Environment and Rural Communities Act 2006.

Protected landscapes

The collective name given to national parks and national landscapes (formerly known as areas of outstanding natural beauty). Protected landscapes are designated areas whose distinctive character and natural beauty are precious enough to be safeguarded in national policy and statute.

Railhead

A railway siding that provides for the transfer of freight such as mineral aggregate, from quarry processing direct to rail.

Retail impact assessment

Measurement of the effect of retail proposals on the development plan strategy, their impact on planned new investment and their overall consequences on the vitality and viability of existing centres such as impact on footfall and vacancies.

Retrofitting

A term used to describe the fitting of new systems, designed to achieve high energy efficiency and low energy consumption, in existing buildings.

Sandford Principle

The Sandford Principle states that if there is a conflict between the two national park purposes which cannot be resolved, the first purpose of conserving and enhancing the natural beauty, wildlife and cultural heritage, will be given greater weight in decision making. See Environment Act 1995 section 62 and English National Parks and the Broads: UK Government Vision and Circular (2010).

Sequential test (flood risk)

A sequential approach is taken to steer new development into areas with the lowest probability of flooding (Flood Zone 1). Where there are no reasonably available sites in Flood Zone 1, local planning authorities should take into account the flood risk vulnerability of land uses and consider reasonably available sites in Flood Zone 2. Only where there are no reasonably available sites in Flood Zones 1 or 2 should the suitability of sites in Flood Zone 3 be considered.

Settlement character

The individual qualities and features of a settlement and how they are informed by the surrounding landscape.

Short stay/ short-term letting

This is occupation of a holiday accommodation unit for a period not exceeding 28 days in a single calendar year. The purpose is to prevent single household occupancy of new

holiday accommodation in favour of multiple occupancy short stays which will bring greater public benefit.

Site-specific flood risk assessment

A site-specific flood risk assessment is carried out by a developer to demonstrate how flood risk from all sources of flooding (to the development itself and downstream flood risk from the site), will be managed. The assessment must take climate change into account.

Small settlement

A settlement with an identifiable core but very limited services.

Spatial Strategy

The Local Plan's approach to planning the future pattern, location, scale and quantity of new development in the National Park over the Plan period.

Special Qualities

The special qualities are the key assets of the National Park that make up its sense of place. They are a combination of the visual qualities of the landscape, the qualities of the natural environment and the cultural heritage of the lived landscape adding human depth and history. They also include more intangible values such as peace, solitude, wildness, space and inspiration. See Appendix 1.

Strategic flood risk assessment

A study commissioned by local planning authorities to assess the risk to an area from flooding from all sources, now and in the future. It also assesses the impact that changes or development in the area will have on flood risk, taking account of the impacts of climate change.

Sustainable development

Development that meets the needs of the present without compromising the ability of future generations to meet their own needs. It is a core principle underpinning the current land use Planning system in England. Simply stated, the principle recognises the importance of ensuring everyone should be able to satisfy their basic needs and enjoy a better quality of life, both now and in the future.

Sustainable drainage systems/ schemes (SuDS)

SuDS mimic nature and typically manage rainfall close to where it falls to minimise the effects of flooding downstream. They can be designed to transport surface water and slow down run-off (attenuate) before it enters a watercourse. They can provide areas to store water using natural contours and can be used to allow water to soak into the ground or evaporate. They are designed to efficiently and sustainably drain surface water, minimise pollution and manage the impact of new development on local water quality.

Traditional buildings

Buildings constructed in accordance with long-standing practices or customs such as solid-wall masonry and hand-crafted carpentry. In the Yorkshire Dales, they are mainly built from natural locally sourced stone and timber, although some imported prefabricated

or mass-manufactured materials have also been used. In terms of their design details, traditional buildings can include both vernacular and polite elements, the latter being influenced by national fashions. Traditional buildings perform very differently to modern constructions, allowing moisture movement inside the fabric, hence their requirement for 'breathable' materials. Most traditional buildings in the National Park are likely to be heritage assets worthy of conservation, unless they have been extensively modified over time to the point where they no longer have any significance.

Traditional Farm Buildings Toolkit

Guidance for developers and decision makers that is supplementary to the Local Plan policies. It provides guidance about assessing traditional buildings and their capacity for change.

Vernacular

A category of architecture based on local needs, construction materials and reflecting local traditions. The function of the building is the dominant factor, aesthetic considerations, though present to some small degree, are minimal and secondary.

Visual impact assessment

An assessment of proposed development which aims to determine potential changes in the visual context, including general setting and views for local residents, walkers, vehicular traffic, etc.

Water compatible uses (for flood risk purposes – Policy CP4)

Flood control infrastructure. Water transmission infrastructure and pumping stations. Sewage transmission infrastructure and pumping stations. Sand and gravel working. Docks, marinas and wharves. Navigation facilities. Ministry of Defence installations. Ship building, repairing and dismantling, dockside fish processing and refrigeration and compatible activities requiring a waterside location. Water-based recreation (excluding sleeping accommodation). Lifeguard and coastguard stations. Amenity open space, nature conservation and biodiversity, outdoor sports and recreation and essential facilities such as changing rooms. Essential ancillary sleeping or residential accommodation for staff required by uses in this category, subject to a specific warning and evacuation plan

Windfall sites

Unallocated sites that are proposed for new housing such as infill plots, barn conversions, rural exceptions sites, subdivision of existing dwellings and rural workers' dwellings.

13. Appendices

1. Special Qualities of the Yorkshire Dales National Park
2. Existing Local Plan Documents that will be replaced on adoption of the Yorkshire Dales Local Plan 2025-2040
3. Design Guidelines
4. Allocated housing and employment sites
5. Heads of terms for Local Plan housing site briefs
6. Housing value areas
7. Affordable housing
8. Local occupancy housing
9. Principal residency
10. Phosphate and nitrogen mitigation

Special Qualities of the Yorkshire Dales National Park

National Park Management Plan 2025 - 2030

In the Yorkshire Dales National Park, the interaction of people with nature has produced a landscape of remarkable beauty and distinctive character that is cherished and enjoyed by the nation.

The Yorkshire Dales National Park is a home and a workplace for over 24,000 people, with around 95% of the land in private ownership. It is also a place that millions of people visit every year.

The area's unique landscape character is created by the particular combination of many elements - the managed moorland, pastures and valley grasslands; small woodlands; dispersed villages and farmsteads; the local building materials; strong field patterns; and drystone walls and field barns. This is what makes it such a special place.

Natural Beauty

The area straddles the Pennines, the backbone of northern England. The underlying geology, natural processes and human activity have created a **hugely varied landscape** and numerous dramatic features and beautiful views:

Dales with distinctive stepped profiles, produced by the weathering of layers of limestone interspersed with shales and sandstones from the Carboniferous period.

Fells that rise to over 700 metres at High Seat, Great Shunner Fell, Wild Boar Fell and the millstone grit-capped 'Three Peaks', and include the highest peaks in Yorkshire (Whernside) and Lancashire (Gragareth). Glaciers and rivers have cut deep dales into the extensive moorland plateaux, each distinctive in character and atmosphere.

One of the best examples in the UK of classic limestone scenery, with its scars, such as those at Gordale and Attermire, and limestone pavements, such as those above Malham Cove and Great Asby Scar.

The most extensive caving area in the UK, including the longest cave system in the UK - the Three Counties System, and one of the largest caverns and the highest unbroken waterfall in the UK at Gaping Gill.

The Howgills, a series of grassy rounded hills made up of rocks from the older Silurian period, sweeping steeply upwards from deep ravines to broad rounded tops.

Significant glacial and post-glacial landforms and features, including drumlin fields, such as the one at Ribblehead; erratics, including those at Norber; moraines; and the post-glacial lakes of Semerwater, Malham Tarn and Sunbiggin Tarn.

Spectacular waterfalls, such as: Hardraw Force (the longest unbroken drop in England), Uldale Force, and Rutter Force; the Aysgarth Falls series; and, Cautley Spout, with a broken drop of 180 metres.

A traditional pastoral landscape created by livestock farmers over several centuries. This historical landscape is acknowledged as internationally important and includes:

- an intricate network of drystone walls (as well as hedgerows in Lower Bishopdale, the Lune Valley, Dentdale and Sedbergh) that create a patchwork of enclosures across valleys and valley sides;
- traditional stone-built field barns, the density of which in some parts of the National Park notably Arkengarthdale, Swaledale, Wharfedale and Wensleydale, is unique.

A highly *legible* landscape, in which there is still a very clear and evident link between the underlying geology and landform, the historic use and management of the land, the current land uses and land cover.

A landscape of striking contrasts, between the deep, sheltered dales and the open, exposed, sweeping fells above.

Wildlife

Over a quarter (57,000 ha) of the Yorkshire Dales National Park is made up of **nationally and internationally important wildlife habitats** – the largest area of any English National Park.

Over a quarter of England's remaining **flower-rich upland hay meadows and pastures,** produced by traditional, low-intensity management of grazing land over many decades. Outstanding examples can be found in Swaledale and Langstrothdale.

A range of rare limestone habitats linked directly to the geology of the Craven and Westmorland Dales. The area's 'limestone country' is internationally recognised for its biodiversity, which includes rare wet meadows, over half of England's calcareous grassland, and over 30% of England's limestone pavement.

Extensive areas of moorland, much of it (42% of the area of the National Park) managed as grouse moor, that contain upland heath and blanket and raised bog, which are internationally important for wildlife and the carbon they store as peat. These habitats cover vast areas and contain a variety of plant species and important bird populations.

Small areas of broadleaf woodland (2.5% of the area of the National Park) representing remnants of former, more extensive broadleaved woodland or later plantings. Surviving areas of ancient woodland are of particularly high biodiversity value.

Nationally important populations of birds like curlew, lapwing, black grouse, and ring ouzel; rare lime-loving plants such as bird's-eye primrose, rigid buckler fern, globeflower and baneberry; rare and scarce invertebrates such as the northern brown argus butterfly and the Atlantic white-clawed crayfish; and important mammals, notably the red squirrel.

Cultural Heritage

The Yorkshire Dales National Park has been home to communities and industry for several millennia, helping to shape much of what we now think is special. There is an exceptional amount of evidence of these previous generations of occupation, connecting

past communities to the present and providing a highly visible record of the area's social and economic history, including:

A culture of community spirit, self-sufficiency, determination and self-belief, which has been shaped by the area's physical environment and remoteness, nurturing self-dependency and close-knit communities.

Livestock farming, with distinct sheep breeds like Rough Fell, Wensleydale, Dalesbred and Swaledale that are important for genetic diversity, and a strong tradition of upland cattle rearing, that is still deeply interwoven into local life and culture, and made famous through Wensleydale Cheese. Livestock sales and agricultural shows play an important part in the lives of local people.

An exceptional range of archaeology, which provides the evidence of human activity from the earliest hunters of the Palaeolithic through to twentieth century industrial remains.

The remains of former rural industries, the influences of which on the area's culture and social fabric are still evident today. They include lead and lime extraction and processing sites, as well as water mills.

Powerful reminders of periods of dominance by large estates and religious houses through place names and some surviving structures, such as Bolton Castle, Bolton Abbey, Barden Tower, Pendragon Castle and Marrick Priory.

Distinctive, traditional architecture where the local building materials used link directly to the area's geology.

Numerous **small, attractive villages and hamlets** most of which have been there for over a thousand years.as well as **scattered farmsteads,**

Minor roads along the dales, bordered by drystone walls or hedgerows and flower-rich verges. Higher up, unfenced roads cross open moorland and offer dramatic views.

The Settle-Carlisle Railway Line, opened in 1876, is unique and displays impressive engineering and conserved Midland Railway architecture. It offers a very special way of enjoying the dramatic landscape along its route. Elsewhere, the imposing structures of former railways at Smardale and the Lune Viaduct are testament to earlier feats of engineering

A distinctive linguistic, literary and artistic heritage, inspired by the landscape and by the history of the communities – past and present – who have lived and worked here.

Enjoying the experience of being here

Most of the people who spend any time in the National Park will experience a range of emotions, triggered by the beauty, grandeur and other less tangible qualities. These all help create the 'spirit of place' that is unique to this National Park:

Extensive areas where a true sense of tranquillity, remoteness and solitude can still be found, which is rare in England today.

The natural sounds of wind, water and birdsong, which are important to the recreational experience; the 'spiritual exercise and enjoyment' that is at the heart of National Park designation.

Expansive views that show to advantage the areas beauty and variety.

Ever-changing light, seasonal change and occasional severe weather, which creates visual drama and contrast that enhance personal experience.

Strong, self-reliant communities, each with its own special character, but all with *a* very close sense of community, reflected in the wide range of local village shows, festivals, social activities, traditional pubs, and entertainment.

Dark night skies - as it suffers little from light pollution, the moon, night sky and atmospheric effects can be fully appreciated. The National Park was designated Dark Sky Reserve status in December 2020.

A historical and extensive network of footpaths, bridleways and tracks, including the Pennine Trails, Coast-to-Coast, Yorkshire '3 Peaks' and Malham Landscape Trail, some of the best known and loved walks in the country.

Extensive areas of public access, rivers, crags and caves offering outstanding opportunities for outdoor recreation from paragliding to caving, with some of the hardest sport climbing in the World at Malham Cove.

Existing Local Plan Documents that will be replaced on adoption of the Yorkshire Dales Local Plan 2025-2040

The following policies will, upon adoption of the Yorkshire Dales Local Plan 2025-40, cease to form part of the development plan for the Yorkshire Dales National Park:

- Yorkshire Dales National Park Local Plan 2015-2030, adopted December 2016
- Eden Local Plan 2014-32, adopted by the Authority on the 18th December 2018
- South Lakeland Core Strategy 2010
- South Lakeland Land Allocations Development Plan Document 2013
- South Lakeland Community Infrastructure Levy 2015
- South Lakeland Local Plan (selected policies) 1997
- Lancaster Local Plan 2004
- Lancaster Core Strategy 2008
- Lancaster Development Management Plan 2014
- Lancashire Minerals & Waste Local Plan Core Strategy (2009) Part 1, Part 2 and key diagram
- Cumbria Minerals & Waste Local Plan 2015-2030

Design Guidelines

Design and Access statements which accompany planning applications should show how development proposals will have regard to the following design elements:

1. Visual appearance

Respond positively to the context of the site, including the natural beauty of the landscape, its intrinsic character, the distinctive character and appearance of the built environment and local building traditions.

Explain how the scale, height, proportions, massing, form, materials and appearance of new buildings and structures will be sympathetic and complementary to its surroundings.

2. Low carbon development

Explain what methods are being employed to reduce greenhouse gas emissions and make the proposed development resilient to current and anticipated climate impacts.

The Authority will give weight in favour of proposals that make provision for significant avoidable reductions in greenhouse gas emissions. Conversely, the Authority will require improvements to schemes that do not demonstrate sufficient low carbon or climate adaptation measures in their designs, judged against current good practice.

All development proposals shall minimise greenhouse gas emissions by utilising the following where practical:

- using **passive solar gain** from direct sunlight and building orientation thereby reducing the need for artificial light and heat;
- using landform and landscaping to provide **shelter** from the wind, rain and storm damage
- connecting to public transport routes, nearby footpaths, trails and access areas to maximise **active travel** (Policy AC3);
- designing structures that are **fit for purpose and adaptable** over time, reducing the need for early replacement and the waste of land or building materials,
- making provision for **electric vehicle charging**, or the conduits ready for future vehicle charging, within residential and business parking areas.
- providing **shade and natural ventilation** to avoid or reduce the need for artificial cooling;

New buildings or extensions shall maximise energy efficiency by utilising all the following where practical:

- taking a fabric first approach integrating high levels of **insulation** to minimise heat loss or utilising construction materials with high thermal mass to store heat and reduce variations in building temperature;
- fitting appropriate **draught exclusion;**

- installing **energy efficient** heating, lighting and electrical systems;
- considering opportunities to provide **solar PV and energy storage;**
- provide flexibility and space for **future modification** and energy efficiency upgrades;
- taking a considered **whole building approach** to solid wall traditional buildings.

Development proposals shall minimise the release of carbon during the construction process by utilising all the following, where practical:

- **recycling** existing buildings and construction materials on site;
- **minimising waste** and utilising recycled and renewable construction materials with low embodied carbon;
- utilising **locally sourced materials** to minimise delivery miles.

Development proposals should explore methods to **minimise water** use by installing efficient appliances, harvesting water and reusing grey water where possible.

3. Resilience and adaptation

Development proposals must be designed, laid out, landscaped and constructed for resilience to current and anticipated prevailing weather conditions and extremes. Where practical, proposals should:

- be sited to provide **shelter** from wind, using trees, hedges, walls and a minimum use of fencing;
- consider entrance lobbies, storm porches, outward opening doors, door closure devices, air locks, sliding sash windows etc. to **minimise heat loss** and precisely manage ventilation;
- provide **robust roofing materials** to resist storm damage and keep water out;
- incorporate **wood stoves** to maintain domestic heating and cooking during power cuts.

4. Safety, amenity accessibility and wildlife features

All development proposals must demonstrate that they will:

- avoid having a harmful impact upon, or from, any surrounding uses and **amenities**;
- Comply with local **highway standards**, unless a small amount of departure would offer significantly wider benefits;
- facilitate **active travel** and provide inclusive, accessible and healthy environments for living, working and recreation;

- provide high quality, secure, accessible, and where possible, integrated **storage** for general and recycling waste, composting, air source heat pumps and cycle storage;
- provide high quality **outdoor amenity space** appropriate to the needs of its users e.g. gardens, children's play areas (see below), sitting areas, social areas, community orchards and allotments;
- incorporate crime prevention, security and safety measures through environmental design' attributes such as 'Secured by Design' accreditation.
- protect existing and integrate new **green infrastructure** into the site;
- incorporate **shade and shelter** in external spaces;
- Incorporate minor **ecological features** into the design such as bird and bat habitat. These will be additional to the statutory requirements for biodiversity net gain and will include as a minimum, one integrated bird brick per building across any development, to be located in a suitable position. (see the Design Guide for advice and specifications)[162];
- Incorporate **significant tree and hedge planting** as part of a landscape scheme to soften and enhance development, provide shelter and privacy, avoid fencing, mitigate climate emissions and incorporate habitat. Where possible, new streets should be lined with trees;
- Protect and **safeguard existing trees**, where possible;
- Housing schemes of 5-10 units need to make provision for a **local play area** for informal recreation. Schemes above 10 units need to make space for informal recreation and an Equipped Area for Play. Developers of large housing schemes will also be asked to make a contribution towards a multiple use games area;
- Use of nature based solutions to **reduce flood risk** e.g. incorporating long-term tree canopy cover;
- Use of **permeable hard standing** to prevent excess surface water run-off.

[162] See Appendix B of the Yorkshire Dales National Park Design Guide (2026)

Allocated housing and employment sites

Local Plan allocated housing sites

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Site reference	Site address (see Local Plan inset Maps)	Indicative capacity (dwellings)[163]
AIR1	Land at Hallgarth, Airton	5
BOL1	Land west of Mitford Cottages, Bolton Abbey	6
CPY1	Land at East End Farm, Carperby	6
GRA5	Land south east of Aynham Close, Grassington	25
GRA7	Land north of Moody Sty Lane, Grassington	21
HAW1	Land south and west of Woodburn, Burtersett Road, Hawes	6
HAW2	Land south of Northgate House, Burtersett Road, Hawes	16
HAW3	Land east of Northgate House, Burtersett Road, Hawes	6
HAW4	Land at Kirkbrides Way, Hawes	10
HOR6	Land west of B6479 opposite Rowe Garth, Horton-in-Ribblesdale	11
LON5	Land rear of Moorfields & Guy's Cottages, Long Preston	12
LON8	Land between Nos 36 and 38 Main Street, Long Preston	10
NAT2	Land opposite Fell View Garage, Nateby	7
NLU1	Land west of Ash Dene, Newbiggin-on-Lune	9
SED2	Land south of Station Road and east of Busk Lane, Sedbergh	25
SED4	Land at former Baliol School, Cautley Road, Sedbergh	30
SED9	Land at Kings Yard, Bainbridge Road, Sedbergh	7
SED15	Land west of Guldrey Fold, Sedbergh	25
SED16	Land north of Medical Centre, Sedbergh	12
THR4	Land north of Upper Wharfedale School, Threshfield	60
THR5	Land north of the B6265, opposite Woodlands View, Threshfield	15
THR8	Land east of the B6160, Threshfield	60
Total		**384**

[163] This is an indicative figure derived from the initial assessment of capacity undertaken as part of the Housing Land Availability Assessment (2025). The actual capacity of each site will be informed by the preparation of development briefs and the pre-application and planning application stages, having regard to the standard minimum density figure set out in Policy C1 and the particular development constraints and opportunities for each site. This may result in a smaller or larger number of dwellings, however the true capacity for development is not expected to diverge significantly from the figure given here.

Important notes regarding allocated housing sites:

SED4 – Land at former Baliol School, Sedbergh

Development of this site must have regard to a development brief produced for the whole of the allocated area, embracing both ownerships. The site is allocated for housing with a requirement that the original Baliol House constructed in the late 19th Century will be retained and converted as part of the development. Only demolition of the mid-late 20th Century extensions to the original building will be permitted. Development of the upper part of the site, immediately west and north of Baliol House, will need to be subservient in scale to ensure that the setting of the house is conserved. Development of the lower part of the site should conserve the existing tree-lined frontage and frame key viewpoints of Baliol House. The creation of a new access road through the lower part of the site should be tree-lined and connect into the established access road linking the upper and lower parts. The sloping land in between the upper and lower sections should be retained as an undeveloped buffer and a new access should not cut through this area.

THR4/5 - Land north and west of Upper Wharfedale School, Threshfield
THR8 - Land east of the B6160, Threshfield

Access to sites THR4 and THR5 will only be from Station Road (B6265). Access to site THR8 will only be from the Burnsall Road (B6160).

The Policies Map demarcates a 'housing footprint' for these two sites (shaded pink). This is the area within which residential buildings and gardens can be constructed.

Additional land outside of the housing footprint area is likely to be required for ancillary purposes, such as for landscaping, public open space, drainage, habitat creation and, in the case of THR8, access/link roads connecting the developable areas to the highway and to one another. For this reason, the overall housing site allocation (hatched) embraces a broader area that extends beyond the housing footprint.

The construction of residential buildings and gardens on land outside of the housing footprint will not be permitted. Other than where access roads are required to connect the housing footprint to the road (THR8 only), the land will be managed as natural and semi-natural land comprising areas of open space interspersed with planting, walkways and water features. The areas outside of the housing footprint will be reserved to help assimilate development into the landscape, provide sustainable drainage and contribute to biodiversity net gain requirements. They will be secured as part of the planning permission for development, including maintenance arrangements to ensure retention and management in perpetuity.

Development briefs will be produced to provide a more detailed guidance on the development of each site.

Allocated opportunity sites for new employment uses

The following sites are allocated by Policy E1 for a range of business uses and are shown on the Policies Map. The following table sets out the uses that are considered appropriate on each site alongside some information on opportunities and constraints to help guide development proposals.

Site	Size (ha)	Proposed uses
Toll Bar, Sedbergh	0.496	Class E – Commercial, business and service Class B8 storage and distribution
• Vacant land adjacent to established business units at Toll Bar with scope for similar business/industrial uses; • A scheme of multiple small units similar to those already on the site could also be suitable; • Access to be formed from existing estate road. New dedicated access unlikely to be acceptable in highway safety terms; • May require archaeological assessment to investigate postulated Roman fort site; • Require designs that will make provision for wildlife connections and enhancement of biodiversity within the site and the adjacent Ecological network; • Policy requirement to ensure no net increase in surface water run off rates, so consideration needs to be given to sustainable drainage systems.		

Site	Size (ha)	Proposed uses
Threshfield Quarry	9.399 hectares	Class E – Commercial, business and service Class F.1 – Learning and non-residential institutions Class F.2 – Local community Class B2 – General industrial Class C1 – Hotels Class C2 – Residential institutions Live work rental Other uses not classified

- The main opportunity site for employment, economic and new visitor uses in Wharfedale.
- Former quarry and limeworks, now closed.
- Site consists of the bedrock floor of the lower quarry and has been extended to include the existing active business use and more of the partly wooded area to the east of the access road. The site is now in several ownerships
- The site has a reasonable highway access (Skirethorns Lane) and should be capable of electricity and water resupply.
- A scoping study by the Threshfield Quarry Trust (2024) proposes a mixture of future new uses including a variety of different size and type of workspace, a Visitor Centre, visitor accommodation, live work units, play space, outdoor performance area, visitor car parking, learning space, creative space, café, bar, shop art and sculpture installations
- This site is not suitable for general housing development because of its distance from community services and its more appropriate use as the only serviced employment site in Wharfedale. A small number of ancillary residential units tied to the predominant business uses, might however help with financial viability, marketability and the management of the site.
- Potential visitor hub for accessing Wharfedale
- Heritage trail and interpretation uses already installed;
- Layout and design will need to make provision for enhancement of biodiversity within the site and connection to the Ecological network; (core habitat, Limestone Pavement etc),
- Upper quarry leased to Yorkshire Wildlife Trust to be left undeveloped for nature recovery in accordance with an existing legal agreement;
- Scope to incorporate modern sustainable designs and use of renewable energy including a potentially extensive solar array e.g. on roofs and a canopy over the car parking.
- Consideration of surface water run-off and carbon emissions
- Consider sustainable travel options, public transport and active travel links e.g. opportunities to improve Skirethorns Lane for active travel and wider links into the rights of way network and open access areas in this part of Wharfedale

Site	Size (ha)	Proposed uses
Former Linton Camp site	5.281	Visitor accommodation and uses Class E – Commercial, business and service Class F.1 – Learning and non-residential institutions Class F.2 – Local community Class B2 – General industrial Class C1 – Hotels Class C2 – Residential institutions

- Residential camp in active use 1939-1980s
- Extant Planning permission for a hotel use granted 2022
- Site is reallocated in the Local Plan in case the permitted hotel use is not implemented
- Prominent open countryside location – visual and landscape character
- development opportunity is focused on the part of the site that already contains buildings. Other areas will only be permitted for development where it can be shown to enhance or better reveal the significance of the Scheduled Monument and where it will conserve or enhance the particular landscape, wildlife and archaeological qualities of the site;
- New structures are likely to be predominantly single storey, in line with existing buildings. They must have an emphasis on high quality design and landscaping
- Opportunity for a more 'organic' development that avoids the current rigid layout of former buildings & incorporates a more satisfactory scheme of planting to replace the formal shelter belts currently in place;
- Proposals will need to demonstrate that they will not harm those elements of the Scheduled Monument (medieval farmstead) which contribute to its significance. Scope for improved planting to enhance the setting and views of the monument so as to better reveal its aesthetic significance;
- As an early example of an outdoor activity camp the site has social and cultural significance in the context of the Yorkshire Dales National Park. Recording is required in advance of demolition;
- Careful consideration is needed of how to manage traffic impacts, sustainable travel options, public transport and active travel links from this site
- High surface water flood risks on undeveloped parts of the site – scope to improve management of water across the whole site as part of redevelopment. Policy requirement to secure a reduction in surface water run off rates. Also scope to enhance existing pond habitats as part of this;
- Require designs that will make provision for wildlife connections and enhancement of biodiversity within the site and the adjacent Ecological network;

Site	Size (ha)	Proposed uses
Giggleswick Quarry	6.334	Class E – Commercial, business and service Class F.1 – Learning and non-residential institutions Class F.2 – Local community Class B2 – General industrial Class C1 – Residential institutions Live work rental Other uses not classified

- Allocated site occupies the bedrock floor of the former lower quarry and avoids areas of upper quarry where the quarry face is potentially unstable and has a Raven/Peregrine nesting site;
- Good vehicular access to A65 & Settle, although the impact from traffic or uses that might compromise the vitality of Settle town centre will need to be carefully considered.
- Potential for low key industrial uses or uses in conjunction with nearby golf club and school
- Potential for a solar farm or other renewable/low carbon facility as visual impacts are largely negated;
- require designs that will make provision for wildlife connections and enhancement of biodiversity within the site and the adjacent Ecological network;
- 15 year restoration scheme already in place as part of Section 106 agreement on closure of quarry;
- Large area of Tree Preservation Orders on western flank of site to remain undisturbed;
- Policy requirement to secure a reduction in surface water run off rates, so consideration needs to be given to sustainable drainage systems.
- The quarry abuts a Site of Special Scientific Interest (SSSI) (Giggleswick Scar and Kinsey Cave). The SSSI is an important site for its geomorphological and palaeontological features as well as the woodland, grassland and ledge habitats associated with the outcropping limestone.
- further landscaping is recommended as part of any development at the quarry.
- Consider sustainable travel options, public transport and active travel links from this site

Heads of Terms. Local Plan Housing Site Briefs[164] –

Objective: to support quality development and efficient progress through the planning system.

Key players

- How the brief will be used

Site information

- Site reference, Site map, site description, site area, ownership, photographs
- Planning history

Site constraints

- Areas to be protected from development e.g. trees
- Nature conservation
- Significance of Archaeology and heritage assets
- Ground conditions
- Dark skies

Policy context

- Housing number, size, mix, type, tenure, standards
- Affordable requirement (Viability)
- Carbon reduction
- Biodiversity enhancement and off site requirements
- Surface water drainage
- Foul drainage and treatment
- Other policy requirements e.g. Management Plan, Homes England, Housing Association
- Flexibilities

Infrastructure

- Infrastructure requirements (if any) e.g. school places, health
- Multi-functional green infrastructure e.g. sustainable drainage, play space, amenity space, food growing, carbon sequestration, habitat
- Overhead wires
- Broadband and mobile signal

Design

- Layout and massing
- Street design
- Form and detail
- Number of stories,

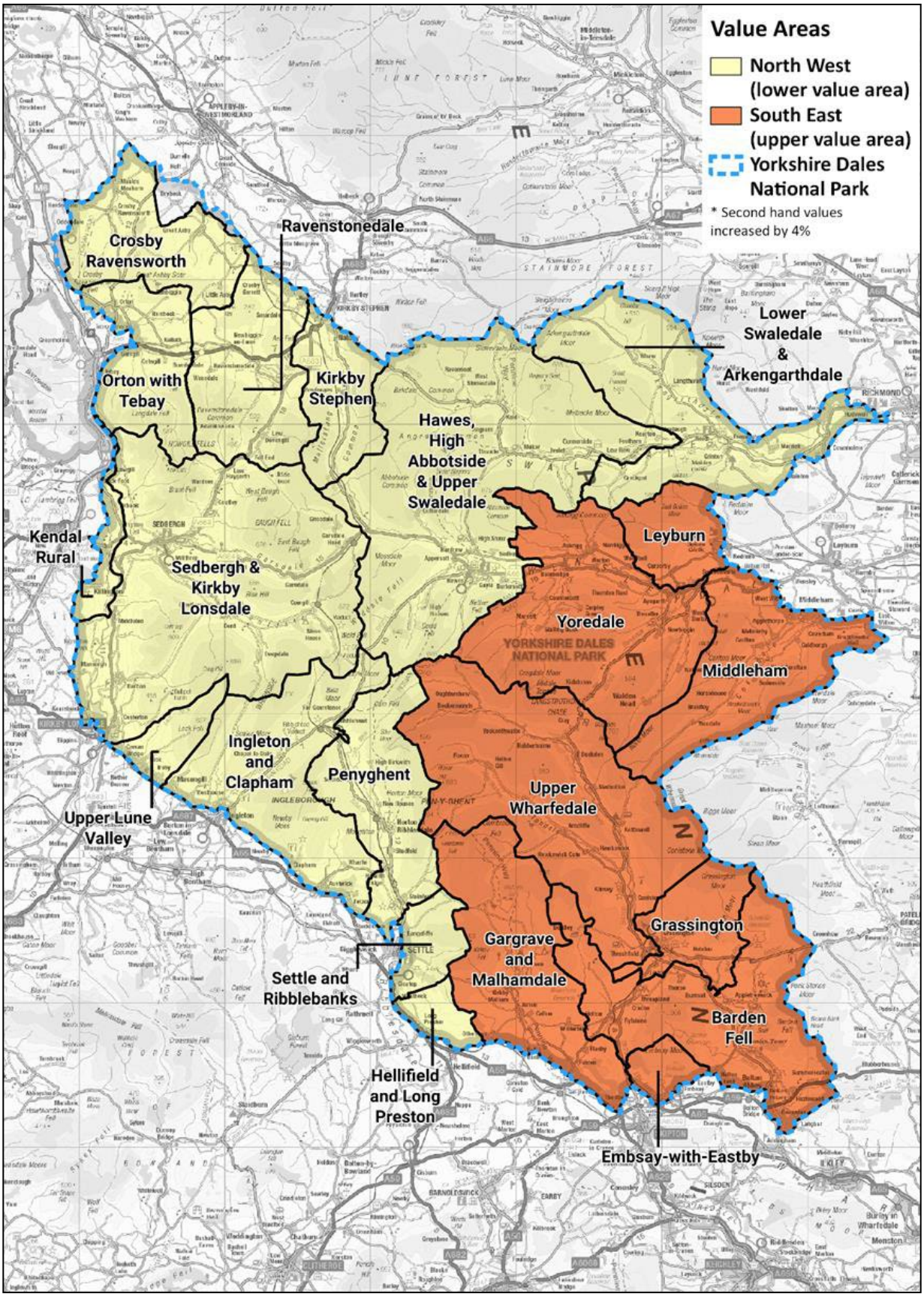
[164] Planning and Development Briefs: A Guide to Better Practice, DCLG, 2006

- Renewable energy
- Buildings and features to retain
- Risks from climate change/resilience opportunities
- External finishes
- Landscaping, tree and hedge planting,
- Boundary detail
- External storage e.g. bins, heat pumps
- Play space
- Small scale ecological mitigation

Access and car parking

- Highway capacity and access
- Circulation and parking
- Local highway standards
- Electric vehicle charging
- Pedestrian access
- Public transport connections
- Active travel modes
- Dark skies-compliant lighting

Housing Value Areas



Affordable housing

Live, work and sustainable community connections

The scarcity of developable sites within the highly constrained National Park landscape means that new affordable housing should normally be targeted at households that need to live in the area to work or because their need for housing is arising there for one of the following reasons:

- households in need of affordable housing that are resident in the qualifying area for the preceding three years; or,
- households in need of affordable housing with children at a school in the qualifying area; or,
- a household in need of affordable housing that contains someone that is in or is taking up employment (a contract length of not less than 12 months, and for a minimum of 16 hours a week) or caring responsibilities in the qualifying area; or,
- a household in need of affordable housing that is returning to the qualifying area having lived there for at least 10 years previously.

All affordable homes must also be the primary residence of the renting or purchasing household.

Priority for affordable housing – qualifying area

Affordable housing that is tied to the connection criteria above, should be offered in the first instance to households that have a connection to the Parish within which the need has been identified, or else a wider group of Parishes, as agreed by the National Park Authority.

If no eligible occupier can be found from within the Parish (or group of Parishes) then those who meet the local connection criteria in the remainder of the National Park, and an area within 3 miles of the National Park boundary, will be eligible. If no one from the remainder of the National Park, and an area within 3 miles of the National Park boundary, is forthcoming, then the third priority range would become valid, embracing the whole housing authority area of either (North Yorkshire, Westmorland and Furness or Lancaster).

The length of time to market a property before moving outwards to the next geographic area will be determined at the point of permission.

Government funding

On rural exceptions sites, government funding will often be available to help with the delivery of affordable homes targeted at local needs (Policy C3).

Government funding will generally not be available on allocated sites in Local Plans where affordable housing is otherwise expected to be cross subsidised by market homes, (principal residency only) (see Appendix 9).

If viability issues prevent the delivery of policy compliant levels of affordable housing, there may be scope for Government grant to be applied. Government has however stipulated that in such cases it will expect some flexibility including dropping the local connection requirement for shared ownership affordable housing.

The Authority will reject schemes that would deliver well below the policy target for affordable housing, because one of the primary objectives of allocating housing sites in the National Park, is the delivery of more affordable homes.

Commuted sums

A Local Plan objective is to deliver affordable housing on new development sites. The policy expectation is that affordable housing should be provided on site, however the percentages set out in Policy C1 will often result in decimal requirements. Where this occurs, the on-site requirement will be determined by rounding down the decimal figure to the whole number. The residual decimal affordable housing requirement will then need to be met through a financial contribution in lieu of on-site delivery. Commuted sums will be payable to the National Park Authority and it will determine how they will be committed. A priority will be to use commuted sums to fund affordable housing provision on other sites. The Authority will use the same calculation that North Yorkshire Council use in its adopted Craven Local Plan (2012-2032). The financial contribution will be equivalent to the market housing value, minus affordable housing transfer value.

This is an example for a 6 dwellings scheme within the higher value area of the National Park:

Policy Requirement	50% affordable housing on sites within the high value area	50% X 6 dwellings = 3 affordable dwellings
Affordable Housing need	e.g. Housing Market Assessment indicates need for 2 person dwellings (70sqm)	3 X 70sqm = 210m2
Affordable housing transfer value[165] of scheme	the price a registered provider will pay to a developer for affordable units for sale and rent. value currently £1k per m2	210m2 X £1,000 = £210,000
Market value[166]	Open market value of an equivalent 70sqm 2 bed home, say £200,000	3 X £200,000 = £600,000
Commuted sum payable by developer	Cash sum due = market value minus transfer value	£600,000 – £210,000 = **£390,000**

[165] The value of affordable housing will be determined by the latest published transfer prices for North Yorkshire and Westmorland and Furness.
[166] Market value will be determined having regard to the asking price and/or any sales where contracts have been exchanged, along with any market sales, in the locality

Local occupancy housing

The qualifying criteria for a household occupying a dwelling subject to a local occupancy restriction are:

I. existing resident(s) of the National Park establishing a separate household, purchasing a property for the first time, moving to a more manageable home because of elderly or health needs or requiring more space for a growing family; or,

II. a head of household who is or whose partner is in or is taking up permanent employment (minimum 16 hours) within the National Park or within 3 miles of the National Park boundary. Where a person is employed in a business that operates in multiple locations, their employment activities should take place predominantly within the National Park or 3 miles of its boundary; or,

III. a household moving to work in an already established business inside the National Park; or,

IV. a head of household who is or whose partner is or is going to be working full time in an established business from home within the National Park; or,

V. a household that has a child at a school within the National Park or a parish split by the National Park boundary; or,

VI. householders currently living permanently in a dwelling which is either shared but not self-contained, overcrowded, or is otherwise unsatisfactory by environmental health standards and which is within the National Park (or in another part of a parish split by the National Park boundary); or,

VII. elderly or disabled persons requiring sheltered or otherwise more suitable accommodation who already live permanently within the National Park (or in another part of a parish split by the National Park boundary; or,

VIII. persons having to leave tied accommodation within the National Park (or in another part of a parish split by the National Park boundary); or,

IX. former residents of the National Park (or of another part of a parish split by the National Park boundary) whose case is accepted in writing by the Authority as having a need to return to the National Park; or,

X. households caring for residents of the National Park.

Notes

- Occupation will be as a sole or main residence and not as a holiday home, second home or short-term holiday let.
- If after a period of 6 months a qualifying household is not forthcoming, then the area of search will be widened by substituting ‘National Park’ with ‘area of the National Park and constituent local housing authority area’.
- The categories set out in criteria i) and vi, vii), viii) will apply only to persons who have resided permanently in the National Park for the preceding 3 years. Category ix) will apply to households that have previously resided in the National Park for a minimum of 10 years.

- Prospective households will have their attention drawn to the occupancy restriction and in particular its effect on the valuation of their property (approx. 20% reduction) and the potential delay that the occupancy restriction may cause to its subsequent sale or re-occupancy.
- All local occupancy restrictions will be secured through a Section 106 agreement. The Authority's legal costs of preparing household occupancy agreements will be met by the applicant.
- The Authority will encourage existing occupancy restricted dwellings to upgrade to these newer, more flexible criteria.

Principal residency

Principal residency requirement

The principal residency requirement will be secured through a Section 106 legal agreement between the applicant and the National Park Authority, attached to all new housing planning permissions.

The principal residency requirement will have the following wording to the effect that:

The dwelling shall be the only or principal home of the main occupant and it shall be occupied by the main occupant for at least 80% of the calendar year if the main occupant resides in more than one property. The dwelling shall be occupied under Class C3 of the Town and Country Planning (Use Classes) Order 2020 and shall not be used for any other purpose including any other use in Class C of the Schedule (or in any subsequent modification).

The occupant shall supply to the National Park Authority (within 14 days of the National Park Authority's request to do so) such information as the National Park Authority may reasonably require in order to determine compliance with this requirement. For the avoidance of doubt the dwelling shall not be occupied as a second home or as a unit of holiday letting accommodation.

Households occupying dwellings that are subject to a principal residency restriction will be required to keep proof that they are meeting the terms of the restriction. To ascertain compliance with the principal residency restriction, the Authority may ask for details of one or more of the following:

(a) In respect of members of the household:
- General Practitioner and Dentist registration
- School(s) attended by children
- Place(s) of work
- Electoral registration

(b) In respect of the property itself and other residential properties owned/occupied by members of the household:
- Council Tax registration
- Rate of Stamp Duty paid on purchase of the property
- Utility Bills

(c) Any other evidence which can be provided to demonstrate that at least one household member spends at least 80% of the calendar year residing at the property.

Non-compliance with the principal residency restriction is likely to lead to enforcement proceedings.

Phosphate and nitrate mitigation measures

Phosphate and nitrate mitigation is required for new development that would discharge into water bodies and otherwise harm the aquatic environment. This will avoid worsening nutrient damage (particularly to designated Habitats Sites) and will allow nature recovery plans to start reversing existing damage. Development that can mitigate nutrient impacts and demonstrate nutrient neutrality will be permitted, assuming it accords with other areas of planning policy.

Nutrient mitigation measures are also likely to have the additional benefit of creating new spaces for nature and recreation as well as offering potential new income streams for landowners.

The mitigation is however required to be located within the same river catchment as the development proposal. Mitigation land is also required to be maintained for a minimum of 80 – 125 years, in order to benefit the long term condition of the catchment.

1. **Water treatment companies**

Discharges from treatment works into water courses have been responsible for some significant discharges of pollutants. This is usually because of the age or inadequacy of the existing treatment works to cope with demand, particularly during flood events. This will be a very expensive and long term problem to solve. Water treatment companies can mitigate nutrients in rivers by:

- accepting developer contributions for improvements to wastewater treatment as a means of mitigating nutrient loads from new developments;
- a new duty for water companies to produce Drainage and Sewerage Management Plans setting out how they will manage and develop their drainage and sewerage system over 25 years. This will include a requirement to assess the environmental impacts of the sewerage system, such as the impact of phosphorus and nitrogen loads from wastewater treatment works;
- a new legal duty to upgrade wastewater treatment works by 2030 in ‘nutrient neutrality’ areas to the highest achievable technological levels.

2. Agricultural businesses

Agricultural operations that lead to additional discharges of animal manures or fertilizers can be mitigated in the following ways:

- catchment Sensitive Farming provides specialist, free, one to one environmental advice to farmers about soil management, nutrients, slurry, manure management, ammonia emissions reduction, water resources, natural flood management, local environmental priorities and grant schemes;
- slurry separation into liquid and solid fractions for storage and application onto the land (subject to soil and weather conditions);
- low-emission spreaders;
- covered slurry stores;
- nutrient analysis equipment;
- reduced stocking or other changes in land management.

3. Habitat improvement

Applicants and land managers can undertake habitat improvement work within their red line planning application area or on nearby land within their ownership or through agreement with other landowners. This would include:

- new and expanded wetlands and woodlands that will ‘soak up’ or mitigate the impacts of the unavoidable nutrient pollution associated with the development;
- creating buffer zones to revert to nature.

4. Credit scheme

The government recognise that some developers will not have sufficient land within their control or available to mitigate unavoidable nutrient discharges from proposed development schemes. The Government’s is setting up a system that developers can pay into, in lieu of creating their own mitigation scheme:

- Natural England is establishing a scheme that will create large-scale wetlands, woodlands and fallow habitats in proximity to the affected conservation sites;
- by reserving credits (via nutrient certificates issued by Natural England) developers provide assurance to Planning Authorities that they can satisfy nutrient neutrality planning conditions;
- this will enable Planning Authorities to grant permission subject to conditions or obligations securing mitigation and phasing developments (if needed) so that mitigation is operational and in place, prior to any nutrient pollution being discharged. Once payment for credits has been made, and any related planning conditions discharged, new homes can be occupied.



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