Clapham cum Newby Neighbourhood Plan 2025 - 2030



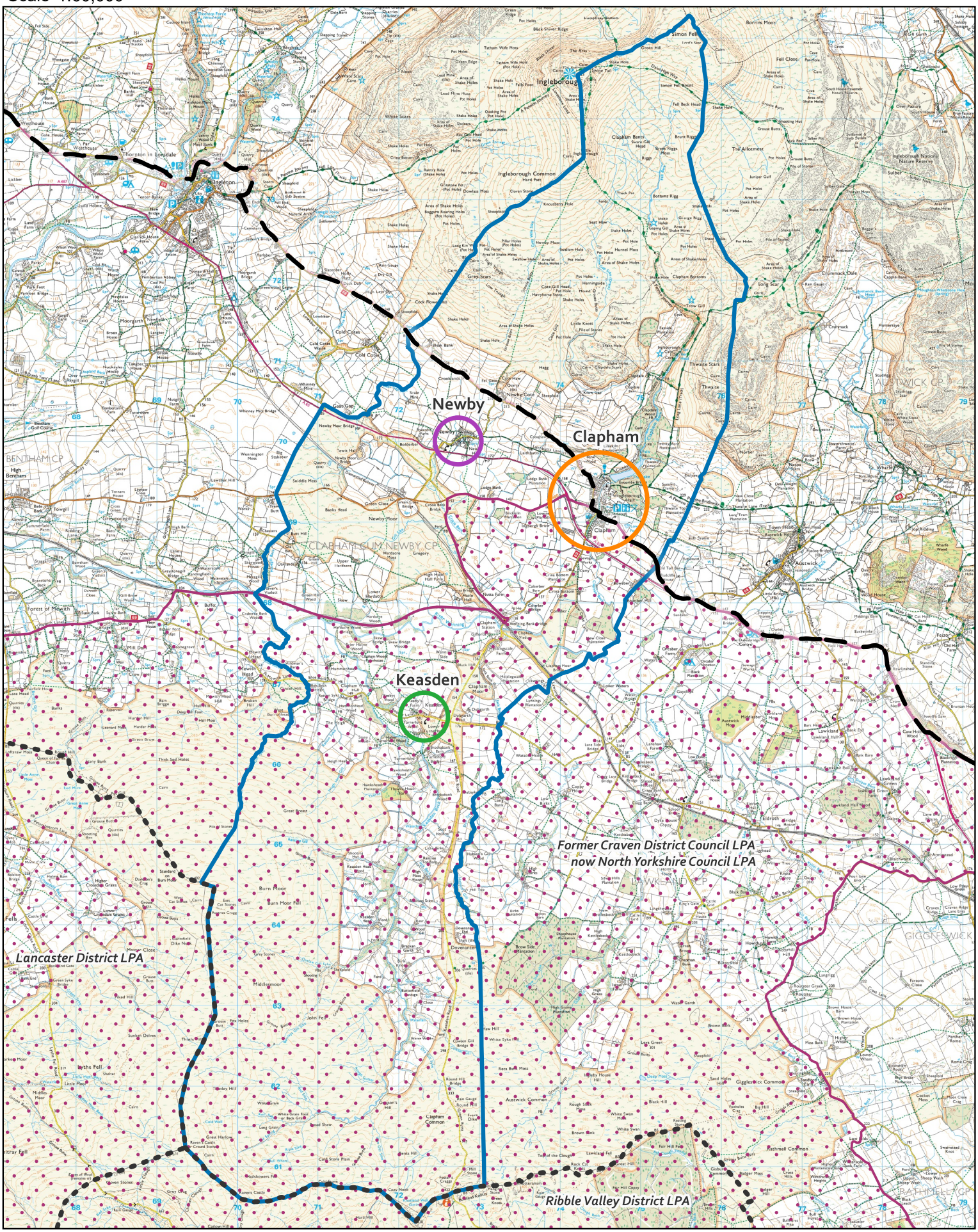
Clapham cum Newby:

A strong sustainable community



Clapham cum Newby Designated Neighbourhood Plan Boundary

Scale 1:60,000



Clapham

Keasden

Newby

Former Craven District Council LPA

Yorkshire Dales National Park LPA

Parish and Neighbourhood Plan Area Boundary

Forest Of Bowland National Landscape

N

1 2 3 km

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Foreword ⬜ Clapham cum Newby Parish Council

The Parish of Clapham cum Newby is a very special place. It is both beautiful and neighbourly in the truest sense of the word. The Neighbourhood Plan grew out of desire within Clapham Parish to maintain both its beauty and neighbourliness to ensure that it has the foundations to remain a vibrant and sustainable community. To achieve that end the Neighbourhood Plan Steering Group recognised that Clapham needed further development so that young people would be able to live and work in the locality.

However, in such a fragile environment everyone wanted to make sure that any development was in keeping with the village's traditions and in securing the future the plan had to make sure that we kept faith with the past. This has been an exceptionally difficult task and the Neighbourhood Plan Steering Group has laboured long and hard to reconcile these demands. The Parish Council is very grateful for their efforts and would like to thank all the members of the Group, current and past, for their efforts. In this they have been supported by Parish Council colleagues.

We would also like to thank our former Parish Clerk, Nigel Harrison, who ably acted as responsible financial officer for most of this process, a task recently taken up by his successor, Steve Culver. The Planning Departments of the Yorkshire Dales National Park Authority, (YDNPA), and North Yorkshire Council (NYC), have also been extremely helpful, especially Peter Stockton and Ruth Parker. We'd also like to thank Christine Bell from the Centre for Facilitation who did so much of the number crunching.

Finally, I would like to reiterate our thanks to the Neighbourhood Plan Steering Group. Denise Wilson, Adrienne Robbins, Robert Klottrup, Ken Pearce, James Innerdale, Jill Gates, Anne-Marie Bond and Ann Sheridan have all worked incredibly hard on this process. Without them there would be no Neighbourhood Plan.

Colin Price, Chairman, Clapham cum Newby Parish Council

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Printed Appendices are labelled A1-12. All other documents are available online or from parishclerk.claphamcumnewby@gmail.com

Introduction and Background

1. For planning purposes, the Civil Parish of Clapham cum Newby lies partly within the former Craven District Council (CDC) area and partly within the Yorkshire Dales National Park. Clapham cum Newby is a rural parish, made up of Clapham (principal settlement), Newby (village), Keasden (scattered settlement), Clapham Station (settlement) and the surrounding rural area.

2. Appendix 2 details the Neighbourhood Plan area and relevant administrative boundaries. Most of the Neighbourhood Plan area, including the southern part of Clapham village, lies within the Forest of Bowland Area of Outstanding Natural Beauty (AONB). The northern part of the Neighbourhood Plan area and the majority of Clapham Village lies within the Yorkshire Dales National Park Authority (YDNPA) area. A map showing areas on or close to the boundary of the YDNPA and the AONB, but within the Neighbourhood Plan area, is detailed in Appendix 3.

3. Changes to the planning system, under the Localism Act 2011, mean Parish Councils have the power to prepare Neighbourhood Plans for their local area. Clapham cum Newby Parish Council has decided to use this new power to prepare a Neighbourhood Plan to guide development for the designated area.

4. This Neighbourhood Plan has been produced by us, the people of Clapham, Newby and Keasden, to ensure that future generations will continue to enjoy the benefits of living in a vibrant, sustainable, working community. The Neighbourhood Plan will cover the period 2023 – 2030.

5. A Neighbourhood Plan Steering Group was established in February, 2018, with its first meeting held in March, 2018. It comprises a Parish Councillor and interested residents who, together, have driven forward the preparation of the draft Neighbourhood Plan, involving public engagement and relevant statutory consultation stages.

6. In 2019, Clapham cum Newby Parish Council applied to the former CDC and approval was granted on 25 September, 2019, to designate the Parish Council area as a Neighbourhood Planning area.

Neighbourhood Plan Vision

7. The Clapham cum Newby Neighbourhood Plan is centred on a clear vision and aim:

> Clapham cum Newby Parish has a strong community, a distinctive character and exceptional countryside.
>
> The vision of the Neighbourhood Plan is to protect and enhance these values through sustainable and sympathetic development, promoting a safe, healthy and balanced community within a high quality landscape.

8. The Neighbourhood Plan Steering Group has met regularly throughout the process. The first engagement task was a series of consultation meetings held throughout the Parish. The group discussions in these meetings allowed us to develop a Survey Form (Appendix 8), which was delivered to every household in the Parish in March 2019. There was a response rate of roughly 60%. Christine Bell (Centre for Facilitation) analysed the results. The data from the questionnaires forms part of the evidence base for the Neighbourhood Plan and is available in the Clapham Neighbourhood Plan Survey Results which is provided at Appendix 9.

9. The designated Neighbourhood Plan area reflects the Parish Council boundary and measures approximately 4,837 hectares in size. In the application to designate the Neighbourhood area, the extent of the area was considered appropriate due to the following:

    - strong sense of community which exists within the Parish boundary;
    - ecclesiastical links between St Matthew's Church, Keasden and St. James's Church, Clapham; and
    - common economic interests founded on agriculture and tourism in the Parish.

10. The statistics below present a profile of the Neighbourhood Area and supplement the Clapham Neighbourhood Plan Survey Results which are provided at Appendix 9.

Extracts from The 2011 and 2021 Census and 2022 Housing Needs Assessment

Basic Statistics (2011 and 2021Census Parish Profile)

- At Census day 2021, Clapham cum Newby's population recorded 621 residents, a decline from 640 in 2011.
- In 2011 the average mean age of residents recorded at 45.9 years.
- In 2011 300 household spaces were recorded, of which 272 households recorded at least one resident.
- Number of persons per hectare in 2011, recorded at 0.1
- In the 2011 census, out of 640 residents, 148 were recorded within the age category Age 65+, 23.1%. The 2021 census recorded an increase to 34%, with a reduction in the proportion of under 21s to 12%.
- In 2011 70.9% of the population were economically active, of whom 23.7% were self-employed
- In 2011 91.8% of households have access to one or more cars/vans.
- In 2011 Home ownership (outright and with mortgage) within the Parish was at 68.8%.

Recent Data (2022 Clapham cum Newby Housing Need Assessment)

- Clapham cum Newby's demographic is ageing.
- Between 2011-2020, the proportion of people in all age bands between 0-64 decreased.
- The ONS mid-2020 population estimates 33.5% of the population will be aged 65 or older.
- The population is expected to continue ageing, the '65 and over' age band is expected to increase by 53% by 2032.

Objectives

11. The objectives are the themes that run through the plan policies. Analysis of the Clapham Neighbourhood Plan Survey Results suggested that the Neighbourhood Plan objectives should cover the planning policy themes detailed in the Table of Objectives and highlighted below:

    - housing
    - economy
    - climate change
    - environment
    - communication

Neighbourhood Plan Engagement

12. A public meeting was held in 2018 to assess the need and desire for producing a Neighbourhood Plan. The activities have ranged from meetings, drop-in sessions, use of mailing lists, newsletters, and social media.

13. In 2019, the Neighbourhood Plan Survey Form was delivered to all addresses in the designated Neighbourhood Plan area (372) at the time:

    - 372 dwellings
    - 25 businesses
    - 4 churches
    - 23 farms

14. Information and updates were posted on the Clapham Neighbourhood Plan Website, and media was being used to reach as wide an audience as possible on Facebook, and focus groups were formed to develop the Neighbourhood Plan policies. Full details are available in the Consultation Plan (W1) which is available online or from the parishclerk.claphamcumnewby@gmail.com

Objectives	The objectives are the themes that run through the plan policies
Housing	To redress the demographic imbalance by seeking to guide the right type and quantity of proposed housing to accommodate a healthy and sustainable balance of age groups across the Parish
Economy	To increase employment opportunities by supporting existing businesses in their plans for sustainable growth and by attracting new businesses to the Parish
Climate Change	To reduce Clapham cum Newby's carbon emissions through supporting development of the highest standards in energy efficiency and promoting the use of renewable energy and low carbon technologies as part of mitigating and adapting to climate change
Environment	To protect and enhance the distinctive character of the historic and built environment and the rich biodiversity of the natural environment
Communications	To facilitate global connectivity and sustainable patterns of communications by promoting and maintaining Clapham's world class broadband and by raising the mobile telephone coverage to the same standard for the benefit of all
Transport	To encourage development that improves accessibility, promotes public transport, walking and cycling and reduces reliance on the car
Infrastructure	To provide and maintain community facilities, open spaces and social venues which improve the physical and mental health and well-being of residents, workers and visitors
Heritage	To increase the awareness and understanding of visitors and members of the community of the origins, development and nature of the settlements within the Parish, in order to better inform their care, conservation and maintenance and their value as visitor attractions
Design	The Neighbourhood Plan supports high quality design and sustainability in use of materials in both housing and business developments in the Plan area

Planning Policy Context

15. The Clapham cum Newby Neighbourhood Plan has been prepared in the context of national and local planning policy:

- National Planning Policy Framework (NPPF), published in 2012 and last updated in July 2021
- National Planning Practice Guidance (NPPG), published in 2016 and last updated in June 2021
- Craven District Council Local Plan 2012 – 2032, adopted in 2019
- Yorkshire Dales National Park Authority Local Plan 2015-2030, adopted in 2016
- Yorkshire Dales National Park Authority Local Plan 2023-2040, emerging policy as applicable.

16. The Local Authority of Craven ceased to exist on 31st March 2023. The part of Craven that falls outside the Yorkshire Dales National Park has become part of a wider North Yorkshire Authority. A formal decision about whether the Craven Local Plan review will continue to inform an updated local plan is yet to be made in light of local Government reorganisation. Preparation of a new local plan for the new North Yorkshire Authority will be carried out over the coming years and is expected to be in place by 2028. Until this new local plan is adopted the Craven Local Plan (2019) remains part of the statutory development plan for the area.

Neighbourhood Plan Policies and Community Projects

17. Within this Neighbourhood Plan are planning policies which will inform the decision-making on planning applications within the designated Neighbourhood Plan area. A Table of Policies is shown on page 9.

18. In addition to this are community matters that have been highlighted as important in the survey results. Where community aspirations / actions are related to the planning policy theme they have been included in the body of the Neighbourhood Plan, however they do not form part of the statutory plan, and they are presented so as to differentiate them from the Neighbourhood Plan policies. A Table of Community Aspirations is shown on page 10 and a Table of Community Actions on page 11.

Monitoring

19. The Parish Council will monitor the adopted Neighbourhood Plan, in considering planning applications within the designated Neighbourhood Plan area. Representations will be made on planning applications where necessary. Objections will be made where a proposal does not meet the requirements of policy, and supportive comments will be made where the scheme does comply with policy and helps to deliver the Neighbourhood Plan's vision and objectives.

20. Local Planning Authority decisions will be monitored to ensure the Neighbourhood Plan policies are being applied consistently. Decisions considered contrary will be analysed to consider the effectiveness of the Neighbourhood Plan policies.

Updating the Neighbourhood Plan

21. The Parish Council will also monitor updates to planning legislation, national and local planning policy, to inform when the Neighbourhood Plan may need to be reviewed.

22. Where any conflict arises with the most recent adopted policy, the new policy takes precedence. The process for updating the Neighbourhood Plan depends on the level of update required; the Parish Council will make this clear at the time of any update.

Adopted Neighbourhood Plan

23. Details of the relevant stages of consultation, examination and referendum outcomes, will be added to the Neighbourhood Plan as it progresses, confirming any changes. When made or adopted, this Neighbourhood Plan and its policies will form part of the statutory development plan for the designated Neighbourhood Plan area. The policies in the Neighbourhood Plan have been informed by relevant, up-to-date, and proportionate evidence.

Help with using this document

24. This document has mainly been produced as a digital version, available on the website Yorkshire Dales National Park Authority Website however, printed copies will be available to borrow by contacting the parish clerk or any member of the Neighbourhood Plan Steering Group.

25. Most of the terms used in this document are generic planning terms and therefore the Glossary of Terms provided by the National Planning Policy Framework can be used where appropriate. Members of the Neighbourhood Plan Steering Group will assist people who do not have access to the internet and who wish to review any glossary terms.

26. Short hyperlinks have been created to keep the document looking clean, for example Craven Local Plan is easier to read within a sentence than https://www.cravendc.gov.uk/media/8733/z-local-plans-ldf-314-local-plan-adoption-2019-lp-adoption-docs-final-adoption-local-plan-pdfs-craven-local-plan-appendices-and-policies-map.pdf. Detailed hyperlinks (to websites of external organisations), however, can be found in the Table of Acronyms and Hyperlinks.

27. A few acronyms or glossary terms that may be helpful when reviewing this document include:

- CCN or CcN - Clapham cum Newby
- HNA - Housing Needs Assessment (including Glossary)
- NP - Neighbourhood Plan
- NPSG - Neighbourhood Plan Steering Group
- AECOM, © 2022 AECOM Infrastructure & Environment UK Limited. The NPSG commissioned AECOM to undertake the Housing Needs Assessment (Appendix 10) and Site Assessment (Appendix 11)

The Table of Acronyms and Hyperlinks is attached as Appendix 12 of the Neighbourhood Plan.

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Theme 1 Housing



Looking down onto Clapham village and surrounding woodland from the south

Theme 1: Housing

Introduction – Settlement Functions and Housing Figures

28. Clapham cum Newby is a rural parish. The Parish is made up of the key settlements of Clapham (principal settlement), Newby (village) and Keasden (scattered settlement), Clapham Station (hamlet) and the surrounding rural area.

29. Most of the Neighbourhood Plan area, including the southern part of Clapham village, lies within the Forest of Bowland Area of Outstanding Natural Beauty (AONB). The northern part of the Neighbourhood Plan area and the majority of Clapham village lies within the Yorkshire Dales National Park, as shown on the map on the inside cover. Appendix 2, details the Local Planning Authority Inset maps and Appendix 3 shows areas on or close to the boundary of the YDNP and AONB.

30. The aim of the Neighbourhood Plan is for the type and quantity of housing development to be appropriate to the designated rural area and its needs.

31. In the context of the Craven adopted Local Plan, the village of Clapham is designated as a Tier 4b settlement (a village with basic services bisected by the Yorkshire Dales National Park boundary), while Newby is classed as a Tier 5 settlement (villages and hamlets in the Plan area which have 15 or more residential properties closely grouped together). Open Countryside is defined as any land outside (not adjoining) Tier 1 to 5 settlements' main built-up areas. The scattered settlement of Keasden and the hamlet of Clapham Station were not defined with the Craven Local Plan Settlement Hierarchy Tiers 1 to 5, and are located within Open Countryside. Clapham Station however has more than 15 residential properties closely grouped together and is therefore described in the Neighbourhood Plan as a hamlet.

32. Clapham village has a housing delivery target from the Craven Local Plan of 37 dwellings, over the Local Plan period (2012 – 2032). In the Yorkshire Dales National Park Local Plan 2015-2030, Clapham is a 'Service Village', and the housing target relates to the district of Craven.

33. Based on a proportion of other district-wide housing targets from Craven Local Plan of 13 dwellings (district-wide, including Newby and Open Countryside and Small Sites Allowance), an approximate overall housing target

of 50 dwellings for the Neighbourhood Plan is set out by the 2022 Housing Needs Assessment (HNA) prepared by AECOM.

34. The recommended housing figure within the HNA is not supported by up-to-date evidence from the relevant Local Planning Authorities. Because of the difficulty of finding sites for allocation, the emerging Local Plan for the Yorkshire Dales National Park argues the proposed Clapham Housing Development boundary should permit some degree of future windfall opportunity. Beyond the housing boundary there will continue to be some conversion and sub division opportunities.

35. The former Craven District Council Settlement Growth reports, (position at 1 January 2023), are available online.

36. At the time of preparing the draft Neighbourhood Plan, the growth position for Clapham Village (January 2023) recorded a negative balance between the residual housing requirement (of 37 dwellings) and the planned supply (of 34 dwellings granted consent). The growth position as a proportion of the district wide target recorded a positive balance between the housing requirement (of 13 dwellings) and the planned supply (18 dwellings). This is the position at 1 January 2023, and the Craven District Council Local Plan housing target relates to the local plan period of 2012 – 2032. There are therefore a further 10 years to deliver the further 3 dwellings required to reach the balance of the set housing target in Clapham village.

37. The Yorkshire Dales National Park Local Plan sets a housing target (27 dwellings) relevant to the part of the district of Craven which lies within the National Park boundary as a whole. Thus, this target only relates to development within the boundary of Clapham village (both inside and outside of the NP boundary) and not the rest of the designated Neighbourhood Plan area. This target should be considered as overlapping, rather than to be combined with that of the Craven District Local Plan.

38. Additionally, the Yorkshire Dales National Park Annual Monitoring Report (AMR) 2022, confirms housing completions hit a 13 year high, exceeding the agreed housing target for the National Park (pre-2016 boundary), and delivered the highest level of affordable housing completions in 20 years in 2021/22.

39. Therefore, based on this up-to-date housing completion information, housing delivery for the Neighbourhood Plan area is over the set housing delivery

requirement as a proportion of the wider district and only slightly under the set housing delivery requirement for Clapham village.

Existing Housing Mix

40. The mix of housing within the Neighbourhood Plan area is typically larger dwellings, less dense housing development, mainly detached dwellings, (2011 Census data recorded 185 detached dwellings), and has a lower proportion of two and one-bedroom dwellings.

41. There are some bungalows located within the Neighbourhood Plan area. The Neighbourhood Plan will support housing that meets the identified needs of local people; the aim is to ensure the community remains sustainable, by providing the right type and size of housing.

42. A Neighbourhood Plan Survey took place in March 2019. The Clapham Neighbourhood Plan Survey Results, available in full at Appendix 9, identified two clear housing need themes:

- affordable homes for young people
- accommodation for older people seeking to downsize

43. The Clapham Neighbourhood Plan (2019) Survey Results also identified the importance of linking new housing with the development of employment opportunities, and, whilst not restricting development, it needs to be managed to ensure that it is appropriate for its need and location.

44. The housing section of the Clapham Neighbourhood Plan (2019) Survey Results identified concerns about the lack of reasonably priced smaller properties and the need for more family homes that are affordable and would encourage young people to stay in the area.

45. A point was made that much of the recent housing development has been priced far beyond the means of anyone who is working in lower wage jobs in the tourism and agricultural sectors, which are typically found in this area:

"There does not seem to be any housing which would encourage young families to move into the village, which is I think why the local school is closing" (2019)

46. The Yorkshire Dales National Park Management Plan 2019-24, (updated November 2021), identifies a clear trend that is occurring throughout the Neighbourhood Plan area. It states:

"The drift out of the area by young people is no longer being redressed by new households moving in. Population decline and the lack of children are causing a shortage of workers and the closure of schools"

47. Given the ageing demographic that the survey highlighted, the future sustainability of the village depends on the availability of smaller houses for young families seeking to buy their first home, and for older people downsizing but wishing to stay within the community.

The Neighbourhood Plan objective for Housing is:

- to redress the demographic imbalance by seeking to guide the right type and quantity of proposed housing to accommodate a healthy and sustainable balance of age groups across the Parish

Local Housing Needs

48. No site specific polices, (site allocations), are proposed in the Neighbourhood Plan for housing. The location and strategy for growth is identified within existing Local Plans covering the Neighbourhood Plan area. Levels of growth are proposed appropriate to the scale and function of a settlement in order to achieve sustainable development, or where there is a special justification for development to be located elsewhere, such as rural exception sites.

49. In addition to the Neighbourhood Plan 2019 Survey, the 2022 AECOM HNA assessed the local need in order to verify the Clapham Neighbourhood Plan Survey Results.

50. A copy of the full Housing Needs Analysis (HNA) report is attached as Appendix 10.

51. HNA headline findings for the designated Neighbourhood Plan area are:

- majority of dwellings are in an ownership tenure (69%); a very low number (3%) of dwellings are social rented tenures, higher number of private rented (26%);
- affordable housing tenures are necessary for the area;
- housing mix of two and one-bedroom properties are required;
- an ageing population but no specialist housing units for older people;
- under-occupancy of dwellings - 87% of households under-occupying their dwelling; (72% in 2021 census)
- growth in families with non-dependent (older) children – 17% increase in this category, higher than the district and national average, indicates an issue of affordability of entry-level homes;
- market-rented accommodation is more accessible than market ownership, (due to very large deposits required), and
- there are local aspirations to move from rented accommodation to home ownership

52. The Local Planning Authorities have been provided with a copy of the HNA.

53. The HNA identified that the rural Parish of Clapham cum Newby is an area where getting onto the housing ladder is challenging, in an area where housing stock is already limited. It identifies that an affordable housing tenure is required to bring housing to attainable prices for many households of varying ownership/renting aspirations.

54. Calculations from the HNA recommend that 3 dwellings are required over the Neighbourhood Plan period (2021 – 2032), to address the affordable rent need as a priority. Plus, there is a potential demand for affordable home ownership (recorded at approx. 59 dwellings).

55. Affordable housing (ownership and rented) tenures and products:

- ownership – discounted market sales (affordable home ownership)
- first homes new product – deposit required, generally at 30% below market value, available to first time buyers as a priority. New developments will be required by national policy to provide 25% of affordable homes as this tenure
- shared ownership / intermediate housing – involves part buy, part rent, (10% minimum equity share), above social rented but below market levels
- rent to buy / intermediate rent – no deposit required; occupants build up savings from a portion of the rent for a deposit
- private or social housing/ affordable rent – social is owned by local authorities or private registered providers (PRP)

Housing Tenure

56. The 'tenure' of housing is the financial arrangement of the way a dwelling is occupied. There is market housing and affordable housing. There are different affordable housing products.

57. A site allocation for affordable homes is not proposed in the Neighbourhood Plan; it is considered that this will allow more flexibility over the location of the affordable housing in the area. Development on sites which are not allocated is known as 'windfall development'.

58. There are existing adopted local (district) level planning policies requiring an affordable housing contribution on residential developments. The scale of development likely to take place within the Neighbourhood Plan area would be under these thresholds. However, rural exception policies (more details available in Appendix 7), allow for affordable housing outside settlement boundaries. Otherwise, development is directed to sustainable locations, in line with existing local policy.

59. The HNA recommends 'First Homes' as an affordable housing ownership product, at a higher discounted market value of 50%. This would be useful for

households aspiring to home ownership, because of the average earnings of households in Clapham cum Newby.

Housing Mix

60. The responses, when asked about housing needs, in the Neighbourhood Plan 2019 Survey, indicate a need for mostly two-bedroom dwellings. Other plan evidence, such as the Craven 2017 Strategic Housing Market Assessment (SHMA), identifies a smaller / intermediate housing need and the Yorkshire Dales National Park 2019 SHMA indicates a need for one and two-bedroom, new affordable accommodation, which is aimed at the small households that are forming in the National Park.

61. The HNA also identifies a need for a housing mix in the area consisting of two and one-bedroom properties. The HNA recommends future housing consist of two-bedroom dwellings (60%), one-bedroom (25%) and three- bedroom dwellings (17%).

Community Aspiration - Housing Mix

The Neighbourhood Plan Area should provide for a mix of housing sizes, types and tenures in accordance with current and future local housing needs. The Parish Council will seek to encourage proposals to reflect the most up to date evidence, from the Clapham-cum-Newby Housing Needs Assessment (2022), its successor and any other robust and up to date evidence on local housing need, prepared by relevant Local Planning Authorities. The Parish Council will seek to encourage the delivery of smaller homes with fewer bedrooms and new affordable housing above other forms of housing.

Affordable Housing

62. The Ingleborough Estate, located within the designated Neighbourhood Plan area, currently offers around 40 properties to rent; a number of which remain at affordable rents. The HNA (2022) recommends an affordable housing tenure split of 35% ownership to 65% rent, which could be sought through policy for the Neighbourhood Plan area in order to achieve a balance between renting

needs and affordable ownership. Affordable housing delivery is likely to be lower in the designated Neighbourhood Plan area and therefore rent should be prioritised.

63. The (2019) Clapham Neighbourhood Plan Survey Results and the more recent draft Neighbourhood Plan (2023) consultation events identified that the issue of housing and affordability is one of the most pressing concerns amongst the Parish population.

64. When survey participants were asked 'what is not done well in Clapham cum Newby?', the most common response related to the theme of 'housing/ planning':

"There are several concerns about the development of new housing, and about the lack of affordable housing for younger residents" (2019)

65. Survey results (2019) show support for building more homes offered on affordable tenures, (74% support for affordable rent and 82% for affordable ownership), rather than market tenures. A young person at the Keasden consultation event (2023) stated that "There is insufficient affordable housing for young people" and another person at the same event, stated that they were concerned over the need for more affordable housing, to rent or buy. See W1 Statement of Consultation.

66. The Clapham Neighbourhood Plan (2019) Survey Results conclude that:

"There are concerns about the lack of reasonably priced smaller properties and the need for family homes that are affordable and would encourage young people to stay in the area…much of the recent housing development has been priced well beyond the means of anyone who is working in the typical lower wage jobs in the tourism and agricultural sectors that are typically found in this area". (2019)

67. National policy sets out an affordable housing requirement and states that Local Planning Authorities should no longer seek affordable housing contributions from developments that are not major developments (10 units or more), other than in designated landscapes such as the YDNPA or the Forest of Bowland AONB, where housing sites smaller than 10 units can still require a proportion of affordable housing. The Ingleborough Estate, located within the designated Neighbourhood Plan area, currently offers around 40 properties to rent; a number of which remain at affordable rents.

68. Craven District Council Local Plan Policy H2 - Affordable Housing sets out thresholds for providing on-site affordable housing as part of general market housing developments, or as a financial contribution. Yorkshire Dales National Park Local Plan Policy C1 - Housing in Settlements sets out the percentage of affordable housing requirements for varying site sizes and Policy C2 - Rural Exceptions Sites permits small scale affordable housing adjoining settlement boundaries.



Dalesview Close terraced housing

sold (2017 - 2019) for between £200k - £300k

69. Craven District Council Local Plan policy also sets out the requirements for affordable housing within Specialist Housing for Older People (Part b of Policy H2) and for Rural Exception Sites (Part i of Policy H2). The Rural Exception Sites Policy allows 100% affordable housing developments outside the main built-up area of Tiers 2 to 5, where relevant policy criteria are met (where it meets a need, is well related to a settlement and is to be maintained in perpetuity).



Vernacular cottages in Clapham let at an affordable rent by the Ingleborough Estate

70. Craven District Council Local Plan policy requires affordable housing contributions to comprise either social or affordable rent tenures as well as intermediate tenure types. The 2017 Craven District SHMA indicates that this currently should consist of 15% to 25% intermediate types and 75% to 85% social or affordable rent tenures. The 2019 Yorkshire Dales National Park SHMA recommends a mix, aimed at the small households that are forming in the National Park, with a tenure split of 60% rental and 40% intermediate purchase.

71. The Clapham cum Newby HNA findings have indicated a need for a higher affordable rent, compared with ownership levels, to ensure a balance in the community and address the acute rent need. The figures within the Clapham cum Newby HNA differ from existing local plan policy; they all require a greater proportion of rented occupancy than ownership, which is reflected in the Neighbourhood Plan Policy H1.

72. Appendix 5 'Existing Housing Policy' sets out where there are existing Local Plan policies in place relating to housing matters. The Neighbourhood Plan should not repeat existing policy and for some planning policy areas it has not been possible to add greater locally specific detail to meet the basic condition tests for Neighbourhood Plans. Appendix 5 provides clarity to those who have been involved in developing the Neighbourhood Plan and highlights the policy areas that have been omitted from the housing policy presented in draft version 1 (June 2021).

Policy H1: Affordable Housing

Where affordable housing is delivered, the mix of tenure should reflect up-to-date evidence of local housing need, including the Clapham cum Newby Housing Assessment (2022) or its successor; and should include affordable rental products.

Housing Design

73. The Neighbourhood Plan Survey Results indicated that the design of new-build housing was a concern within the community. This is addressed in Theme 2, Built and Historic.

74. As with other development throughout the Neighbourhood Area, the Parish Council expects new affordable housing to respect and complement its surroundings, in line with the details set out in Appendix 1, the Clapham cum Newby Design Guide.



Gildersbank, Clapham Beck, Brokken Bridge, Fellside (birthplace of The Dalesman magazine) and a small green. This scene is often used to depict Clapham

Theme 2: Built and Historic Environment

Introduction

75. Clapham cum Newby is a rural parish of special character and historic interest, with a landscape reflecting the long tradition of farming and human activity through time. The significance of heritage within Clapham cum Newby is vast and features a number of designated and non-designated heritage assets.

76. The area around Clapham cum Newby has been inhabited for thousands of years. An area of extensive, visually prominent lynchets (a lynchet is an earth terrace found on the side of a hill) lies to the north of the village, probably of medieval date, which is evidence of former arable agricultural activity in what is now, a largely pastoral landscape, subdivided by drystone walls. Ingleborough's flat summit is topped by a structure that dates to the Iron Age, and the village of Newby is believed to be of medieval and monastic origins. Clapham itself is believed to be originally an Anglian (Anglian, meaning "of the Angles", a Germanic people who settled in Britain in the post-Roman period), settlement and its early significance is indicated by the granting of a market charter in 1201, the only remaining evidence being the restored market cross, the steps of which are designated as a Scheduled Monument. The village of Clapham was given Conservation Area status in June 1978 and a revised Conservation Area Appraisal was adopted by Yorkshire Dales National Park Authority in 2011.

77. Given the significance of the historic environment, good design is pertinent in order to enhance and maintain the quality of Clapham cum Newby and to protect the rural setting. Well-designed architecture can also make people feel better about the place they are in. Clapham cum Newby benefits from a distinctive historic built environment which makes a positive contribution to the locality and landscape, so it is important that developments maintain quality of design.

78. Designated heritage assets, such as Conservation Areas, Scheduled Monuments and Listed Buildings, already have strong protections under other legislation. Therefore the policies in this section set out the importance of heritage in maintaining local character as well as protecting non-designated heritage assets within Clapham cum Newby.

The Neighbourhood Plan objectives for the Built and Historic Environment are:

- to increase the awareness and understanding of visitors and members of the community of the origins, development and nature of the settlements within the Parish, in order to better inform their care, conservation and maintenance and their value as visitor attractions
- The Neighbourhood Plan supports high quality design and sustainability in use of materials in both housing and business developments in the Plan area

Re-use of Existing Buildings

79. To protect the built heritage development may also mean the appropriate re-use and/or conversion of otherwise unused existing farm, industrial or institutional buildings. As outlined in Appendix 5, existing national and local level planning policies, cover re-use that would address housing need, however the Neighbourhood Plan also supports re-use that looks to address the limited opportunity for business and workspace development within the Plan area in line with policy EB1 Economic Growth.

80. Survey results show a high level of support for the re-use of redundant farm buildings as single use/start business units, live/work accommodation or as several smaller dwellings (over 97% agreed/ strongly agreed with all three suggestions).

Good Design

81. Chapter 12 of the NPPF seeks to achieve high-quality places through 'good design' and sets out that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design (contained in the National Design Guide and National Design Code, January 2021).

82. Good Design principles are set out in adopted Policy ENV3: Good Design within the Craven District Council Local Plan, Policy SP4 - Development Quality within the Yorkshire Dales National Park Local Plan and within an adopted Yorkshire Dales National Park Design Guide (adopted September 2017). The former Craven District Council has also recently produced a Supplementary Planning Document (SPD) on Good Design (adopted 13 December, 2022). The Yorkshire Dales National Park Design Guide is relevant to the Neighbourhood Plan area that falls within the National Park, (northern area, refer to Appendix 2 - Inset Map 19), and the former Craven District Council Good Design SPD is relevant to most of the remaining area, (Appendix 2). Both the Craven District Council Local Plan and the Yorkshire Dales National Park Local Plan place an emphasis on the importance of high quality design and reinforcing local distinctiveness. Yorkshire Dales National Park Local Plan Policy SP1 Sustainable Development states that development would be deemed 'unsustainable' if it would reduce local distinctiveness.

83. A Neighbourhood Plan Survey took place in March 2019. The results are available in the Neighbourhood Plan Survey Results (provided within Appendix 9).

84. The Neighbourhood Plan Survey Results (2019) indicated that the design of new-build housing was one of the top five community concerns when questions were asked about the matters that concerned local residents. Some of the detailed responses received include:

"New housing should not look like modern estates, with open plan gardens and identical houses" (2019)

"The design of the buildings is important, including the mix of domestic and farming buildings which contribute to this sense of a living environment. The hopes are that future developments recognise these features and are built sympathetically" (2019)

"The Yorkshire stone buildings which blend in with the landscape so well and give the locality such character. New designs should be monitored carefully to maintain this for the future." (2019)

85. The Clapham cum Newby Design Guide has been developed by the Neighbourhood Plan Steering Group to support existing design policy and guidance, providing additional guidance on the specific character

and use of materials within the Neighbourhood Plan area. It contains examples of good and poor design, (Appendix 1), and sets out how development should respond to the character of the local area to complement the architectural and historic character of buildings and their settings through the appropriate scale of development and use of appropriate materials, detail and character of openings such as doors and windows. It is important that developers refer to this design guide and that they use good design principles in order to maintain the local vernacular* character of Clapham cum Newby.

*Vernacular architecture usually serves immediate, local needs; is constrained by the materials available in its particular region and reflects local traditions and cultural practices.

86. The Yorkshire Dales National Park Authority and North Yorkshire Council have declared a climate emergency. In response to this, sustainable design, and construction and reducing energy use are key. Existing local and national policy and guidance address the need to ensure development is energy efficient . North Yorkshire Council Climate Change Strategy 2023-2030 and NYC Climate Change Strategy Resolution set out how the region will respond to, and mitigate, the impacts of climate change. Within this, the former CDC Climate Emergency Strategic Plan lists actions relevant to sustainable design and should be adhered to within Clapham cum Newby. Similarly, the YDNPA Management Plan (2023-24) sets out the way in which YDNPA is responding to climate change.

87. The Clapham cum Newby Design Guide reinforces the North Yorkshire Council Climate Change Strategy 2023-2030 . It outlines local guidance for development and explains that the layout and functionality of buildings, energy efficiency and renewable energy technologies, are important considerations for development within the Parish. The Design Guide also encourages innovative design and installation of electrical vehicle charging (EVC) points, where appropriate. Following the principles set out in the Clapham cum Newby Design Guide for sustainable design will assist the Parish in moving towards being carbon neutral and more energy efficient.

Non-Designated Heritage Assets - Local Heritage Lists

88. The National Planning Policy Framework (NPPF) sets out the national policy background for development involving heritage assets, including non-designated heritage assets. NPPF Chapter 16, Conserving and Enhancing the Historic Environment, paragraph 203 states: "The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application". Both Policy ENV2: Heritage, (Craven District Council Local Plan) and Policy L1: Heritage Assets (Yorkshire Dales National Park Local Plan), explain that in principle, proposals which conserve non-designated heritage assets will be supported.

Policy BH1: Design Quality

Development proposals within the designated Neighbourhood Plan area should reinforce local distinctiveness and reflect the traditional historic character and architecture of the built environment, having regard to the Clapham cum Newby Design Guide.

89. The Neighbourhood Plan has taken the opportunity, using published guidance from Historic England, to identify a list of those additional local heritage assets that should be conserved in a manner appropriate to their significance. See paragraph 97 below and Appendix 3 - Sources and Spellings.

90. The historic environment is the core of Clapham cum Newby's distinctive character and appeal, and it is important that it is conserved in an appropriate manner. As well as designated heritage assets, such as Listed Buildings and Scheduled Monuments, that already have statutory protection through existing legislation, the Neighbourhood Plan area includes several other sites, buildings and structures that are not designated but contribute to the rich and distinctive built environment.

91. The Clapham Neighbourhood Plan Survey Results (Appendix 9) highlighted the importance of protecting the historic landscape and the

maintenance of local character. While a greater degree of protection is currently afforded to designated heritage assets than to non-designated heritage assets, the non-designated heritage assets also merit consideration in planning decisions because of their heritage value or positive appearance. It is hoped that heritage assets currently undesignated will become designated after further consideration. More details on the identification and categorisation of assets in these lists can be found in Appendix 3.

92. The Clapham cum Newby Design Guide outlines guidance to be taken into account when proposals involve work to designated and non-designated heritage assets.

93. Proposals, where relevant, should also take account of The Yorkshire Dales National Park Design Guide, (adopted by the Yorkshire Dales National Park Authority in 2017), which recognises the importance of conserving heritage for the sake of the culture and identity of the area and for the benefit of visitors and the local economy. The Yorkshire Dales National Park Design Guide states that development should continue to take inspiration from local building traditions and that alterations and new buildings should reinforce local distinctiveness.

94. The guidance set out in the Clapham cum Newby Design Guide and the Yorkshire Dales National Park Authority Design Guide, guides development with the purpose of protecting the distinctive character of the landscape and the built environment.

95. The historic environment is the core of Clapham cum Newby's distinctive character and appeal and it is important that it is conserved in an appropriate manner. As well as designated heritage assets, such as Listed Buildings and Scheduled Monuments, that already have statutory protection through existing legislation, the Neighbourhood Plan area includes several other sites, buildings and structures that are not designated but contribute to the rich and distinctive built environment.

Policy BH2: Non-Designated Heritage Assets

Clapham cum Newby's non-designated heritage assets, as identified in Table 2.1 and Table 2.2*, will be conserved in a manner appropriate to their significance.

*The list of non-designated heritage assets is not exhaustive. Further non-designated heritage assets may be identified through a review of the Neighbourhood Plan or further historical research.

96. The tables below list the Non-Designated Heritage Assets within the Neighbourhood Plan area and are split into two geographical sections: those that fall within the Yorkshire Dales National Park Authority area, and those that fall outside the YDNPA area, but within the Craven District Council, (now North Yorkshire Council), Local Authority area.

97. Where possible, members of the Neighbourhood Plan Steering Group have matched entries on the local list, (see paragraph 91 above), to a list compiled for the parish of Clapham cum Newby, by the Historical Environment Record (HER) team at YDNPA. There is some overlap with NYC and in this situation NYC records take precedence over any records of areas outside the National Park Boundary. W5 - CcN HER Extract, is available from the parishclerk.claphamcumnewby@gmail.com

98. The local list entries have been summarised in the Tables below and sorted according to the Ordnance Survey SD grid reference.Asterisks within the Tables denote:

* an asset on the boundary of the YDNPA or the Forest of Bowland AONB

** a linear feature

*** a grid reference taken from the nearest public access point

Table 2.1 Non-Designated Heritage Assets that fall within the YDNPA and are part of the Clapham cum Newby Neighbourhood Plan area, Rows 1-11

Row	Details	SD Grid Ref	Historic Environment Record
1	'Blindwell' draw-well	SD 7213 7134	MYD24769
2	Parish boundary mound, Grey Scar	SD 730 721 **	MYD24792
3	Old Road, ancient route-way, pre turnpike	SD 735 704 **	Forms part of the western boundary of the Clapham Conservation Area. Old Road is a continuation of Eggshell Lane and originally ran across the headlands of the strip fields.
4	Boundary mound, Clapdale Scars	SD 741 709 *	MYD24794
5	Boundary cairn	SD 7421 7139 *	NMR_NATINV-590527
6	Lynchets (Anglo Saxon) east/west of Clapham*	SD 743 697 **	MYD38700
7	Boundary mound Hermingside Cairn *	SD 743 718 **	MYD24796
8	Site of former turnpike toll house, Eggshell Lane	SD 7438 6959	NMR_NATINV-589932
9	The Croft, former New Inn stables, Church Avenue, LA2 8EQ	SD 744 691	Existed before the Estate village and is within the Clapham Conservation Area
10	Arbutus House, also known as 'The Old Vicarage', Riverside, LA2 8DS	SD 744 694	Identified within the Clapham Conservation Area appraisal for inclusion on a local list
11	Eggshell Lane, ancient routeway	SD 744 695 **	Formerly form part of the old monastic and earlier route between Clapham village green and points west & north of Clapham

Table 2.1 Continued - Rows 12-19

Row	Details	SD Grid Ref	Historic Environment Record
12	Boundary mound 'Seat Haw'	SD 744 726	MYD24797
13	Deighton Cottage, Riverside, LA2 8DR	SD 74449 69275	Identified within the Clapham Conservation Area (CCA) appraisal for inclusion on a local list
14	Marble fountain and memorial plaques to commemorate the Diamond Jubilees of Queen Victoria and Queen Elizabeth II, Riverside	SD 74456 69151	MYD55220
15	2-6 Rose Bank Cottages, Riverside, LA2 8DR	SD 74466 69209	Identified within the CCA appraisal for inclusion on a local list
16	Cross Haw, site of early preaching cross?	SD 74495 69145 *	Probable site of early preaching cross
17	No.1 and No.3 Gildersbank, LA2 8EG	SD 745 692	Identified within the CCA appraisal for inclusion on a local list
18	Driveway Gates, Ingleborough Hall, Gildersbank	SD 745 692	Identified within the CCA appraisal for inclusion on a local list
19	Ivy Cottages, Riverside, LA2 8DS	SD 745 694	Identified within the CCA appraisal for inclusion on a local list

* an asset on the boundary of the YDNPA or the Forest of Bowland AONB

** a linear feature

*** a grid reference taken from the nearest public access point

Table 2.1 Continued - Rows 20-25

Row	Details	SD Grid Ref	Historic Environment Record
20	Boat House, The Lake (no public access)	SD 746 695 ***	Forms part of the C19th re-modelling of the northern (upper) part of the village and landscape by the Farrer family. On the edge of the Clapham Conservation Area. The lake has communal value as a visitor attraction
21	The Lake, formerly Tarn (Georgian)	SD 746 769	Forms part of the C19th re-modelling of the northern (upper) part of the village and landscape by the Farrer family
22	Lower Falls, Ingle Bridge, Clapham Beck	SD 74622 69483	Forms part of the C19th re-modelling of the northern (upper) part of the village and landscape by the Farrer family. Within the Clapham Conservation Area. The Falls have communal value as a visitor attraction
23	Copper beech avenue, former approach to Ingleborough Hall (no public access)	SD 747 690 **	Forms part of the C19th re-modelling of the village and landscape by the Farrer family. The avenue of copper beech trees, formerly known as 'the old Settle drive'
24	Limekiln, Hurry Bank	SD 747 697	MYD24353
25	Ha-ha bordering Ingleborough Hall gardens (no public access)	SD 748 692	Forms part of the designed gardens and setting of the grade II* listed Ingleborough Hall

Table 2.1 Continued - Rows 26-34

Row	Details	SD Grid Ref	Historic Environment Record
26	Chinese Bridge' and 'Little Ceylon', Clapham Beck (no public access)	SD 749 699	Key features that have strong associations with the famous plant hunter Reginald Farrer 1880-1920 and with his travels in Ceylon (Sri-Lanka) and the Far East
27	The 'Grotto', a folly on the Ingleborough Nature Trail	SD 751 704	MYD52329
28	Gaping Gill, early Victorian 'natural wonder'	SD 7510 7270	NMR_NATINV-1344017
29	Clapham/Ingleborough Cave, show cave	SD 754 710	MYD36612
30	Trow Gill, early Victorian 'natural wonder'	SD 754 716	MYD56340
31	Foxholes, prehistoric & early medieval shelter	SD 756 714 ***	MYD3693
32	Early medieval farmstead or shieling, Clapham Bottoms	SD 7566 6961	MYD56640
33	Ring cairn, cremation cemetery?	SD 7566 6961 *	MYD3644
34	Earthworks of a possible longhouse, enclosures and associated boundaries	SD 7587 7204 **	NMR_NATINV-1093366

* an asset on the boundary of the YDNPA or the Forest of Bowland AONB

** a linear feature

*** a grid reference taken from the nearest public access point

Table 2.1 Continued - Rows 35-42

Row	Details	SD Grid Ref	Further Details
35	Fountain farmhouse & former dairy, Main Street	SD 744 691	Within the Clapham Conservation Area (CCA)
36	Village hall, former barn, loose box & stables	SD 74431 69345	Within the CCA
37	Croft café, former butcher's/ electrician's shop, Church Avenue, LA2 8EQ	SD 745 691	Within the CCA
38	No.8 Gildersbank, LA2 8EG	SD 745 692	Within the CCA
39	Site of former school, churchyard	SD 745 694	Within the CCA
40	Cave Rescue Organisation premises, former New Inn carriage house, LA2 8HH	SD 74503 69120	Within the CCA
41	Site of former road, play-park	SD 74527 69451 **	Within the CCA
42	Calliard spillway, Upper Falls, Clapham Beck (no public access)	SD 746 695 ***	Within the CCA

* an asset on the boundary of the YDNPA or the Forest of Bowland AONB

** a linear feature

*** a grid reference taken from the nearest public access point



Arbutus House, formerly known as ‘The Old Vicarage’, Riverside, Clapham.

Table 2.1, Row 10

Table 2.2a. Non-Designated Heritage Assets that fall outside the YDNPA area but within the NYC area and are listed in the Historic Environment Record (HER) held by North Yorkshire Council

Row	Details	SD Grid Ref	Historic Environment Record
43	Whitestone Green farmhouse	SD 7041 6866 *	MYD24268
44	Oaklands Farm, former Thin Oaks Inghamite chapel, LA2 7AN	SD 7065 6848 *	NMR_NATINV-589911
45	Old Butt or Old Butts farmhouse, LA2 7AN	SD 7069 6878 *	MYD24272
46	Bloe Beck Bridge	SD 7084 6700	NMR_NATINV-589944
47	(West) Borron Head or Borran Head farmhouse, Keasden, LA2 7AR	SD 709 667	NMR_NATINV-589899
48	Green Hill farmhouse	SD 7095 6857 *	MYD24269
49	Hammonhead farmhouse or Hammon Head, Mewith, LA2 7AR	SD 7118 6723	NMR_NATINV-589900
50	Ratton Sike Bridge	SD 7129 6686	NMR_NATINV-589945
51	Heigh Head or High Head farmhouse, Keasden, LA2 7AU	SD 7140 6607	NMR_NATINV-589896
52	Upper Hardacre or High Hardacre farmhouse, LA2 7AT	SD 71465 68532 *	NMR_NATINV-589916
53	Tewitt Hall farmhouse, LA2 8JD	SD 7152 6992 *	NMR_NATINV-589914
54	Clapham Woods farmhouse, Keasden, LA2 8ET	SD 7157 6740	NMR_NATINV-589902
55	Clapham Wood Hall Bridge	SD 7160 6684	NMR_NATINV-589947

Table 2.2a Continued - Rows 56-70

Row	Details	SD Grid Ref	Historic Environment Record
56	Temperance Hall former bobbin mill, LA2 7AS	SD 7162 6681	NMR_NATINV-589946
57	Clapham Wood Hall, Keasden, LA2 7AS	SD 7167 6695	NMR_NATINV-589903
58	Skew Bridge	SD 7181 6760	NMR_NATINV-589948
59	Clough Hole farmhouse, Keasden (ruin)	SD 7189 6502	NMR_NATINV-589897
60	Green Close farmhouse, LA2 8HW	SD 719 693 *	NMR_NATINV-589915
61	Hawksheath or Hawkes Heath farmhouse, Keasden, LA2 8EX	SD 7198 6577	NMR_NATINV-589894
62	Scale Mire farmhouse, LA2 8JD	SD 7215 7050 *	MYD24739
63	Turnerford farmhouse, Keasden, LA2 8EX	SD 722 662	NMR_NATINV-589895
64	Rycroft or Ryecroft farmhouse, LA2 8JD	SD 7225 7005	MYD24736
65	Keasden scattered settlement	SD 723 667	MYD24268
66	Turnerford Bridge, Keasden	SD 7230 6613	NMR_NATINV-589937
67	Robinson's Tent or Robinson Stint farmhouse	SD 7232 6425	NMR_NATINV-590118
68	Higher Moss House farmhouse	SD 7235 6457	NMR_NATINV-590120
69	Site of Old Newby, Tenter Hill	SD 7238 6920 *	NMR_NATINV-589970
70	Bents farmhouse	SD 7248 6430	NMR_NATINV-590119

Table 2.2a Continued - Rows 71-85

Row	Details	SD Grid Ref	Historic Environment Record
71	Rantree farmhouse, LA2 8EZ	SD 725 648	NMR_NATINV-590125
72	Lithe Birks farmhouse or Lythe Birks, LA2 8EZ	SD 7252 6492	NMR_NATINV-590126
73	Crookbeck Bridge	SD 7253 6926 *	NMR_NATINV-589992
74	Scott Hollins farmhouse or Scott Hollings or Scot Hollins, LA2 8EZ	SD 7263 6517	NMR_NATINV-589893
75	Leet or leat to Newby Mill Dam/pond, Newby Moor	SD 72691 68843 **	NMR_NATINV-589969
76	Wenningside farmhouse, Keasden, LA2 8ET	SD 7270 6742	NMR_NATINV-589923
77	Site of Newby Mill/New Mill	SD 72704 68809 *	NMR_NATINV-589968
78	Newby village*	SD 728 701 **	MYD24735
79	Old School House, former Newby school, Newby	SD 72894 70110 *	MYD24735
80	Lodge Bank farmhouse, Clapham, LA2 8HL	SD 7293 6923 *	NMR_NATINV-589918
81	Wickworth farmhouse, Keasden, LA2 8ET	SD 7295 6735	NMR_NATINV-589923
82	Dubgarth farmhouse, Keasden, LA2 8EU	SD 7297 6666	NMR_NATINV-589925
83	Site of drying ground, Tenter Hill	SD 7310 7008 *	NMR_NATINV-590522
84	Clapham Station	SD 733 678 *	MYD4597
85	Calterber Bridge	SD 7359 6797	NMR_NATINV-589964

Table 2.2a Continued - Rows 86-100

Row	Details	SD Grid Ref	Historic Environment Record
86	Middle Birks laithe house, Keasden, LA2 8EY	SD 736 650	NMR_NATINV-522825
87	Laithbutts farmhouse or Laithbut or Laithbutt, LA2 8JE	SD 73636 69920 *	MYD24278
88	Lawsings farmhouse, Keasden, LA2 8ET	SD 7368 6697	NMR_NATINV-589924
89	Calterber Barn & site of farmhouse (or Calter Barn), LA2 8ES	SD 7375 6808	NMR_NATINV-589926
90	Briscoe Barn	SD 738 688	MYD24338
91	Stepping stones	SD 7397 6747	NMR_NATINV-589962
92	Former dyke	SD 741 683	MYD24339
93	Site of Town's Gate, Clapham	SD 7423 6856	MYD24341
94	Crina Bottom farmhouse, Clapham, LA2 8ES	SD 7427 6825	MYD24291
95	Boundary mounds	SD 7427 7404	NMR_NATINV-590452
96	Boundary mound; cairn - Little Ingleborough	SD 7428 7355 **	NMR_NATINV-590450
97	Boundary mound, between Ingleton and Clapham parishes	SD 7428 7376	MYD24716
98	Boundary mounds	SD 743 734	MYD24714
99	'Old Manor House', The Green, LA2 8EH	SD 744 690 *	C18th Farmhouse. Within the Clapham Conservation Area as adopted by YDNPA
100	Bowsber farmhouse, LA2 8HJ	SD 7494 6825	MYD24289

Table 2.2b - Non-Designated Heritage Assets

Not listed in the Historic Environment Record (HER) held by North Yorkshire Council - that fall outside the YDNPA area but within the NYC area



Brock A Bank, formerly Keasden Methodist chapel

Table 2.2b, Row 105

2.2b. Non-Designated Heritage Assets - Not listed in the Historic Environment Record (HER) held by North Yorkshire Council - that fall outside the YDNPA area but within the NYC area. Rows 101-108

Row	Details	SD Grid Ref	Further Details
101	Parish/manorial boundary marker, Burnmoor	SD 726 606 **	
102	Site of teachers' house, Slaidburn Road	SD 72755 65412	
103	School House, former Keasden Primary School, Keasden Road, LA2 8EY	SD 72758 65408	
104	Newby Methodist Chapel	SD 72762 70078 *	C19th Methodist Chapel, little altered and in continual use since its construction
105	Brock A Bank, (not to be confused with Brockabank Barn) formerly Keasden Methodist chapel, LA2 8EY	SD 729 682	
106	Old School House, former Newby school, Newby	SD 72924 70093 *	
107	Site of pinfold or pound, Newby	SD 72967 70062 *	
108	Clapham Station Railway viaduct	SD 73384 67672**	Carries the Leeds/ Lancaster/ Morecambe railway line over the upper reaches of the River Wenning

* an asset on the boundary of the YDNPA or the Forest of Bowland AONB

** a linear feature

*** a grid reference taken from the nearest public access point

Table 2.2b Continued - Rows 109-113

Row	Details	SD Grid Ref	Further Details
109	Tinkler's Cottage (or Tinkler Cottage), The Green, LA2 8EH	SD 743 688 *	C18th barn /cottage with C19th alterations
110	Mafeking Bridge and ford	SD 743 688 *	
111	Pair of Victorian semis, (No.1 and Ingledene) The Green, LA2 8EH	SD 744 689 *	Built c.1884 to designs reputedly approved by Prince Albert as 'enlightened dwellings for the labouring classes'
112	Pair of Victorian semis (No.3 and Greenacres) The Green, LA2 8EH	SD 744 690 *	Built c.1884 to designs reputedly approved by Prince Albert as 'enlightened dwellings for the labouring classes'
113	Pair of Victorian semis, (Green Bank and Stoneacre) Station Road, LA2 8ER	SD 746 694 *	Dated 1893. One bears James Anson's Farrer's initials on the doorhead, the other those of his wife Elizabeth Georgina Anne. Built reputedly to a design approved by Prince Albert for the labouring classes.

* an asset on the boundary of the YDNPA or the Forest of Bowland AONB

** a linear feature

*** a grid reference taken from the nearest public access point