Yorkshire Dales National Park Authority

Planning Committee

14th July 2026

Applicant: The Upper Dales Community Land Trust Ltd

Parish: Arkengarthdale

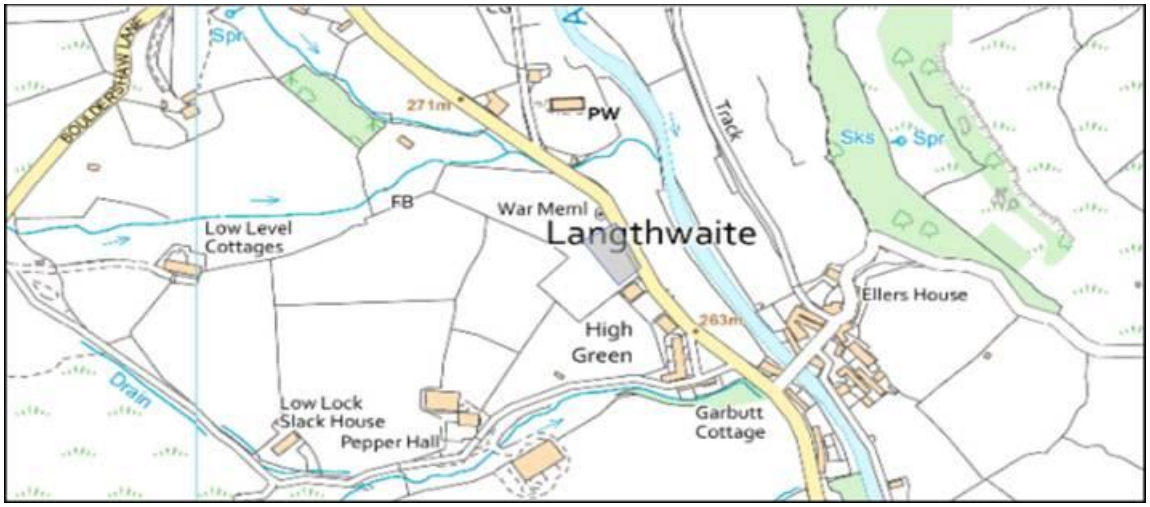
Application No: R/01/161

Site Address: Land north west of Arkengarthdale Methodist Church, Langthwaite, Richmond, North Yorkshire

Proposal: Full planning permission for development of agricultural land for erection of 4 no. affordable homes to rent in perpetuity with private amenity space and parking and creation of a public community garden to the north of the site

Purpose of Report

1. That Members approve planning permission for the above development as amended in accordance with the recommendations below.



Reason For Committee Consideration

1. This application is reported to Committee for the following reason: the Parish Council recommendation is contrary to the decision which the Head of Development Management proposes to take.

Background

2. This application was originally considered by the Planning Committee in November 2018, where it was resolved to grant planning permission subject to the completion of a Section 106 Agreement to secure the affordable housing and local occupancy requirements. A copy of the previous report is appended to this report.

3. Since the Planning Committee's resolution, the application has remained undetermined (largely at the request of the applicant) in order to allow the applicant's purchase of the land to be completed. Following the purchase, the applicant has sought amendments to the design and layout of the proposed scheme. Subject to receiving amended/revised plans and relevant supporting assessments, officers considered that these amendments could be sought within the scope of the current undetermined application.

4. Amended plans and assessments were duly received in December 2025 and a full (21 day) reconsultation exercise was undertaken in March 2026. Following subsequent negotiations with the applicant, further amended proposed site and elevational plans have been submitted to the Authority, and a selective 10-day reconsultation with relevant consultees has been undertaken in June 2026 which is due to expire on the 7th July 2026. Any reconsultation responses received after the publication of the agenda will be reported to Members before the Committee Meeting.

Application Site

5. The rectangular, 0.13-hectare site comprises an area of pasture located between the Arkengarthdale Method Chapel (to the south-east) and the site of the war memorial to the north-west within Arkengarthdale.

6. The application site is separated from the highway by a drystone wall with stock-fencing behind, and there is a metal gated access within the wall which provides access from the road to the land. Although relatively flat at the roadside, the land starts to rise steeply approximately 8-10 metres from the frontage site boundary. Opposite the sites, on the eastern side of the highway, is a strip of undeveloped pasture which slopes down to the western, tree-lined bank of Arkle Beck.

Proposal

7. As previously, the amended application seeks full planning permission for the erection of four, stone-built semi-detached dwellings as part of a 'rural

exception' housing scheme. The proposals (as amended) would consist of two pairs of semi-detached dwellings aligned within the site to front the highway. The northern-most block would consist of two, 3-bed units, while the southern-most black would comprise of two, 2-bed units. All four dwellings would be affordable housing units (social-rented) that would be acquired and thereafter managed by North Star Housing Association.

8. The latest amendments (consulted on in June 2026) have revised the proportions of both blocks so that the widths, depths and heights of the proposed buildings better reflect the typical vernacular building scale and form within this area of the National Park. Other Amendments have been made to the design of the properties, including alterations to the proportion and positions of the window openings, the removal of frontage door canopies and the addition of gable end chimneys.

9. The amendments also include alterations to the proposed layout including positioning the buildings slightly further south in the site to enable more room for boundary planting and, at the request of the Local Highway Authority, the road layout now incorporates a vehicular turning head.

Relevant Planning History

10. There is no relevant planning history associated with the application site.

Consultations

11. The comments of statutory and non-statutory consultees are summarised below (all representations are in relation to the March 2026 reconsultation, unless otherwise stated):

Arkengarthdale Parish Council – Object to the proposals (as amended). The Council agreed that the principle of building affordable homes for local people is worthy and commendable, but that the business model is not attainable in Arkengarthdale as it is an unsuitable location for the following reasons:

1) No demonstrated need: The applicant's Housing Needs Survey Report (August 2025), undertaken by the North Yorkshire Rural Housing Enablers, provides aggregated data for the whole of Swaledale extending to Marske, and Arkengarthdale. In this entire geographical area, there were 17 households identified as requiring affordable housing and only 1 of these met the qualifying criteria for affordable housing. (1393 households received the survey, 110 households responded to it.) The survey does not give figures for individual parishes and so there is no evidence of a need for affordable housing specifically in Arkengarthdale. There is also no evidence provided to suggest that potential eligible households from other parishes in Swaledale would consider renting in Arkengarthdale, the remotest parish of the northern dales.

2) No services: The Arkengarthdale community is widely dispersed over several miles and is comprised of several hamlets and farms. There is no service centre,

and it is therefore unclear how the application meets the YDNPA's criteria for categorisation as a ‘rural exception site’. Apart from two pubs, there are no public services, no public transport, no petrol stations, no supermarkets and no secondary schools for at least 11 miles in any direction. Arkengarthdale primary school closed in 2019. Employment opportunities in Arkengarthdale are limited to farming, gamekeeping and hospitality in one pub. The nearest towns for employment are Barnard Castle and Leyburn along routes that are notoriously difficult, if not inaccessible, in bad winter weather. Every journey out of Arkengarthdale requires the use of a vehicle. This adds additional expense, making it less attractive for low-income households.

3) Conversions for primary dwellings not holiday lets: For a long time now planning regulations in the National Park have favoured the conversion of barns for holiday lets over primary dwellings. Local residents seeking planning permission to convert barns into housing in order to stay in their community experience a long, frustrating and costly process with no guarantee of success. Applications for conversions to holiday lets are passed much more readily. This has contributed to a glut of second homes and holiday lets. In August 2025 less than two thirds (63%) of homes in Arkengarthdale were lived in permanently according to the applicant's Housing Needs Survey Report. (Out of 162 homes in the dale, 59 were second homes/holiday lets and 103 were primary homes). Over the years this increase in the number of holiday homes has inflated market prices in the National Park, forcing locals to move out of their communities. Arkengarthdale is no exception to this phenomenon. Therefore, one alternative solution to ensuring the sustainability of local employment and communities, would be to relax the planning regulations regarding barn conversions for local residency. In so doing, home ownership, not just rental, could be made more ‘affordable’, and in a way that was clearly driven by demand.

To summarise, Arkengarthdale Parish Council questions the feasibility of the selected site in Arkengarthdale for this particular housing model because its business success relies on there being adequate local demand. No clear evidence of need in Arkengarthdale itself has been presented in the Housing Needs Survey. This kind of affordable housing model would be more attractive to potential tenants if it were located on a site with easy access to public services, including public transport, and employment opportunities.

North Yorkshire Council Rural Housing Team – The Rural Housing Enablers (RHEs) at North Yorkshire Council have been working with the applicant for several years to bring this site forward. In order to help identify if there is a need for Affordable Housing, the RHE team carried out a detailed housing need survey (HNS) in the parish of Arkengarthdale. Based on the results of the Housing Needs Survey, it was recommended that a total of 17 affordable homes are required to meet the housing need identified across Arkengarthdale and its neighbouring parishes. Developing Rural Exception Sites, which deliver 100% affordable homes only would help satisfy this need. The Housing Strategy team therefore enthusiastically support this proposal. The development is for 4no

dwellings which will comprise 2no 2-bedroom houses and 2no 3-bedroom houses, meeting an identified need in the area. They are well-designed and meet NDSS 2-bed/4-person and 3-bed/4-person which is very positive. The houses are to be let as affordable housing for social rent as defined in the National Planning Policy Framework. This tenure is supported both nationally by Homes England and more regionally throughout North Yorkshire, and particularly in rural areas including National Parks. The Housing Strategy team fully supports the development of these four homes to meet an identified need in the area.

YDNPA Trees and Woodlands Officer – Recommends some adjustments to the proposed landscaping to the plan:
1) The current species selection (birch, crab apple and cherry) are short-lived trees. Although these have likely been chosen for their size, to suit the scheme, we would like to see some other variations. Fastigiate beech, and fastigiate hornbeam would be ideal trees for those spaced between the carparking spaces (larger tree but a narrower form).

2) For those on the perimeter, larger species such as oak, sycamore, beech, would be more in keeping with the large canopy trees in the surrounding landscape. The plans show proposed trees outside the red line boundary - is there the possibility to include more here?

3) There is no detail in the landscaping plans. General landscaping condition should apply.

4) Trees should be planted as standards, at a minimum of 8-10cm girth.

Designing Out Crime Officer (DOCO) (North Yorkshire Police) –
(March 2026) In summary, made comment on the lack demarcation between the private frontages leading to neighbour disputes over ownership and maintenance, lack of detail on the rear boundaries and sub-divisional treatments. Recommends boundary treatment heights and fencing to enable overlooking of parked vehicles from within the property. Also recommended secure communal cycle storage.

(June 2026) In summary, made additional comments welcoming the planting between the frontages of the dwellings, which will help to establish defensible space. Comments n the use of lower fencing to the rear which is not secure and recommends fencing to a height of 1500mm topped with 300mm trellis to enable overlooking of the parking areas from within the properties. It is noted that the revised drawings now include details of the cycle storage and that this would appear to consist of an independent secure cycle shed in the rear garden of each property, which is appropriate. Recommends that utility meters are annotated on the plans.

North Yorkshire Council Local Highway Authority (LHA) –
(March 2026) The LHA responded initially to request clarification of the surface water drainage, visibility splays and to state that they would expect a turning head to be included within the proposed layout.

(June 2026) The LHA comments on the amended plans (including the proposed amended layout plan which included a turning head) have confirmed that they have no objections to the amended proposals, subject to conditions relating to: verge crossing and access specifications; the permanent closing off of the exiting site access; the provision of 43m visibility splays along both channels of the adjacent highway; and the provision of a dropped crossing for pedestrians on the existing footway directly opposite the vehicular access to the site.

North Yorkshire Council Environmental Health – In summary, comments that the application will introduce sensitive receptors to the site with the proposed change from agricultural to residential, however, no information appears to have been submitted with the application demonstrating that consideration has been given to the potential for contamination to be present and whether the site is suitable for its intended use. This information should ideally be provided at the time of any application made but in the absence of this detail a Phase 1 risk assessment is recommended by a planning condition of any approval.
Having considered the potential impact on amenity and likelihood of the development to cause, and/or be affected by, a nuisance, they consider the impact to be low. Recommends conditions for the provision of a Construction Management Plan (CMP); and specific operating hours for demolition and construction.

YDNPA Planning Ecologist – No objections to the proposed development, subject to conditions to ensure that the enhancement measures detailed within the Preliminary Ecological Appraisal (August 2025) by Ecosurv Ltd and the Landscape plan (January 2025) by P+HS Architects are secured, works are undertaken in accordance with the recommendations set out in the Preliminary Ecological Appraisal (August 2025) by Ecosurv Ltd and a Landscape and Ecological Management Plan is outlined and agreed by the Authority. The Planning Ecologist has confirmed that the proposed development is exempt from the statutory requirement for Biodiversity Net Gain (BNG).

Historic England – No comments to make.

Natural England – No comments to make.

12. Advertised by neighbour notification letter dated 11th March 2026 and 1st July 2026. No public representations have been received to the reconsultations although Members will be updated if any responses are received before the Committee Meeting.

Assessment

Key Issues:

- Planning Policy
- Housing Need
- Landscape and Visual Impact

- Design and Landscaping
- Impact on the Character and Appearance of the Conservation Area
- Highway Safety
- Residential Amenity
- Nature Recovery
- Sustainability
- Parish Council Comments

Planning Policy

13. The Yorkshire Dales Local Plan (2025-2040) (hereby referred to as the 'Local Plan') was adopted on 30 June 2026 and along with the associated Policy Maps, constitutes the adopted development plan for the Yorkshire Dales National Park (YDNP). This newly adopted Local Plan has superseded eleven previous Local Plan documents (including the Yorkshire Dales Local Plan 2015-30) and provides for the first time provides a single Local Plan across the whole of the extended
National Park area. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires [planning] decisions to be made in accordance with the development plan unless material considerations indicate otherwise.

14. The Yorkshire Dales National Park Design Guide (2026) is a Supplementary Planning Document (SPD) providing detailed design guidance on a wide range of planning-related matters and development types. Although SPDs are not part of the development plan, they are a material consideration in the determination of planning applications.

15. The National Planning Policy Framework (NPPF) (December 2024) (as amended) sets out the Government's national planning policies and how they should be applied. The NPPF is a material consideration in determining planning decisions in England.

16. Relevant Local Plan policies and paragraphs/sections of the NPPF and Design Guide will be referred to in the following specific 'key issues' subsections of this report below.

17. Local Plan Policy CP3 (Spatial Strategy and Housing Target) of the Local Plan sets a minimum average target of 50 new dwellings per year between 2025-40. This target is anticipated to be achieved through as yet uncompleted planning permissions and by the development of allocated sites within 'local service centres' and 'large villages' as defined on the Policies Maps of the Local Plan. However, in addition Policy CP3 permits so-called 'windfall development' on unallocated sites within the Housing Development Boundaries (HDB) of settlements within the settlement hierarchy (table 1) of the Local Plan. Policy CP3 makes it clear that exceptions to these aforementioned locations for new housing will only be permitted in

accordance with other Local Plan policies, such as Local Plan Policy C3 (Rural exceptions sites).

18. Policy C3 provides an exception to Policies CP3 and Policy C1 (Housing in Towns and Large Villages) in that new housing development for 100% affordable housing will be permitted outside of allocated sites and the HDBs of 'local service centres' and 'large villages', providing the site is located 'on the edge' of such defined settlements and the development meets the specific requirements of criteria i.-iv. (discussed in further detail in the following subsections)

19. The application site is at Langthwaite, defined as a 'large village' within the settlement hierarchy. The HDB for Langthwaite (as defined on Settlement Maps 58 of the Policies Maps of the Local Plan) is somewhat unusual as it comprises five separate boundary areas, reflecting the linear but sporadic built form of the settlement within Arkengarthdale. The application site is located outside of Langthwaite's HDB, but lies adjacent to the HDB to the south of the site. As such, the proposed 100% affordable housing scheme located on a site that is outside, but on the edge of, a defined 'large village', would therefore meet the locational/affordable housing requirements of Policy C3.

20. Within their reconsultation response, Arkengarthdale Parish Council has queried whether the site/proposals meets the [policy] criteria as a rural exception site, stating that the dispersed nature of the built form of Arkengarthdale means that it lacks a service centre, and has limited public facilities/services. Whilst there is no requirement in Policy C3 for a rural exception site to have to demonstrate its sustainability via its proximity to local services or facilities, Langthwaite is defined in the Local Plan as a ‘Large Village’ which are identified as sustainable locations for new housing.

Housing Need

21. Criterion i. of Local Plan Policy C3 states that the size, type, tenure and number of units to be provided should be informed by robust, up-to-date evidence of local need for affordable housing (as advised by the Local Housing Authority).

22. The proposed scheme would provide for two 2-bed units and three 3-bed units. North Yorkshire Council, as the Local Housing Authority for the area, has provided representations in relation to the reconsultation undertaken in early 2026 to confirm that a detailed housing need survey was undertaken in order to establish if there was a local need for affordable housing. Based on the results of the survey, the Housing Authority has concluded that 17 affordable houses would be required to meet the housing need identified across Arkengarthdale and its neighbouring parishes. Significantly, the Housing Authority also confirmed that in their opinion, only the approval/delivery of 100% affordable housing schemes would realistically be

capable of meeting the identified affordable housing need in Arkengarthdale and the surrounding parishes.

23. In terms of housing type and size, the Housing Authority has also confirmed that the provision of 2 and 3 bedroom properties would help meet an identified need for (affordable) dwellings of this size in the local area, and that the proposed 'affordable' tenure type proposed (i.e. social rented) is appropriate within the context of rural North Yorkshire.

24. Arkengarthdale Parish Council has expressed concerns that there is no demonstratable need for affordable housing within Arkengarthdale, stating that the aforementioned Housing Needs Survey (August 2025) undertaken by North Yorkshire Council is based on a survey for the whole of Arkengarthdale and Swaledale, and the identified 17 households in need of affordable housing within the surveys does not breakdown (to the level of individual parishes) specifically where the need of affordable housing is. They add that there no evidence that the potential eligible households (from parishes in Swaledale) would consider affordable housing in Arkengarthdale, the remotest parish of the northern dales.

25. In response to the Parish Council's concerns, it is important to clarify that the rural exception site policy of the Local Plan (Policy C3) does not require any evidence of a local need for affordable housing to be demonstrated in order for a 100 per cent affordable exemption site scheme to be supported, such is the overall level of affordable housing need across the National Park. Nevertheless, the Arkengarthdale and Swaledale Housing Needs Survey does indicate that there is an affordable housing need within the northern dales of the National Park.

26. Due to ownership and environmental constraints, identifiable, deliverable housing sites within the northern dales of Arkengarthdale and Swaledale are at a premium, reflected in the fact that the Local Plan does not include any allocated sites within these dales. Instead, housing development in these dales will be provided by small-scale 'windfall' developments, including conversions and infill plots. Such developments are not expected to contribute significantly to affordable housing needs. As such, rural exception sites such as this one have an important role to play in meeting the housing needs of the National Park, particularly in the northern dales where the opportunities for housing schemes to provide affordable housing are scarce.

27. In addition, it is not at all clear why a household in need of affordable housing within a Swaledale parish would not be willing or able to have their housing need met within Arkengarthdale, particularly as (for the reasons explained above) alternative affordable housing provision in Swaledale is also likely to be at a premium.

Landscape and Visual Impact

28. Local Plan Policy CP8 (Landscape Character) requires new development proposals to conserve and enhance the natural beauty and the special character of the landscape of the National Park, having regard to the YDNP Landscape Character Assessment (2020)

29. The application site is located within Landscape Character Area 19 (Swaledale and Arkengarthdale). Heavily influenced by the topography of Arkengarthdale, the settlement of Langthwaite has a linear, dispersed character with the built form located adjacent to the main road (Regional Route 71) that runs from Reeth to Tan Hill. Although the proposed development would be built on greenfield land outside of the Housing Development Boundary of the settlement, the impact on the wider landscape character of Arkengarthdale would be relatively limited as the position of the site within the bottom of the dale would means that the rising topography to the west and east would be effective in screening the proposed development from medium and long-distance views.

30. While shorter distance views of the proposed development within the landscape of Arkengarthdale would be visible from approaches to the site from the north and south (via the adjacent main road), it will be viewed within the context of the existing and physically-imposing Methodist Chapel building that is located to the south of the application site, and to a lesser extent, by the war memorial to the north which effectively 'bookend' the application site. Within this context, the harm to the landscape of Arkengarthdale is not considered to be significant, and can be mitigated through the provision of a suitable landscaping scheme (discussed further in the 'Design and Landscaping' section below).

Design and Landscaping

31. Local Plan Policy CP1 (Sustainable Development) states that sustainable development (in the context of the Local Plan area) is defined as development which, amongst other matters, contributes positively to the built environment ad landscape character through the use of high-quality design and appropriate landscaping. Local Plan Policy CP6 (Design) will permit proposals that deliver high quality design, incorporating good visual appearance and low carbon emissions amongst other matters.

32. The latest amendments to the scheme have revised the siting and proportions of both blocks so that the widths, depths and heights of the proposed buildings are more reflective of the prevalent building pattern in the area and the typical vernacular scale and form of buildings within this part of the National Park. These amendments, along with those made to the external elevations in terms of balancing of window openings, removal of the front door canopies and introduction of gable end chimney features, would result in dwellings that have a simple but high quality design and appearance, that will

reflect the character and materials of similar, stone-built properties within the National Park.

33. The amended plans have also clarified that a proposed drystone boundary wall would be erected along the northern boundary, while the existing drystone boundary wall along the east of the site (adjacent to the highway) would be retained for the most part, subject to providing safe ingress/egress from the proposed site access. The boundary definition to the rear (west-facing) boundary has been amended to provide a less conspicuous boundary, with a 1.2m-high post-and-rail fence proposed, which can be planted with native hedging. Internal rear boundary treatment are proposed to be 1.2m high timber fencing with 0.3m high trellis. Whilst this is not as high as recommended by the Designing Out Crime Officer, who has recommended that a close-boarded 1.8m high boundary fence is installed for security reasons, this has to be balanced with regards to the visual appearance of the proposed development and its impact on landscape character. As such, it is considered that a lower, less visually imposing boundary definition is appropriate for the rear boundaries, as proposed.

34. The amended plans have repositioned the northern-most block further south within the application site which has created additional space between this block and the northern site boundary. This has in turn facilitated space for additional tree planting in the site, adjacent to the northern boundary. While this additional landscape planting would be insufficient to provide an effective visual screen of the proposed development (when approaching from the north), it would help to soften the visual impact of the proposed development by breaking up the line of the buildings. The proposed layout plan (as amended) includes details of the proposed tree species to be proposed. These trees comprises small canopy species which would be appropriate where they are close to the building edge. However, it is considered that, where there is scope for larger canopy trees, this should be considered. Therefore, notwithstanding the details shown on the plans. if planning permission is granted, it is recommended that a condition is imposed requiring specific details of the landscaping (including planting) to be submitted so that appropriate species for the site, development and its surroundings can be agreed with the LPA, including larger canopy trees where there is sufficient space for them to mature.

Impact on the Character and Appearance of the Arkengarthdale and Swaledale Barns and Walls Conservation Area.

35. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states requires that special attention is paid to the desirability of preserving or enhancing the character or appearance of the designated conservation area. Local Plan Policy AB1 (Heritage Assets) states that proposals affecting a designated heritage asset will be permitted provided they conserve or enhance its significance.

36. Due to the location, relatively modest scale and high quality design of the proposed development, it is considered that the proposals would not harm the special qualities/significance or the overall character and appearance of the Arkengarthdale and Swaledale Barns and Walls Conservation Area, in accordance with the requirements and expectations of Local Plan Policy AB1 and the NPPF.

Highway Safety

37. The development includes creating a new and enlarged access to the application site. The Local Highway Authority has been consulted on the amendments to the application site and has confirmed that they are satisfied with the amended layout (subject to conditions) following the inclusion of a vehicular turning head within the site, supporting by the submission of a vehicular tracking plan. The proposed layout includes sufficient and convenient dedicated on-site parking for all four dwellings.

Residential Amenity

38. With the exception of the Arkengarthdale Method Chapel building, there are no other properties adjacent to the application site. The amended proportions and 'side-on' orientation of the proposed southern block in relation to the Methodist Chapel building would prevent any significant or unacceptable physical or overbearing impacts. Although the amended elevational plans show that a single first floor window would face the Methodist Chapel, the proposed floor plans show that this would serve a stair landing and not a habitable room. Nevertheless, it is considered necessary, should planning permission be granted, for this window to be installed with obscure glazing (minimum of level 3) to maintain good levels of amenity with regards to the neighbouring property.

Nature Recovery

39. A Preliminary Ecological Appraisal (August 2025) has been submitted by Ecosurv Ltd as part of the amended proposals. This has not identified any significant ecological impacts, but does include a number of on-site ecological mitigation and enhancement recommendations should planning permission be granted. The Authority’s Ecologist has considered the appraisal and has raised no objections subject to the development being undertaken in accordance with recommendations in the appraisal and that a Landscape and Ecological Management Plan is outlined and agreed by the Authority (both can be secured by condition should planning permission be granted).

Sustainability

40. Policy CP7 (Energy requirements) encourages development proposals to use decentralised sources of renewable energy, including on-site generation. The proposed dwellings are to be fitted with inline solar panels on the western roof slopes to contribute towards the energy requirements of the properties.

Parish Council Comments

41. Arkengarthdale Parish Council has questioned the feasibility of the site in Arkengarthdale for affordable housing as proposed as they query whether there is adequate local demand. These concerns have been addressed in the 'Planning Policy' and 'Housing Needs' sections above. It should also be noted that there is a Committee resolution to approve four affordable houses on this site of the same type and tenure, albeit under the previous Local Plan, and the key changes to be considered here relate to the layout and design.

Equality Act

42. The Authority has a duty under s.149 of the Equality Act 2010 to have regard to the need to eliminate discrimination and advance equality of opportunity between persons who share a relevant characteristic and persons who do not share it. The relevant characteristics are: age; disability; gender reassignment; marriage and civil partnership; pregnancy and maternity; race; religion or belief; sex and sexual orientation.

43. It is considered that there are no overt reasons why this proposal would affect anyone with the protected characteristics such that the application should be permitted or refused on equality grounds.

Conclusion

44. The proposed development would create four affordable dwelling with the parish of Arkengarthdale and will meet the locational requirements of the policies of the Local Plan, in particular Policy C3 (Rural exception sites). Although Policy C3 of the Local Plan does not require a demonstrable need for affordable housing in order to approve a rural exceptions scheme, it is clear from the Local Housing Needs Survey for Arkengarthdale and Swaledale that there is a local need for 17 affordable units, which the proposed development will help to meet, particularly as it is anticipated that there will be a lack of sites/developments within the Arkengarthdale and Swaledale areas of the National Park that will generate affordable housing. As such, and within this context, significant weight be applied to the provision of affordable housing units.

45. Subject to the recommended conditions below, it is considered that the amended design and layout would be an improvement to the design originally considered by the Planning Committee and the later amendments received earlier this year. The linear road fronting design with access, parking and

gardens screened to the rear will better fit with the prevalent building pattern in the area and the form and design of the houses will better reflect the typical vernacular form and design of buildings in this part of the National Park. As such, the amended proposal is considered to be in accordance with the relevant policies and design guidance in relation to design and landscaping, highway safety, amenity, and ecology/nature recovery.

46. While the proposed development is considered to result in minor, localised harm to the landscape character of Arkengarthdale, this harm is outweighed in the planning balance by the significant public benefit of providing four affordable housing units to meet a local affordable housing need as identified by the Local Housing Authority**.**

47. It is therefore considered that the proposed development, as amended, would accord overall with the aims of the adopted Yorkshire Dales Local Plan (2025-2040) and with guidance contained within the Yorkshire Dales National Park Design Guide (2026) and the National Planning Policy Framework (2024).

Recommendation

48. It is recommended that permission is granted subject to a Section 106 Agreement to secure the affordable housing in perpetuity, including a local connection criteria, in accordance with Appendix 7 of the adopted Yorkshire Dales Local Plan (2025-2040), and the following conditions;

- Time limit
- Approved plans list
- Design details including details/samples of materials
- Provision of a detailed landscaping scheme and timetable of landscape planting
- Surfacing, boundaries and bin storage
- Removal of permitted development rights
- Control over external lighting
- Highway conditions
- Environmental Health conditions
- Protection of Trees
- Ecological mitigation enhancement measures (as per the submitted PEA) and submission of a Landscape and Ecological Management Plan
- Installation of obscure glazing within the first floor, side elevation window of the southern-most block
- Surface water management

Report Author: **Ian Nesbit**

PREVIOUS REPORT

Schedule No:6

Application No:	R/01/161		
District:	Richmondshire		
Parish:	Arkengarthdale		
Applicant's Name:	Cllr J Blackie, The Upper Dales Community Land Trust Ltd		
Grid Ref:	NZ00330256		
Received by YDNP:	04/09/2018	**Officer:**	Paul Martinson

PROPOSAL: **full planning permission for development of agricultural land for erection of 4 no. affordable homes to rent in perpetuity with private amenity space and parking and creation of a public community garden to the north of the site**

LOCATION: **Land north west of Arkengarthdale Methodist Church, Langthwaite**

CONSULTEES

Arkengarthdale PC	The Council fully supported this application, noting that the new houses would encourage young families to live in the dale.
Reeth and Arkengarthdale Ward	No response received.
NYCC - Area 1 Richmond Highway Depot	Has objected to the application as the proposed plans do not incorporate a turning head.
Richmondshire District Council	Richmondshire District Council, as the Local Housing Authority, supports the provision of an additional four affordable homes in the Upper Dales
Wildlife Conservation Officer	No response received.
Harrogate Police Station	Requests a planning condition requiring submission of full written details of crime prevention measures to be incorporated into the development.
Historic England	No comments.
North Yorkshire Building Control	No response received.
CEHO Richmondshire DC	Recommends conditions relating to contaminated land and an informative in relation to private water supplies.
Natural England	No comments.

PUBLIC RESPONSES

None to date.

RELEVANT PLANNING POLICIES

C2(15) - Rural exception sites

L1(15) - Heritage assets

W2(15) - Biodiversity enhancement

SP1(15) - Presumption in favour of Sustainable Development

SP2(15) - National Park Purposes

SP3(15) - Spatial Strategy

SP4(15) - Development Quality

OFFICER OBSERVATIONS

REASON FOR COMMITTEE CONSIDERATION
In the opinion of the Head of Development Management it is in the best interests of the National Park Authority that the application is considered by the Committee.

APPLICATION SITE
The application site is a portion of agricultural land on the northern outskirts of Langthwaite located between the Arkengarthdale Methodist Church and the War Memorial. The site is adjacent to the main road Dale Lane, the boundary to which is defined by a drystone wall. The western boundary of the application site is delineated by the steeply rising land to the west, whilst there is a 4m strip of land between the southern edge of the application site and the boundary wall of the Methodist Church.

PROPOSAL
The application seeks planning permission for the erection of 4 affordable dwellings. The buildings would be arranged as 2 pairs of semi-detached dwellings with one pair (3 bed) orientated parallel with Dale Lane and the other (2 bed) positioned roughly east-west with the north elevation facing towards the War Memorial. The dwellings are proposed to be of stone construction with Bradstone Old Quarried artificial stone slate roofs. A new access would be created in the existing drystone wall to the south eastern part of the site. The new access would serve the parking area to the south of the dwellings which would include 10 parking spaces. It is proposed to create a shared garden space to the north of the parking area and to the rear of the dwellings, whilst a community garden and picnic area would be created in the north eastern corner of the site and accessed from a new path from the south.

RELEVANT PLANNING HISTORY
There is a current planning application (R/01/1530) at the adjacent Methodist Church seeking planning permission for its conversion to a local occupancy dwelling. This is currently undergoing consultation and a decision is not due until 7th December.

KEY ISSUES:
-principle
-impact on designated heritage assets
-landscape impact
-impact on residential amenity
-highway safety
-biodiversity enhancement

PRINCIPLE
The application site is located outside of the housing development boundary of

Langthwaite and as such is within the open countryside for the purposes of planning policy. New housing in this location would therefore conflict with policy C1 of the Yorkshire Dales Local Plan (2015-2030) which seeks to limit new housing to the housing development boundaries of identified settlements. Policy C2 (rural exception sites) permits, as an exception to other policies, the small-scale development of sites that are adjacent to the development boundaries where this housing would be for 100% affordable housing where there is a proven local need and where there are no alternative sites available within a housing development boundary.

This application has been submitted by the Upper Dales Community Land Trust and all 4 dwellings are proposed to be available for affordable rent in perpetuity to those in housing need who meet the local connection criteria as set out in Appendix 6. This would be controlled through a s.106 agreement. The ownership of the homes would be retained by the Trust who would also manage the houses.

The affordable rent would be benchmarked against the Council social rents as opposed to intermediate affordable rents and maintained at a level in accordance with Homes and Communities Agency Guidance.

Arkengarthdale, like the rest of the Upper Dales, exhibits an ageing population and suffers from the pressure of second home ownership. The Authority's Housing Strategy recognises the importance of delivering affordable housing to support long-term community sustainability and seeks to widen the range of affordable housing to meet the needs of local families and first time buyers and attract younger working households to live in the National Park.

Richmondshire District Council, as the Housing Authority, has advised that the Richmondshire 2016 SHMA identifies an annual housing need of 4 no. dwellings for the part of the Yorkshire Dales National Park which lies in Richmondshire. During this time there have only been 3 affordable dwellings delivered providing a shortfall of 5 over the period of 2 years.

This is notwithstanding the potential for delivery of further affordable homes due to the undetermined applications at Bainbridge (R/52/94Z – 5 discount for sale dwellings) and West Witton (R/91/164 – 6 discount for sale dwellings and 2 affordable rented). The applications awaiting determination demonstrate a high proportion of intermediate tenures and therefore this proposal would increase the proportion of affordable housing for rent in the area. The Housing Authority therefore supports the delivery of 4 affordable rented dwellings in this location.

The application has been supported by a housing needs survey which indicated a total need for 12 dwellings in the Parish with a spread of need across 2 and 3 bedroom dwellings. Given that this application proposes 4 affordable rented dwellings, and taking into account the Richmondshire SHMA and the comments of the Housing Authority, it is considered that the need for the affordable dwellings has been adequately demonstrated.

In order to be acceptable as an exceptions site, policy C2 also requires it to be demonstrated that there are no alternative sites available within a settlement boundary. The development boundaries around the settlements within the National Park are drawn quite tightly around their edges and the majority of these settlements are small and tight-knit in character. Policy C1 only permits new housing developments within the development boundaries of local service centres and service villages.

The availability of housing sites within the development boundaries of these settlements has been assessed by a survey of infill capacity carried out in 2015/16 by the Sustainable Development section. The settlement boundaries have not been amended since this date and policy C1 of the Local Plan only requires on-site affordable housing on sites greater than 11 units (in line with the Government's Ministerial Statement). The survey found the average capacity of windfall sites to be just 2 units and no sites exceeded the policy threshold for affordable housing with the highest being suitable for 8 houses.

Given that it has been reasonably demonstrated that there are no sites of 11 or more within development boundaries of either local service centres or service villages, it is concluded that there is not an alternative site available inside the housing development boundaries of local service centres and service villages within the Richmondshire part of the National Park, and the proposal would comply with policy C2a) in this respect.

The proposal would therefore meet criteria a) and b) of policy C2 and would be acceptable in principle.

IMPACT ON DESIGNATED HERITAGE ASSETS
The application site is located within the Barns and Walls Conservation Area and is adjacent to non-designated heritage assets in the form of the Arkengarthdale Methodist Church and the War Memorial.

This small area of field makes a limited contribution to the significance of the Conservation although it does have some value in forming part of the agricultural setting of the village. However given that the proposal only relates to a small section of the field and the rest would remain in agricultural use, the proposal would not be significantly harmful to the character and appearance of the Conservation Area. Furthermore, given that the application is for 100% affordable housing, any minor harm is outweighed by the public benefits of this proposal.

In respect of the non-designated heritage asset of the Methodist Church, the roof heights of the buildings have been kept low so that the Church is still easily the most dominant building in views on the approach from the north. Whilst the building would be clearly partly obscured by the proposed development, only views from the north would be affected by the proposal and given that the bulk and form of the building would still be visible and its dominance in the streetscene retained, the proposal would not be harmful to the setting of the heritage asset.

Sufficient separation is provided between the edge of the site and the War Memorial, and as such the proposal would not adversely impact on the setting of this building.

The application proposes buildings of a traditional Dales style constructed of stone with a solid appearance and an artificial stone slate roof that is reflective of character and appearance of the buildings in Langthwaite. The details in respect of doors and windows can be secured through planning conditions. The proposed development would therefore respect the character and appearance of the Barns and Walls Conservation Area.

LANDSCAPE IMPACT
The site is an agricultural field located on the edge of the settlement of Langthwaite. Landscape views of the site are limited to views from the north and east due to the significant screening of the site provided by the church and the steeply rising land to the

west of the site. Whilst the land has an agricultural character at present, it is clearly very much within the wider confines of the village due to the presence of the War Memorial further north and the public toilets and footway along the opposite side of Dale Lane. The character of the site would change following the development of the housing however this is a small area and views of the site from the north would be seen in the context of the existing built form of the village. Landscape view of the site from the east would again be seen in the context of the existing buildings and against the backdrop of the rising land to the west.

Overall it is considered that the proposed exceptions site would have an acceptable landscape impact and would comply with policy SP4 in this respect.

RESIDENTIAL AMENITY

There are no residential properties immediately adjacent to the application site. The closest dwelling is Lion House which is in excess of 40m away and screened from the proposed dwellings by the large Arkengarthdale Methodist Church building. The church is currently the subject of a planning application for the conversion to a dwelling and many of the windows in the building face towards the application site. Whilst it is unclear at present if that application is likely to be approved, a current planning application is a material consideration. Nonetheless the proposed dwellings would be sited a sufficient distance away from the north elevation of the church, with the closest windows on the south elevation of the 2 bedroom dwellings being around 38m away, and the single window in the southern gable of the bedroom dwelling being around 21m away. Given the relative distances involved, the proposal would also not lead to any significant overshadowing of church. It is therefore considered that the proposal would not be harmful to residential amenity.

HIGHWAY SAFETY

The proposed dwellings would be served by a new access from Dale Lane. It is considered to be acceptable in visibility terms by the Highway Authority and would be surfaced with tarmac for the first 6m of its length. The 10 parking spaces that are proposed would allow for 2 per dwelling in addition to 2 visitor spaces which is considered to be adequate for a development of this size.

The Highway Authority have raised concerns at the lack of a turning head within the site, and are keen to avoid the situation where a light van making a delivery is required to reverse back out onto the main carriageway. However given the scale of the development (4 dwellings) and the provision of a 6m gap between the 8 parking spaces to the south and 2 parking spaces to the north as well as the 30 miles per hour speed limit on Dale Lane, this is considered adequate. The provision of a turning head would lead to a scheme with a more suburban appearance and could also potentially impact on the number of car parking spaces that it would be possible to provide within the site.

Overall it is considered that the proposal would not be harmful to highway safety.

ECOLOGY

Policy W2 of the Yorkshire Dales Local Plan (2015-2030) requires development of this type and scale to provide a biodiversity enhancement equivocal to multiple nesting boxes or bat roosts, boundary and landscaping enhancements. The application proposes 4 no. Schwegler brick swift boxes to be installed on the buildings in the areas on the north –south east elevations. In addition to landscaping proposed to be secured by a planning condition it is considered that this would be suitable biodiversity enhancement and would

meet the requirements of policy W2.

ANALYSIS OF MATERIAL CONSIDERATIONS
This is an encouraging proposal for community led housing made by a community land trust that would help increase the supply of local housing for the local community. It would secure the delivery of 4 affordable homes available for affordable rent in perpetuity for those in housing need in Langthwaite and surrounding parishes that meet the local connection criteria. The proposal would address a proven local need that is supported by the Housing Authority and there are no alternative sites within the housing development boundary that could deliver affordable housing. In addition to affordable homes, the proposal would also provide a new area of public space to the benefit of the community and visitors.

The proposed development would not be harmful to the character or appearance of the Barns and Walls Conservation Area and would not adversely impact on the setting of the non-designated heritage asset of the Methodist Church. The dwellings would be well-related to the surrounding area and the proposal would have an acceptable landscape impact.

Whilst the Highway Authority have required the provision of a turning head, the lack of a turning head would not result in a significantly harmful impact on highway safety and given the small scale nature of the scheme this is considered unnecessary. The proposal would therefore not be harmful to highway safety.

Appropriate biodiversity enhancement measures can be secured through a planning condition securing swift boxes and landscaping details to be supplied.

It is therefore considered that the proposal is acceptable and would accord with policies SP1, SP3, C2, SP4, L1, and W2 of the Yorkshire Dales Local Plan (2015-2030).

RECOMMENDATION

It is recommended that planning permission is granted subject to a section 106 legal agreement to cover the following matters;

- affordable housing available at an affordable rent in perpetuity;
- local connection criteria;
- the affordable housing would be made available on a 'cascade' basis – to the Arkengarthdale parish first, then to adjoining parishes within the National Park, to the entire National Park, and finally the whole District Housing Authority area.

and conditions based on the following;
- standard time limit
- in accordance with approved plans
- approval of materials and details (external walls, roofing slates, windows, doors, lintels and cills, rainwater goods, chimneys)
- precised details of landscaping including tree planting, treatment of community picnic area and surfacing of access, parking, paths and patios
- specific location of biodiversity enhancement measures
- submission of boundary treatment phasing schedule
- external lighting to be approved
- precise details of bin storage areas
- withdraw permitted development rights

Schedule No:6

- surface water management
- highway conditions
- construction times