

Yorkshire Dales National Park Local Plan 2015-2030



YORKSHIRE DALES
National Park Authority

Draft - June 2014

1. Introduction	1		
2. Strategic Policies			
SP1 National park purposes	9		
SP2 Presumption in favour of sustainable development	11		
SP3 Spatial strategy	13		
SP4 Development quality	16		
SP5 Environmental impact and human safety	17		
SP6 Major development	18		
3. Business and Employment			
BE1 Business development sites	20		
BE2 Reuse of modern buildings	23		
BE3 Rural land based enterprises	25		
BE4 New build live work units	27		
BE5 High street service frontages	29		
BE6 Railway related development	32		
BE7 Safeguarding employment uses	34		
4. Community Facilities			
C1 Elderly care accommodation	37		
C2 Existing community facilities	40		
C3 New or Improved community Facilities	42		
C4 New and Improved utility service infrastructure	43		
C5 Infrastructure needed to support development	45		
C6 Protected green space	47		
C7 Waste	49		
5. Landscape			
L1 Design	51		
L2 Heritage assets – general Principles	53		
L3 Heritage assets – individual requirements	55		
L4 Conversion of traditional buildings general requirements	58		
L5 Conversion of traditional buildings principle of use	59		
L6 Alteration of traditional farm Buildings	62		
L7 Enabling development	64		
L8 Crushed rock quarrying	66		
L9 Building stone	69		
L10 Reworking mineral waste	70		
L11 Mineral and railhead safeguarding	71		
6. Tourism			
T1 Camping		73	
T2 Temporary visitor Accommodation		75	
T3 Static caravans		77	
T4 Facilitating visitor enjoyment		79	
T5 Indoor visitor attractions		81	
7. Wildlife			
W1 Designated wildlife sites and species	84		
W2 Ecological networks	86		
W3 Enhancing biodiversity through new development	88		
W4 Protecting trees and hedgerows	90		
8. Climate Change			
CC1 Renewable and low carbon energy	93		
CC2 Flood risk	96		
APPENDIX 1			
Special qualities of the Yorkshire Dales National Park			

1.1 The Yorkshire Dales Local Plan is a strategy for new development in the National Park between 2015 and 2030. The draft Plan has been prepared in conformity with the National Planning Policy Framework. Following public consultation, a revised version of the Plan will be subjected to independent scrutiny by a Planning Inspector during 2015. If it is found to be sound it will replace the existing Yorkshire Dales Local Plan 2006 and the Minerals and Waste Local Plan 1998 as the statutory development plan for the National Park.

Strategy

1.2 The purpose of the Local Plan is to help deliver sustainable development in the National Park over the next 15 years. The Local Plan has responded to the national growth agenda with a philosophy that is positive towards new development that is needed in the Park, or which would otherwise be beneficial to it.

1.3 The draft Plan has been prepared by the National Park Authority in consultation with a wide range of local organisations, residents and stakeholders. A key role of the Local Plan is to help to deliver the ambitions set out in the Yorkshire Dales National Park Management Plan¹. The Management Plan was itself subject to extensive public consultation during 2012. The Plan recognises that people are at the heart of looking after this special place. The people who farm, manage and own the land; the people who live in and own the buildings; the people who own and work in the businesses; the people that give up their time to volunteer; and, the people who visit and love this National Park.

1.4 So, this is a Plan for more development over the next 15 years than the last 15. It will permit new building and the change of use of land that will support people living and working in the area. It is also intended to help people to return to the Park and to encourage new families and new businesses to move into the area. It continues a long-term strategy of focusing new development into towns, villages, farms and rural estates and maintains the preference for re-using brownfield land over greenfield land. It attempts to make better use of existing assets such as the Park's large supply of under used traditional farm buildings but also specifically encourages new development such as a widening in the range of visitor accommodation to increase overnight stays. It provides a flexible approach to visitor facilities to encourage a more rounded visitor experience to try to keep people returning to the area and thereby support the local economy. The Plan will however continue to safeguard the special qualities that make the National Park distinctive². Not only do these provide the basis for a multi-million pound tourism industry, they are part of the cultural fabric of the area, and what makes the National Park such a high quality place to live, work and visit.

High quality development,

1.5 It is important to get development that is as good as possible because much of it will be around for a long time. Most development has a visual impact but some forms of development also have a long-term impact on the intensity of use in an area eg. in terms of vehicle movements or use of services such as shops, waste collection or water supply. If new development is of a high quality it will add to the high quality of the National Park environment and will tend to encourage spending, create employment and maintain a high quality of life for residents.

1 The Yorkshire Dales National Park Management Plan 2013 is the over arching strategy for the area. It was prepared by a partnership of 14 public, private and voluntary sector organisations and contains a vision, 6 ambitions and 53 objectives to achieve by 2018 or beyond.

2 The list of special qualities is contained in the Yorkshire Dales National Park Management Plan and is reproduced here in Appendix 1.

Allocations and constraints

1.6 The Local Plan proposes a number of sites for the development of new business and employment opportunities. A flexible range of uses are suggested with the intention of making it easier for developers to bring forward viable proposals.

1.7 Sites for at least 230 new homes have already been allocated in the Yorkshire Dales Housing Development Plan 2012, so the new Local Plan is not revisiting the issue of housing land supply. It is, however, reviewing policy on the re-use of traditional farm buildings, including conversion to housing. It is accompanied by a 'Traditional Farm Buildings Toolkit' that provides guidance on which buildings have capacity for new uses.

1.8 In the deeply rural context of the Yorkshire Dales, the majority of future development will not be led by sites allocated on a local plan policies map. The reality is that most new development will come forward from landowners and developers in the form of planning applications. The Local Plan, therefore, consists of criteria-based policies that the Authority will use to weigh development decisions.

1.9 One of the roles of the Local Plan is to identify areas where development should be avoided. The Policies Map identifies the areas of the National Park that are protected because of national wildlife designations, their special qualities of tranquillity and openness, or because they have been identified by the community as locally important recreational or historic assets. Other areas are constrained because they are at risk of flooding.

The Yorkshire Dales National Park

1.10 The Local Plan covers the whole of the Yorkshire Dales National Park. Designated by Government in 1954 the National Park has two statutory purposes:

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

1.11 The landscape of the National Park has been home to communities and industry for thousands of years, and continues to be so. The National Park Authority, therefore, also has a duty under Section 62(1) of the Environment Act:

- in taking forward the national park purposes, [to] seek to foster the economic and social well-being of local communities within the National Park.

1.12 The Yorkshire Dales is the second largest National Park in England covering 1,762 square kilometres. It has a population of 19,761 people living in 8,804 households (2011). Its largest Parish is Sedbergh, with 2,765 residents. Eighty eight percent of the National Park is within the County of North Yorkshire and 12% is within the County of Cumbria. It includes parts of the Districts of Richmondshire, Craven and South Lakeland. The Yorkshire Dales National Park Authority was established as an independent body and became the local planning authority for the National Park in 1997.



Yorkshire Dales Local Plan area

Success and challenges

1.13 The quality of life for residents is generally good with low unemployment, high skill levels, low crime and better than average health. Communities in the Park tend to be well organised and effective self-helpers. The special qualities of the area and its distinctive character attracted over 3.5 million visitors in 2011.

1.14 Despite its strong assets, the area faces the same challenges as other deeply rural areas in northern England. The 2011 Census revealed that the population has stopped growing for the first time since 1970. The imbalance between the proportion of people aged over 65 (26%) and the proportion aged under 15 (15%) is now large. A static or potentially declining population, and an increasingly older age profile, poses long term problems for economic and social vitality.

1.15 Wages are low, particularly in relation to house prices. Despite low unemployment, there is a need to widen the range of business opportunities and create better-paid jobs to improve resilience and keep people living in the Park. Capacity for growth exists on sites next to existing business, on brownfield sites, and through higher levels of home working. The growth plans of neighbouring authorities will benefit communities living inside the Plan area by widening job opportunities and improving services, although this will be predominantly through development in larger settlements outside the Park boundary.

1.16 Upland farming continues to face long terms pressures and is still in decline as a local employer. Opportunities remain however to utilise land and assets, such as the large supply of traditional farm buildings and to add value to agriculture by diversifying into new business. The

general trend however is an economy that is restructuring away from the primary sector towards more service sector jobs.

1.17 In common with other sparsely populated areas, the National Park has continued to lose shops, pubs and schools in recent years. Increased centralisation of public services, industry, leisure and retail provision further away from the Park is having a detrimental impact on local communities and the wider attractiveness of the area for families to move into.

1.18 Reliance on broadband communication becomes even more important when other services are declining. High-speed broadband and mobile phone coverage remains patchy across the National Park because the low population density makes it financially unattractive to telecommunications providers. That situation is gradually being improved however following Government intervention to support roll-out to more remote rural areas.

1.19 Maintaining existing public transport and developing new transport corridors such as the Wensleydale Railway will offer long term challenges and cross boundary opportunities.

1.20 Most of the Plan area is not connected to the gas grid. The housing stock is old, frequently under-occupied and inefficient in energy use. The difficulty and expense of adequately heating homes has a negative impact on quality of life. New, smaller, modern, efficient homes are needed together with affordable energy solutions that will improve the performance of the existing stock.

1.21 The National Park needs to remain attractive and relevant to future visitors in order to support its economy. This means encouraging existing visitors to return and attracting new markets by offering accommodation, facilities and activities that meet modern expectations.

1.22 National policy requires Local Plans to steer development away from flood risk areas and to slow surface water run-off from new development to reduce downstream flooding. New development should contain measures to improve resilience to extreme weather events and the long-term effects of climate change. The planning system also has a role to play in minimising climate altering emissions and steering development into locations that will not consume excessive non-renewable resources.

1.23 Reduced public and private finance to support development is rebalancing the expectations of landowners and making financial viability a more important planning consideration than it used to be. On the one hand, the Local Plan should try to ensure that new development is of high quality and will make a fair contribution to local infrastructure. On the other, it must avoid making development so expensive that it does not take place at all.

1.24 The long-term challenge of maintaining the area's wildlife and the conservation of its historic assets will continue. There is for example an opportunity in this Plan to increase the reuse of traditional farm buildings to support conservation as well as create local social and economic benefits. This Plan is also an opportunity to enhance biodiversity from all scales of new development and for the first time to identify the Park's ecological corridors that are important for the movement of wildlife.

Cross boundary Planning issues

1.25 The Localism Act 2011 introduced a new requirement to formally co operate on strategic planning policy matters. Previously cross boundary planning was undertaken by Regional Assemblies through their Regional Spatial Strategies. These no longer apply leaving a large gap between local plans and national planning policy. The idea behind the 'duty to cooperate' is to ensure that neighbouring planning authorities continue to engage with each other constructively, on cross boundary planning issues.

1.26 The matters of greatest cross boundary interest tend to be discussions about housing numbers, transport corridors and significant retail and employment proposals. In the context of the National Park, however, the housing requirement is very modest and national policy does not require the pursuit of a general house building target. The emphasis instead is on meeting local housing needs³ through the allocations and policies in the Housing Development Plan, which was adopted in 2012.

1.27 Other than the Settle/Carlisle railway, there are no major transport corridors through the Yorkshire Dales and there are no proposals for regional scale retail or other forms of comprehensive development inside the Plan area. That leaves the main areas of cross boundary planning interest as:

- Minerals. The National Park is a producer of regional scale importance for crushed rock aggregate and skid resistant road surfacing.
- Community facilities. The National Park is reliant on areas outside its boundary for the full range of community services, particularly health, further education, leisure and retail services. Decisions to move some services out of the Park or further away from its edge, will harm communities living in the Plan area.
- Telecommunications. Mobile phone reception is unreliable across the National Park and broadband provision is patchy and frequently slow. Improving both is a priority infrastructure issue.
- National Park purposes; conservation and public enjoyment. The National Park has a regional, national and even international role as a protected landscape that the public is encouraged to visit and enjoy. It contains assets of regional and national importance. Planning decisions that affect the purposes of the National Park or which affect local or sub regional infrastructure, will be of relevance to agencies that have an interest in these assets.
- Agriculture and food products are important locally and regionally. Food security is therefore a cross boundary planning issue.
- River catchments. The National Park is a watershed between the Irish and North seas. It sits at the top of several major river catchments, which means it has a cross-boundary role in maintaining water quality and reducing downstream flooding.
- Wensleydale Railway: The reinstatement of the Wensleydale Railway is a cross boundary economic and transport opportunity shared with Richmondshire and Hambleton District Councils.
- Large scale development. National policy avoids locating major development in protected landscapes because of the likely conflict with nationally important environmental assets. The main cross boundary issue therefore tends to be large scale development situated outside the Park but close enough to have a visual impact on its qualities. eg. commercial wind farms.

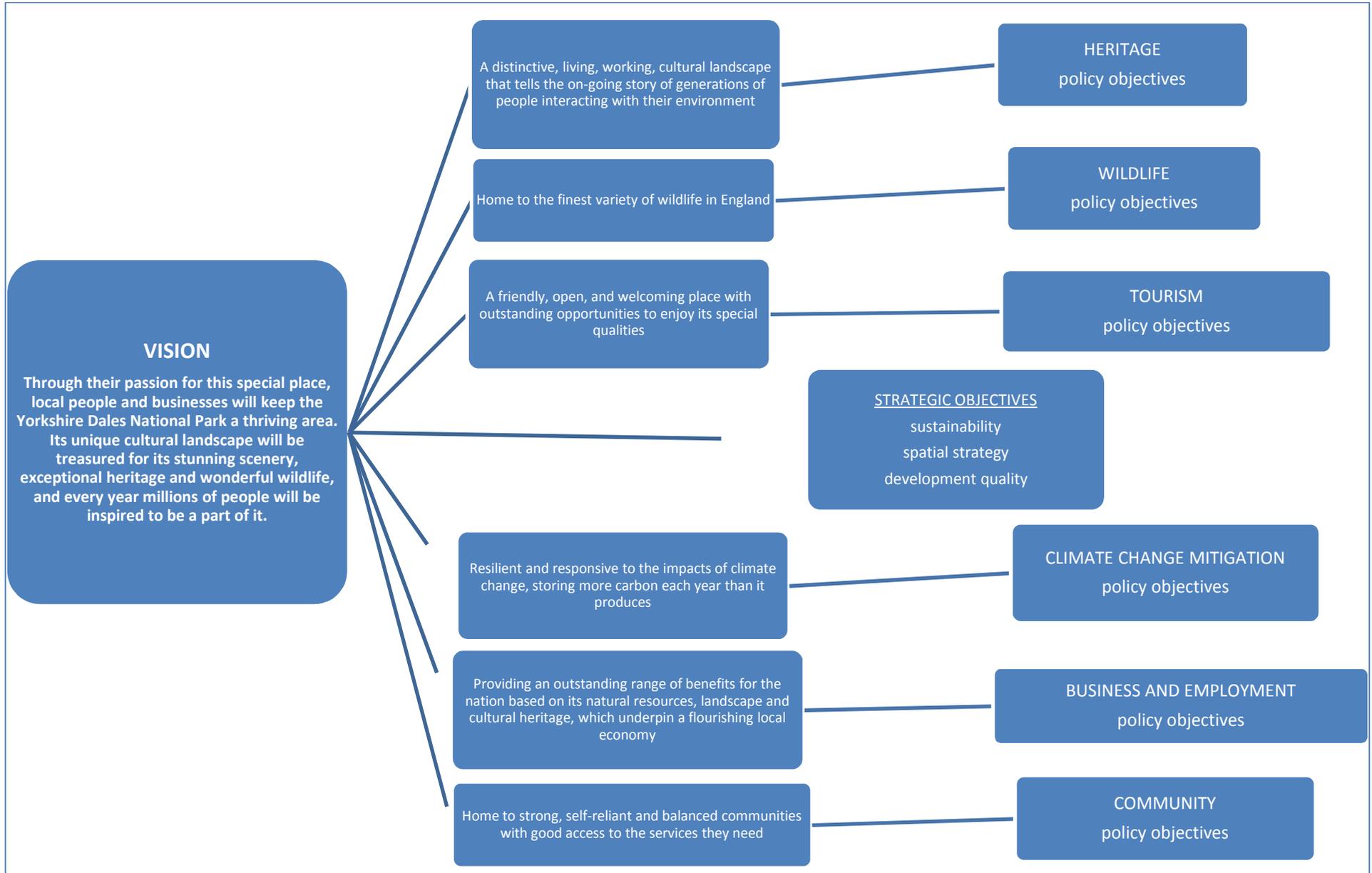
1.28 The first 'duty to co-operate' meetings were held during the Local Plan Options stage in Autumn 2013. The next round will take place during summer 2014. The Authority is also collaborating with other planning authorities by sharing evidence on flood risk modelling, undertaking minerals and waste assessments, consulting on Neighbourhood Plans and working on assessments of affordable housing need.

Vision

³ English National Parks and the Broads, UK Government Vision and Circular 2010, defra

1.29 The Local Plan will deliver actions that aim to keep the National Park a thriving place in conformity with the objectives of national planning policy, and the ambitions in the National Park Management Plan. The latter was produced by a partnership of 14 local bodies, and followed extensive public consultation. It is, therefore, logical for the Local Plan to share the same 25 year vision with the Management Plan.

Local Plan vision, ambitions and objectives



Strategic land use objectives

- Support development that will improve the National Park as a high quality place to live, work and visit
- Support development that will maintain existing services or develop new ones for the benefit of local communities
- Encourage development that will support a growing, diverse and resilient economy
- Encourage development that will increase the proportion of young adults and people of working age living in the Park
- Use the planning system to help deliver the National Park purposes of conservation of natural beauty, wildlife and cultural heritage and the promotion of opportunities for the understanding and enjoyment of the special qualities of the National Park by the public
- Permit development that will be sustainable in the context of the Plan area eg. is located near to existing services, where it will not harm the special qualities of the National Park and where it will not be vulnerable to the affects of climate change
- Aim for high quality in the design of new development

SP1 National Park Purposes

Development will be permitted that furthers the statutory National Park purposes of:

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

Development that prejudices these purposes will not be permitted although an exception may be made where development can demonstrate an overriding need and the harm can be mitigated or, in the last resort, compensatory measures can be agreed.

Aim

2.1 The aim of this policy is to support development that will deliver the two statutory purposes of National Parks.

Justification

2.2 The Yorkshire Dales National Park is a component of the cultural and natural heritage of the nation. It is a working landscape that has had its natural beauty influenced by centuries of human activity. It contains important wildlife species, habitats and geological diversity, many of which are recognised as being of national, and sometimes international, importance.

2.3 The joint purposes of national parks are set out in the 1949 National Parks and Access to the Countryside Act, as amended by the 1995 Environment Act. They are:

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

2.4 It is the first purpose of conservation that is most likely to be delivered by planning decisions. Great weight is given to the protection of national park landscapes, wildlife and cultural heritage by national planning policy.

2.5 The second purpose of 'understanding and enjoyment' is less likely to be influenced through the planning system and more likely to be delivered through the partnership work the Authority does to improve public access and provide information and interpretation. Planning policies that support visitor related facilities can help towards this purpose however.

2.6 It will be noted that the second purpose is also relevant to conservation because it aims to promote the 'special qualities' which attract people to the National Park in the first place. It follows that if the special qualities are damaged, for example by insensitive development, then that will obstruct their enjoyment by the public. The assumption therefore is that the special qualities are a subset of the landscape, wildlife, cultural heritage and the enjoyment of being in the Park.

2.7 Where a development proposal would create conflict between the two purposes, the purpose of conservation is given preference. This is a long-standing presumption known as the 'Sandford Principle' which has been repeated most recently in Government Circular advice on National Parks published in 2010. Experience indicates that 'Sandford' conflicts tend to be rare in the Yorkshire Dales. Where they have been encountered, it has usually been possible to resolve the conflict through negotiation and the use of conditions or management agreements attached to a planning permission.

2.8 In reality, the majority of development proposals received in the Park are modest in scale and impact. They therefore tend to be broadly neutral against the two purposes, or are capable of being made neutral. They do not normally threaten the conservation of the National Park and consequently 90% of planning applications are permitted each year.

2.9 In pursuit of the statutory purposes, there is also a duty on the Authority to foster the social and economic well being of local communities that live and work in the Park. Whilst economic development in the National Park remains the responsibility of other bodies, the National Park Authority does nevertheless work with its partners to try to support economic growth. An important part of the Local Plan is to support development that will create jobs and assist community sustainability.

SP2 Presumption in favour of Sustainable Development

The Yorkshire Dales National Park Authority will presume in favour of development that is sustainable. Sustainable development in the Local Plan area is considered to be that which:

- makes the National Park a high quality place to live and work – including: improving the housing stock, workplaces, public transport facilities, infrastructure and community meeting and recreational facilities;
- enhances the landscape through use of high quality design, removal of unsightly development, and use of appropriate landscaping;
- contributes positively to the built and historic environment by having regard to the site context and conforming to the National Park design guide;
- improves biodiversity by enhancing existing priority habitat or creates new priority habitat;
- improves public access to, and enjoyment of, the National Park's special qualities;
- reduces waste and greenhouse gas emissions through compliance with the spatial strategy, improved energy efficiency and making full use of small-scale renewable energy;
- is resilient and responsive to the impacts of climate change.

Development will be judged unsustainable if it would reduce:

- the health and well-being of local communities;
- the landscape beauty, biodiversity, quality of the historic environment or other special qualities of the National park ;
- the strength, diversity or vitality of the local economy;
- the supply of housing to meet local needs;
- access to local services and community facilities.

Aim

2.10 The aim of this policy is to encourage and support development that is 'sustainable' in the context of the Yorkshire Dales National Park, and national planning policy.

Justification

2.11 The UK guiding principles for sustainable development include living within environmental limits; ensuring a strong, healthy and just society and achieving a sustainable economy. In national planning policy terms sustainable development is regarded as 'positive growth' ie. delivering economic, environmental and social progress for current and future generations. The National Planning Policy Framework regards the fundamental purpose of the Planning system as making development as sustainable as possible.

2.12 There are three dimensions to sustainability:

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

2.13 In the context of the Yorkshire Dales National Park, development will be sustainable where it achieves these ambitions and helps keep people living and working in the area with a decent quality of life. Sustainable development in the National Park should also deliver good quality design that performs well and is aesthetically pleasing. It should be development that is resilient to the effects of climate change and which makes good use of existing services and assets. In doing so

however it should not erode the qualities of the Park which are its unique assets that lie at the heart of developing a stronger local economy.

SP3 Spatial Strategy

To protect the landscape of the National Park, non-residential development that does not need to be located in open countryside between settlements, should be located within or on the edge of local service centres, service villages or small settlements (listed in Table 1), and at a scale that has regard to the character and function of the settlement.

Development proposals that are not located within or adjacent to a settlement in Table 1 will need to demonstrate that:

1. the location is necessary for a land based function,
2. the use proposed will be sustainable there,
3. the location is appropriate in relation to other local plan policies

To expand the supply of affordable and local market housing new residential development will be permitted in accordance with the Housing Development Plan 2012, as modified by the settlement hierarchy in Table 1.

To help grow the local economy strategic sites for new business development are identified on the policies map (Policy BE1).

To maintain footfall and viability, the four primary retail high streets in the National Park are identified on the policies map in Hawes, Grassington, Reeth and Sedbergh (Policy BE5).

To minimise the consumption of non renewable greenfield land the Authority will require the redevelopment or re-use of brownfield land and existing buildings first, where they are available and have capacity for development.

To help conserve an important special quality of the Local Plan area, the re-use of traditional buildings that contribute to the character of the National Park inside and outside identified settlements, will be encouraged (Policy L4 and L5).

To conserve the qualities of tranquillity and habitat diversity, areas of extensive open upland and core wildlife areas are identified on the Policies Map. These will continue to be protected from development that is not essential for the good management of the land.

To protect areas of community amenity, local green space within and on the edge of settlements is identified on the Policies Map. It will be protected from development that would erode the contribution it makes to community recreation, settlement or historic character (Policy C6).

Table 1 – Settlement hierarchy

Local service centres	Service villages		Small settlements	
Grassington/Threshfield	Airton	Healaugh	Appersett	Marrick
Hawes/Gayle	Appletreewick	Hebden	Breconbar	Marsett
Ingleton	Arncliffe	Hetton	Calton	Marske
Reeth	Askrigg	Horton	Castle Bolton	Melmerby
Sedbergh	Austwick	Hudswell	Conistone	Newbiggin (Bishopdale)
Settle/Giggleswick	Aysgarth	Kettlewell	Eastby	Rylstone
	Bainbridge	Kirkby Malham	Fremington	Sedbusk
	Buckden	Langcliffe	Garsdale Street	Stackhouse

	Bolton Abbey	Langthwaite	Gawthrop	Starbotton
	Burnsall	Linton	Hardraw	Stirton
	Burtersett	Long Preston	Horsehouse	Thwaite
	Carlton	Low Row	Keld	West Scrafton
	Carperby	Malham	Kilnsey	Woodhall
	Clapham	Millthorp	Litton	Worton
	Cracoe	Muker		
	Dent	Stainforth		
	East Witton	Thoralby		
	Embsay	Thornton Rust		
	Grinton	West Burton		
	Gunnerside	West Witton		

Aim

2.14 The aim of this policy is to clarify where new development will go, and why. It distinguishes between land-based development that must be located in a specific place out of necessity and development such as housing, employment and services that is better located within settlements or on allocated sites that offer the greatest sustainability and public benefits. The strategy aims to make more use of existing assets such as redundant traditional farm buildings and brownfield land.

Justification

2.15 Planning policy is about choices. The preferred location for most development is in existing settlements that already have a range of services and which offer public transport. The objective is to improve the long-term viability of local communities by supporting existing services through new development whilst protecting open countryside from sporadic isolated development that does not need to be located there.

2.16 The settlement strategy for the National Park was tested during examination of the Housing Development Plan in 2011. It consists of a simple hierarchy of 70 towns and villages based on the services they contain, the amount of housing there, the presence of an identifiable core and proximity to other social networks or nearby services.

2.17 The settlement hierarchy is not fixed in perpetuity and will no doubt continue to evolve at each review of planning policy. Since it has only recently been reviewed, there is no intention to review it again as part of the Local Plan. Bolton Abbey has been added to the list of service villages however in response to specific evidence that it is on the very fringe of meeting the criteria regarding number of services.

2.18 Irrespective of the settlement strategy, in the deep rural context of the Yorkshire Dales, a lot of development continues to be permitted outside towns and villages because that is where the majority of farms and rural land based business is located. The spatial strategy recognises this and permits development that needs to be located there. 'Need' is defined as development that must be located in a specific place to undertake a function of agriculture, rural land management or the provision of public utilities or infrastructure.

2.19 Other development that does not need to be located in open countryside should be located within or on the edge of settlements. Larger scale development should be located on sites with capacity to accommodate it. The services, infrastructure and attributes of a settlement should be capable of benefitting from the development or be capable of being upgraded in relation to it, without harm to the community living there or the contribution that the settlement makes to the landscape character of the National Park. Larger scale development is encouraged to locate on the

business sites allocated on the Policies Map rather than on greenfield sites adjacent to small settlements.

2.20 Brownfield land is required to be developed first before greenfield land is released. Unallocated brownfield land will still be permitted for redevelopment if it is capable of accepting development without conflict with other policies. The Authority recognise however that the availability of brownfield land is limited in the Park and that greenfield land will still need to be developed in some areas.

2.21 The spatial strategy recognises that there are many under-used traditional farm buildings scattered across the National Park. These form a distinctive special quality of the National Park but also offer potential for new uses, irrespective of their sub-optimal location in sustainability terms. The appropriateness of these buildings for conversion and the impact on the Park from an intensification of their use are considerations informed by the traditional buildings policy and the supporting Traditional Farm Buildings 'Toolkit'.

2.22 Sixty percent of the National Park is undeveloped moorland, heathland and rough grassland. Extensive areas have particular qualities of tranquillity and remoteness that have been protected since the 1980s in recognition of their value for public access and recreation. The open upland also contains the majority of the Park's nationally and internationally designated wildlife habitat. Although they appear relatively wild, many of the special qualities of these areas depend on active management by farmers and landowners. Open upland is identified on the Policies Map as areas of general development constraint.

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

SP4 Development Quality

The details of new development should meet all the following criteria:

- its siting, design, appearance, materials and landscaping accords with the supplementary design guidance
- Its scale and intensity of use is sympathetic to the landscape character and local distinctiveness of the surrounding area⁴;
- it avoids land at risk of flooding unless the appropriate sequential and exceptions tests have been undertaken and passed⁵
- it does not damage or have a materially harmful impact on a special quality of the National Park
- it would not obstruct, damage or lead to an unacceptable use of a public right of way unless an agreed alternative route has been provided
- it does not have an unacceptable impact on the amenity of neighbours⁶ and ensures an adequate level of amenity for its future occupants in relation to nearby uses;
- it incorporates measures for the protection of wildlife habitats appropriate to the locality;
- it incorporates measures to minimise light pollution
- it would not harm the ecological, geological/geomorphological, archaeological and historic quality or character of the surrounding area;
- where access is required off the highway, it is capable of being made safe without harm to other interests such as the visual quality of the area;
- the proposal contains adequate provisions for connection to public transport and parking and in accordance with County Council standards;
- where the proposal would generate substantial movements of people or traffic, it should be accompanied by a travel plan to indicate methods to manage the scale of movement proposed and avoid congestion
- It should not cause unacceptable levels of traffic that would harm the environment or capacity of the local road network or prejudice highway safety.
- Development proposals should demonstrate that the scheme has taken into account the security, safety and access needs of all potential users.

Aim

2.24 The aim of this policy is to ensure quality in new development and to avoid harmful impacts.

Justification

2.25 This is a generic policy that aims to address some of the fundamental aspects of new development such as its visual appearance, its impact on local amenity, highway safety and capacity issues. Having a single list of development criteria avoids repetition throughout the Plan.

2.26 The Local Plan is supported by a new design guide which provides advice and examples about the quality expected from new development. The design guide is supplementary to the Local Plan and is intended to provide useful detail for developers, landowners and decision makers. The Authority will use it to influence proposals and to negotiate on schemes during pre application discussions. Ultimately it will be used to support decisions about new development. See also Policy L1 Design.

⁴ Defined in the Yorkshire Dales National Park Landscape Character Assessment 2002

⁵ See flood risk policy

⁶ Amenity' is not defined in guidance or legislation. It is a matter of fact and degree and each case may be different. Amenity will be judged having regard to the condition of a site, the impact on the surrounding area and the scope for tackling a problem.

SP5 Environmental Impact and human safety

Development will not be permitted that would give rise to unacceptable, adverse environmental impacts in terms of:

- the quality or quantity or flow of surface or ground water; or
- the quality of the air, land or soil; or
- the level of noise and dust/particulates, vibration or natural light; or
- the darkness of the night sky; or
- the health, safety and amenity of the public or users of the development.

Development on or near to land known or suspected of being contaminated or unstable will only be permitted where a full assessment has demonstrated that it will not give rise to unacceptable risks to human health or the environment. This may require suitable remedial works to be carried out in advance of the development.

Aim

2.27 The aim of this policy is to protect the public and the environment of the National Park from aspects of development or natural processes that could create danger or pollution.

Justification

2.28 The planning system has a responsibility not only to protect the environment from harm but also to consider the impact of development and natural processes on human health and safety. This policy deals with a range of issues from pollution of natural resources to potential risks to human safety from land instability and contamination.

2.29 There are a number of important watercourses within the National Park and the area is also underlain by Millstone Grit and Carboniferous Limestone aquifers which are of importance for local water supplies and in supplying base flow to rivers. In some areas these aquifers provide a supply of water where no mains water is available. Therefore, the quality of surface and ground water is vitally important to domestic, agricultural and industrial users. Water quality is also important to general amenity, fisheries, nature conservation and water-based recreation. Inappropriate development can result in both indirect and direct pollution of the water environment, which can be difficult to detect and resolve. Ground water is particularly at risk from diffuse sources of pollution that can accumulate over many years.

2.30 The list of special qualities of the Yorkshire Dales includes extensive areas that benefit from tranquillity and access to a dark night sky. These are increasingly scarce resources in the United Kingdom that are recognised and protected by national policy. The Authority will, therefore, assess proposals for new development to ensure that the type and scale of new development will be acceptable to its location, and that noise and light emissions can be minimised.

2.31 In assessing the impact of a proposal against this policy, the National Park Authority will take into account advice provided by specialists such as the district council environmental health departments, the Environment Agency and the Health and Safety Executive.

2.32 Flooding is a significant human and environmental risk in the National Park, and especially in areas downstream of it. It is dealt with separately by policy CC2 (flood risk).

SP6 Major Development

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

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

Aim

2.33 The aim of this policy is to steer very large scale development and national infrastructure away from locations that would harm the National Park landscape.

Justification

2.34 This policy sets out a national Planning principle that dates from 1949 and was originally known as the 'Silkin Test'. National planning policy presumes against major new development in National Parks and Areas of Outstanding Natural Beauty because of the likely harm it would cause to the nation's long term interest of conserving these places. Major development is development of more than local significance, which will also have a long-term impact on the landscape, wildlife or cultural heritage of a National Park, because of its scale and form. It can have a significant impact on the qualities of a national park whether it is located inside or adjacent to its boundary. Major development is therefore only permitted inside protected landscapes in very exceptional circumstances. Proposals are subject to the most rigorous examination and have to demonstrate that they are genuinely in the public interest if they are to proceed.

2.35 Despite this long term policy presumption, most national parks in England and Wales contain at least one example of a major development that has taken place since they were designated. The example in the Yorkshire Dales is post war quarrying. Other than that, major development has been rarely proposed inside the National Park, probably because it is largely avoided by the main communication and infrastructure corridors and because it does not contain any large towns.

Providing an outstanding range of benefits for the nation based on its natural resources, landscape and cultural heritage, which underpin a flourishing local economy

Business and Employment objectives

- Recognise the key role of microbusiness to the local economy and the high value of the Parks' natural resources to the wider economy
- Identify sites and support development of new 'low impact' business to encourage high quality jobs, and increase the proportion of young adults and people of working age living in the National Park
- Support the growth and diversification of farming and rural land-based business that help to maintain the special qualities of the National Park;
- Support new development that helps farmers and landowners to reduce diffuse pollution and improve the ecological status of rivers and water bodies in the National Park;
- where necessary protect existing business and support its expansion or relocation in sustainable locations
- Make better use of existing underused assets such as buildings and brownfield land for new and improved employment and business purposes
- Support the high street by permitting retail and other suitable high footfall uses
- Enhance the role of the local service centres (Sedbergh, Grassington, Hawes and Reeth) as business locations and support them as hubs for the rural economy and social infrastructure
- Experiment with live/work development on brownfield sites in local service centres
- Support railway related development along the route of the Settle Carlisle railway and support the reinstatement of the Wensleydale Railway

BE1 Business development sites

Preferred option

We want to investigate the release and promotion of some new opportunity sites for business development over the next 15 years.

The mix of uses on these sites will be flexible having regard to their financial viability and the capacity of each site for development.

In addition, we support continued flexibility for development of new and expanded small-scale development at existing employment sites and in local service centres and service villages, having regard to environmental capacity, road capacity and amenity safeguards.

The sites in Table 2 are allocated for business uses. Other than where specified, residential uses will not be permitted.

The expansion or redevelopment of existing business uses or the development of unallocated land for new small-scale business or employment uses on sites in or adjacent to the list of settlements in Table 1, will be permitted in accordance with Policy SP4 (development quality).

Table 2 Allocated opportunity sites for business development

Site	Size (ha)	Proposed uses ⁷	Intended timescale
Sedbergh, Toll Bar	0.95	B1, B2, B8	short
Sedbergh, Bailiol School,	2.00	B1, C1, C2, D1, D2, live/work, Extra care	short
Sedbergh, Farfield Mill		A2, A3, B1,C1, C2, D1, live work, visitor accommodation	short
Hawes, Bruntacres⁸	2.23	B1, B2, B8,	Medium - long
Threshfield Quarry	4.96	B1, B2, B8,C2, D1, C1	Short - medium
Linton Camp	5.30	B1, C1, C2, visitor accommodation	Short

⁷ A1 Shops, retail warehouses, post offices, ticket and travel agencies, sale of cold food for consumption off premises, hairdressers, funeral directors, hire shops, dry cleaners, internet cafes

A2 Banks, building societies, estate and employment agencies, professional services (not health or medical services), betting offices
A3 Restaurants and cafes

A4 Public houses, wine bars or other drinking establishments

A5 For the sale of hot food for consumption off the premises.

B1 a) Office other than a use within Class A2 b) Research and development of products or processes) For any industrial process (which can be carried out in any residential area without causing detriment to the amenity of the area

B2 Industrial process other than that falling within Class B1

B8 Use for storage or as a distribution centre

C1 Hotels, boarding and guest houses (where no significant element of care is provided)

C2 Residential accommodation and care to people in need of care, residential schools, colleges or training centres, hospitals, nursing homes

C3 Use as a dwellinghouse (whether or not a main residence) by a) A single person or by people to be regarded as forming a single household b) Not more than six residents living together as a single household where care is provided for residents; or c) Not more than six residents living together as a single household where no care is provided to residents (other than use within Class C4)

D1 Clinics, health centres, creches, day nurseries, non-residential education and training centres, museums, public libraries, public halls, exhibition halls, places of worship, law courts

D2 Cinemas, concert halls, bingo halls, dance halls, swimming baths, skating rinks, gymnasiums, other areas for indoor and outdoor sports or recreations not involving motorised vehicles or firearms

⁸⁸ The Strategic Flood Risk Assessment has flagged a significant fluvial flood risk constraint in relation to the Bruntacres site based on flood risk modelling, however there is some uncertainty regarding its accuracy. If the site is to remain in the Plan, the Authority will need to undertake a more detailed site specific flood risk assessment to gauge the accuracy of the modelled data and the degree to which specific flood risks might be avoided and mitigated.

Reeth, Dales centre	0.65	B1, A2 live/work	medium
Horton in Ribblesdale	0.45	B1, B2, B8,	Medium - long
Giggleswick Quarry	3.00	B1, B2, B8, D1	Medium - long
Langcliffe Quarry	1.00	B1, B2, B8, C1, C2, live work	Medium - long
Askrigg, Weatheralds⁹	1.40	B1, B2, B8, C1, C2, live work, visitor accommodation, safeguard railway station site	Short - medium
Aysgarth, Yore Mill		B1, B2, B8, A3, D1, live/work, visitor accommodation	medium
Dent, former Lyon equipment bld.	0.30	A2, A3, B1, B2, C1, C2, D1, live work extra care	Short - medium

Aim

3.1 The aim of this policy is to support the development of land and new buildings for business uses to create new jobs, support existing jobs and generate spending and additional economic activity in pursuit of the Management Plan objectives and the National Planning Policy Framework.

Justification

3.2 The over-arching economic strategy is now the responsibility of the two Local Enterprise Partnerships in North Yorkshire and Cumbria. Both have identified the Yorkshire Dales National Park as an area with future challenges where investment is needed to ensure sustainable communities. Sustainable growth is defined as maximising the strengths of market towns, raising the quality of visitor infrastructure and optimising the potential of the environmental economy. Larger scale growth and regeneration activity is being planned at District level in Richmond, Catterick Garrison, Skipton, Kendal and Settle where it will also bring benefit to communities living inside the National Park.

3.3 To understand how the Local Plan might help secure a sustainable economic future for the National Park, a study of employment and business needs and opportunities was commissioned from Arup associates during 2013¹⁰. The study recommends that established sectors such as agriculture, small-scale manufacturing, and tourism should be supported by policy, whilst recognising that the special qualities of the Park also make it attractive to other sectors that are seeking to take advantage of the areas high quality of life.

3.4 Releasing new land for business uses is part of the review of planning policy. Six allocated sites remain partly undeveloped from the 2006 Local Plan. The two biggest areas are at Threshfield quarry near Grassington (4.96 hectares) and an extension to Bruntacres in Hawes (2.23 hectares).. Both sites would require significant investment to develop them but they remain suitable for a range of uses during the plan period.

3.5 A number of other mainly brownfield sites are identified on the Local Plan policies map. These are mostly close to local service centres or service villages but have some separation from residential areas. The sites are distributed across the Park so that they are able to counter-balance some of the increasing centralisation of commercial activity and services that have been moving out of rural areas although there may be challenges in terms of ease of access, lack of proximity to markets and possible shortage of skills.

⁹ The Strategic Flood Risk Assessment has flagged a potentially significant surface water flood risk constraint in relation to the Weatheralds site. This will mean that the site is only suited to 'less vulnerable uses' (so effectively ruling out residential uses) unless an exceptions testing exercise is undertaken to demonstrate that flood risks and that the development provides wider sustainability benefits to the community that outweigh flood risk (the exceptions test);

¹⁰ Yorkshire Dales National Park Authority, Project 2: Identify Employment and Business Land, Needs and Opportunities, Arup 31 October 2013

3.6 They are identified as opportunity sites for development during the plan period and beyond. The sites lend themselves to a range of uses but could include digital, media and creative; business and finance services, education, administrative, public and utility services, health, hotels and hospitality, leisure, construction, light manufacturing, craft, and retail (although the latter will only be permitted where they would be ancillary to the main use). Businesses that thrive on the National Park's special qualities — such as food production, land management, visitor services, visitor accommodation, outdoor activities and minerals processing — will be particularly encouraged. Development briefs for each site will accompany the next version of the Local Plan

3.7 In addition to allocating sites the policy also permits the expansion or redevelopment of existing employment uses and will permit wholly new, small-scale sites on the edge of service settlements. Small scale is defined in terms of land of less than 1 acre or 400m² in terms of floorspace for new buildings. New or expanded uses will be considered flexibly but will not be permitted if they conflict with other local plan objectives, such as conservation or the reasonable protection of residential amenity.

BE2 Rural land based enterprises

Preferred option

We propose to support new agricultural buildings, structures and tracks where they are necessary for farming operations or are essential for sustainable land management, subject to criteria protecting the environment of the National Park.

We propose to extend policy support to include diversification of other rural land-based enterprises by permitting the development of land and buildings in locations where there is environmental capacity to accommodate it.

Agricultural, forestry and other rural land-based buildings and structures will be permitted if It is necessary in that location and the owner has not been instrumental in disposing of a building within the last 3 years that would have otherwise met the need proposed.

Buildings and structures granted planning permission under this policy will be required to be dismantled and removed from the site when no longer in agricultural, forestry or other rural land based enterprise use, unless permission is given for change of use.

Diversification of existing land based enterprises will be permitted if It assists viability and supports the beneficial aspects of land management and will meet the criteria in policy SP4 (development quality).

Development involving new buildings will only be permitted where it can be demonstrated that the conversion or re-use of a suitable existing building cannot accommodate the proposed activity.

New or improved access tracks for forestry, farming or moorland management will be permitted if all the following criteria are met:

- i) The proposal would be essential for the management of the land.
- ii) All other possible opportunities have been fully considered.
- iii) The layout and design is to a high environmental standard and is located to minimise impacts on the special qualities of the National Park.
- iv) Opportunities for public access are provided.

Any access track that would have a significant adverse impact on the special qualities of the National Park, particularly proposals that would have a negative impact on the landscape quality or nature conservation, will be refused.

Aim

3.8 The aim of this policy is to support new development that will help grow, diversify or improve the viability of farming and other essential rural land management work in the National Park. It aims to provide flexibility to expand business and add value for the benefit of the local economy and the contribution that land management makes to delivering national park purposes.

Justification

3.9 The modern landscape of the Park has been shaped by farming, and land management of grouse moors, woodland and rivers. Farming and rural land management remains one of the main business sectors inside the park. Ten percent of residents were employed in agriculture in 2011 although this has declined sharply in the last 20 years. Rural land-based enterprises are defined for the purpose of this policy as farming, shooting estates, rural estates, wildlife trusts, national trust land, the military, and forestry estates which manage land holdings larger than 5 hectares. This threshold excludes small hobby farms or other rural land uses that are less likely to have land

management at the core of their activities and therefore where the benefits to national park purposes of their land management activities may be less certain.

3.10 To maintain many of the special qualities of the National Park it is important that farming and land management continue to develop and are economically viable. Only relatively large scale agricultural development actually needs planning permission because many activities are regarded as permitted development with only a simplified notification procedure for their siting, design and external appearance. This policy, therefore, supports farming and land management related buildings, structures, tracks and land uses where they need planning permission. The spatial strategy allows this development to take place in open countryside outside towns and villages.

3.11 The National Park Authority will encourage the adaptation of existing buildings. Where this is not possible, it will work constructively to find appropriate sites for new buildings. The National Park Design Guide should provide useful assistance to developers about the construction of new buildings that will be suitable within the landscape.

3.12 Many large new agricultural buildings have been permitted as exceptions to the general presumption against new development in the countryside because they have been demonstrated to be necessary for agricultural purposes. In order to enhance the National Park it is desirable that these buildings are dismantled when no longer required. Policy BE3 may however allow new uses for some of these buildings in appropriate circumstances.

3.13 Many farm and rural estates have the necessary assets in the form of land and buildings and the motivation in terms of declining income to diversify their core activities beyond agriculture. Diversification is a wide ranging term which encompasses activities to improve the quality and value of farm produce, promote local food, deliver ecosystem services, light manufacture and contracting that support traditional farming or sporting estates. In the National Park there are particular opportunities for visitor accommodation, visitor services, nature tourism and recreational activities that make use of the special qualities of the area. The Authority, therefore, supports and encourages well-conceived diversification schemes that will increase spending, create jobs, improve economic resilience, deliver services and help manage land in accordance with National Park purposes.

3.14 Problems can occur however if the new activities would have significant adverse impacts. Sometimes new uses can outgrow a rural location and even lead to the break-up of agricultural holdings or the separation of farm houses from the farm business. It may, therefore, be necessary to seek legal agreements or impose planning conditions to ensure that new commercial activities remain tied to the agricultural business and do not undermine farming in the longer term.

BE3 Reuse of modern buildings

Preferred option

We will continue to permit the reuse of modern buildings where they have capacity for new business uses without harm to National Park purposes. We propose extending the policy to include suitable modern buildings beyond settlements and farm yards.

The conversion or re-use of modern buildings to new business and employment uses will be permitted if all the following criteria are met:

- i) The building is no longer needed for its current use and will not displace the use elsewhere or conflict with an adjoining use,
- ii) The building is structurally sound. A structural survey will be required if the condition of the building is in doubt,
- iii) Retaining the building will not perpetuate visual harm and it can be made acceptable in terms of modifications to its appearance and curtilage in terms of its impact on its surroundings and on residential amenity,
- iv) All manufacturing processes and storage are contained wholly within the building or are otherwise visually contained,
- v) The proposal should not give rise to demand for the visually intrusive provision, renewal or extension of parking, deliveries, outside storage, external lighting, utility services or place an unnecessary burden on social, community or emergency services.
- vi) The proposal will accord with policy SP4 (development quality)

Aim

3.15 The aim of this policy is to make more effective use of existing buildings for new employment and business purposes, where there is capacity and without harm to the qualities of the National Park or nearby residential amenity.

Justification

3.16 Modern buildings are defined as post 1914. In the Park most of these are utilitarian structures that do not enhance the landscape but are necessary for storage or sheltering livestock to meet modern farming practices and animal welfare standards.. They are mainly steel or wood frame large span structures that have superseded the myriad traditional stone farm buildings which are a particularly notable feature of the National Park.

3.17 On occasion, these buildings become surplus to farming requirements. Depending on the nature and location of the building there may be benefits to the economy and only neutral impacts on the environment, of converting it to a new use. Re-using existing buildings is an obvious way to support farm diversification and will avoid or delay the expense and impact of constructing a wholly new building.

3.18 It should be appreciated however that some modern buildings will not be suitable for new uses. Some modern agriculture sheds have been permitted in isolated, sometimes prominent locations, because they were necessary there for a farming purpose. It will not always be in the public interest to prolong the landscape impact of these buildings and some would be better dismantled if they are no longer needed.

3.19 In terms of suitability for new uses, important planning factors will include intensity of use, vehicle numbers, road capacity, storage capacity, conflict with farming and conflict with other interests such as nearby residential amenity or public access to the special qualities of the National Park. The policy recognises that there may be better sites already allocated in the Local Plan or

with certain very intensive uses that require good road access, sites may be better located outside the National Park.

BE4 New build Live/work units

Preferred option

We will permit new-build live/work units on some of the allocated business sites or elsewhere on suitable brownfield land.

The development of new build live/work units will be permitted inside the housing development boundaries of local service centres and service villages (policy SP3 spatial strategy) and within some of the allocated employment sites in Policy BE1.

The Authority will also permit the development of new live/work units on the site of an existing industrial use, if continued employment use is no longer suitable or viable and the site is otherwise capable of supporting a residential use. Such a proposal will need to be supported by evidence of need for a residential element and by accounts that prove that the business component is viable or in the case of a proposed new business, by a business plan that demonstrates that it would be viable.

Proposals for live/work development will need to meet the following criteria:

- ii) At least 50% of the floorspace will be used for employment
- iii) The occupancy of the living area will be restricted to a person working full-time in the business.

If located within an area of housing, then only uses that are compatible with residential uses will be permitted

Aim

3.20 The aim of this policy is to experiment with new forms of purpose designed live/work units. The objective is to encourage existing business to expand and attract new businesses and people to re-locate into the National Park.

Justification

3.21 The proportion of people who work from home has always been high in the National Park, partly because of the importance of agriculture to the economy but more recently because home internet connections have enabled people to work at least some of their time from home. It is also a form of employment that offers scope for growth, if high speed broadband can reliably reach more areas of the National Park.

3.22 Working from home is inherently sustainable because it eliminates commuting and supports local services. Planning permission is not normally needed to convert a room to a home office or craft workshop, as long as the use remains subordinate to the main use as a dwelling. Where planning permission is required for an extension, an ancillary building or an intensification of the employment use, then the Authority will be supportive, subject to safeguarding neighbouring residential amenity and mitigating any other significantly harmful impacts. Where the employment use would grow to a level of activity that would exceed the capacity of a residential area, road network or environment to contain it, then the Authority will encourage relocation to a more appropriate employment site.

3.23 The development of new bespoke buildings for shared residential/business use, is a potential opportunity that could also fit well into the National Park context. In theory, there should be demand from those who wish to establish a business in the area and either already live in the Park or are attracted here by the quality of life it offers. Live/work units offer the social and economic benefits of home working but with the additional advantage of constructing a bespoke

modern, efficient home and flexible work space. A significant benefit is that it solves the problem of having to find two properties at the same time.

3.24 Purpose-designed live/work units would fit with several National Park Management Plan objectives. They would promote the National Park as a place to live and work, they could attract new, low-impact, high-quality jobs, develop stronger business networks, support construction of new local market housing, support existing services and reduce carbon emissions from commuting and modern energy-saving technologies. There is a wide range of low impact uses that would seem compatible in the deeply rural context of the National Park. These would include workshops, light manufacturing, food processing, professional services, packaging, journalism, music production, internet sales etc.

3.25 Live/work has been tried in the National Park both in terms of new build and conversion. To date it has worked most effectively in Reeth, a small local service centre in Swaledale where two modern live/work units have been created within the allocated employment estate, which functions successfully as a craft workshop cluster. Elsewhere buildings have been converted to live/work uses in semi-industrial locations but have so far proved less popular. This would seem to indicate that the policy is more likely to be successful if targeted at purpose-designed, new-build premises within existing or allocated employment sites.

3.26 The difficulty with live/work units is how to maintain the continued functioning of both uses together. Even with a simple occupancy control, such as a Section 106 legal agreement that ties the employment use to domestic occupation, there is always a risk that the use could eventually become domestic only with the work element disappearing.

3.27 There are several ways to reduce this risk. The first is to locate live/work developments only within existing employment or mixed employment and residential areas, such as the allocated employment sites in policy BE1. That way, new live/work homes will tend to be less attractive as retirement or holiday homes. They would also tend to fit better with the ethos of live/work if they are part of a cluster of existing businesses. The potential amenity issues of combining a variety of employment uses with domestic life is also likely to be less significant within an area that already has a mixture of say light manufacturing and retail uses. Another safeguard would be to deliver live work units through a rental or lease arrangement, rather than through speculative owner occupation. Management by a landlord such as a rural estate, should prevent reversion to residential use only and is more likely to be affordable than outright purchase.

3.28 To try to ensure live work units achieve their objective of a sustainable mixed use and to avoid them becoming residential only, a number of criteria will be included in a Section 106 legal agreement. This will define the proportion of the floor area to be used for work purposes only which will be at least 50% for new build schemes. The residential part will be required to be occupied after the implementation of the business, in order to avoid invalidating the permission. Sole residential use will only be permitted in the event of retirement or business failure and then only after a period of 5 years use. The use will then revert to Live work again on re occupancy. To confirm that the business use is continuing the legal agreement will require the occupier to submit annual approved business accounts to the Authority.

3.29 In considering the detailed design and layout of a new live work building developers will be required to demonstrate a functional separation between the domestic space and the work area, to ensure the creation of genuine employment space.

3.30 The conversion of traditional buildings is dealt with by Policy L4 and L5.

BE5 High street service frontages

Preferred option

We will identify high street service frontages on the Policies Map and define a range of flexible uses to support their footfall and viability.

We intend to prevent the development of retail uses in out-of-town locations unless it can be demonstrated that these would not have significant impacts on High Street vitality or other detrimental impacts.

High street service frontages are identified on the Policies Map for Sedbergh, Grassington, Hawes and Reeth. New or expanded retail (A1) uses are encouraged and will be permitted in these areas.

A2, A3, A4, A5, C1, D1 and D2 uses¹¹ will also be permitted in high street frontages except where they would displace an A1 use that would undermine the retail service role to the detriment of the local community. The Authority will require proposals for the loss of a retail use to be tested against Policy BE7 (safeguarding employment uses), unless it is considered that the loss of the use would not have a significant individual or cumulative effect on the retail function of the high street.

Outside the high street a sequential test will apply to the development of new A1 – A5 uses. The order of preference will be:

1. sites within high street service frontages; then,
2. sites adjacent to high street service frontages (within 100m); and then,
3. only if suitable sites are not available in 1 or 2 above, will sites further away from the high street service frontages be considered. Only sites that are accessible on foot to the high street will be permitted for new A1 – A5 uses.

The sequential test will not, however, apply to small-scale farm diversification or community retail and hospitality proposals that would not otherwise impact on the retail function of the high streets.

Applications for A1- A5 and D2 uses larger than 450m² (gross internal area) outside of the high street service frontage or adjacent to it, will require an assessment of:

- i) the impact of the proposal on existing, committed and planned public and private investment in a centre or centres in the catchment area of the proposal; and
- ii) the impact of the proposal on town centre vitality and viability, including local consumer choice and trade in the town centre and wider area, up to five years from the time the application is made.

Where an application fails to satisfy the sequential test or is likely to have significant adverse impact on the town centre, it will be refused.

¹¹ A2 Banks, building societies, estate and employment agencies, professional services (not health or medical services), betting offices
A3 Restaurants and cafes
A4 Public houses, wine bars or other drinking establishments
A5 For the sale of hot food for consumption off the premises.
C1 Hotels, boarding and guest houses (where no significant element of care is provided)
C2 Residential accommodation and care to people in need of care, residential schools, colleges or training centres, hospitals, nursing homes
D1 Clinics, health centres, creches, day nurseries, non-residential education and training centres, museums, public libraries, public halls, exhibition halls, places of worship, law courts
D2 Cinemas, concert halls, bingo halls, dance halls, swimming baths, skating rinks, gymnasiums, other areas for indoor and outdoor sports or recreations not involving motorised vehicles or firearms

Aim

3.31 The aim of this policy is to identify the main high street service frontages in the National Park and to support a range of uses there that will maintain a high footfall and enhance their role as places where local communities and visitors shop, and access services.

Justification

3.32 A study by Arup consultants which looked at opportunities for employment growth during the Plan period contains a portrait of each of the four National Park service centres¹². A summary of each is set out below. The study found that the four centres are quite robust and have relatively few empty units, although the trend has been towards retail contraction rather than growth.

3.33 Arup reported that demand for shopping remains strong in the Park but that the centres operate on narrow margins so are therefore vulnerable. They pointed to visitors and residents as both being important markets for the high street but warned that local services should not be undermined by an overly reliant visitor services dominated high street.

3.34 They recommended a wider service centre approach integrating employment, retail, leisure and other services to build long term resilience. They also identified opportunities to improve signage, streetscape, public realm and pedestrian connectivity, which they considered, would enhance the four centres and thereby improve their economic prospects.

3.35 Based on the Arup study, the preferred policy approach is to encourage a wide range of high street uses in order to maintain footfall and sustain the viability of existing high street shopping. The policy encourages a wide range of uses in addition to shops. This flexibility recognises that long term decline is taking place on retail high streets. A wide range of non retail uses such as banks, restaurants, markets, cafes, pubs, health and beauty, religious, offices, takeaways, hotels, clinics and leisure uses, all contribute to the vibrancy of the modern high street. The new policy will permit these uses on the high street service frontages in the Park together with new residential uses on upper floors. However, where one of these uses would displace a shop and it is considered that the loss would undermine the existing retail function of the centre and would not compensate through additional footfall or shop front visual interest, to the detriment of the local community, then the Authority may request that the continued viability of the retail use is tested by policy BE7, before making a decision on its replacement use.

3.36 Whilst the Local Plan strategy focuses new retail development onto High streets, the Authority will continue to permit new retail uses elsewhere in the National Park as long as they are small scale, ancillary to a main use or would not otherwise be harmful to the vitality of the High street.

3.37 The Park has received some interest in recent years in the development of new convenience stores on the edge of several service centres. Where schemes are larger than 450m² gross internal floorspace (the size of the Spar convenience store at Sedbergh) the Authority will require the submission of a retail impact assessment to help make a judgement about the potential impact on the high street.

3.38 In dealing with new highstreet uses the Authority will also have regard to their impact on high street heritage and appearance in terms of advertising, shop front design and colour. The National park design guide provides advice to developers

¹² Employment and Business Land, Needs and Opportunities, Arup October 2013

Role and function of local centre (from ARUP report 2013)

Sedbergh – A functional local service centre, compact and with low vacancy. Less focus on the visitor economy than elsewhere in the Park and strong dependence on Kendal/Lancaster. Sedbergh independent school is a key landowner and developer in the town. Public realm improvement currently being pursued by the Sedbergh townscape partnership. Scope to develop greater visitor use of town centre to increase footfall, underpinned by the Booktown initiative. eg. more cafes, restaurants, shops, visitor accommodation and attractions which could also support a more vibrant evening economy.

Hawes – A vibrant independent retail and service centre with a notable livestock auction and successful visitor attractions. Deep rurality means self sufficiency and only weak links to the distant retail centres of Kendal and Northallerton. Independent retailers have delivered town centre resilience. Lack of ground floor residential use gives coherence to the high street. Potential for better cross town linkage between visitor attractions on the eastern and western sides and to the nearby Bruntacres employment site. Planning policy should support mixed uses to maintain footfall. Surfacing, public realm and signage could deliver environmental and therefore economic benefits. Historic assets could be better utilised. Auction Mart is a key site for future re development.

Grassington – A visitor honey pot which makes the most of its attractive historic town centre, festivals and starting point for popular walking routes. A market town that attracts day visits from Leeds, Bradford and east Lancashire. Town centre performs well despite recession though perhaps rather too focused on visitor services to the possible detriment of local services. High rents are a possible barrier to local retail uses. Permit mixed uses and shared services that will benefit residents and visitors. Intervene if necessary to support community uses. Re development opportunity at Townend garage for retail, employment/leisure/recreation or community uses.

Reeth – A small service centre for Swaledale. Set around a very attractive village green it also provides immediate access to walking and cycling routes in the surrounding open countryside and moorland. A local service centre split between retail and non retail uses. Allow more health, social, community and commercial uses, as well as retail, to make it less reliant on seasonal visitor income. Public realm improvements and better pedestrian connectivity and parking management would help. Better integration with the Dales centre (Place Hill) is needed through signage and surfacing. Support growth potential for craft business, live work and as an outdoor activities access point into the Park's more tranquil areas.

3.39 In supporting the viability of town centres the Authority will encourage a range of non development measures to promote street markets, more attractive and usable open spaces and improvements in surfacing, lighting and street furniture. The Authority will work with local and statutory agencies to facilitate these improvements.

BE6 Railway-related development

Preferred option

We will protect the corridor of the Settle/Carlisle railway and the former route of the Wensleydale railway for railway related development.

We support the reinstatement of the Wensleydale Railway from Redmire to Garsdale.

We will also protect the corridors of the Wensleydale railway and former Dillicar to Clapham track beds for potential development as family friendly cycling routes.

Development that would prejudice the reinstatement of the disused trackbed of the Wensleydale Railway, or the Dillicar to Clapham track bed for a recreational trail, identified on the Policies Map, will not be permitted.

Along the route of the Settle Carlisle railway and the former Wensleydale Railway Line (Garsdale to Redmire), development will be permitted for railway infrastructure and railway related economic development where this is necessary for or enhances the provision of facilities for rail users, or would provide an employment or commercial use of the site, or would benefit understanding of the National Park.

Development leading to the loss of facilities for rail users will not be permitted.

Aim

3.40 The aim of this policy is to support the reinstatement of the Wensleydale Railway and the possible joint use of the railway corridor by a recreational route for walking, cycling and horseriding. It also aims to prevent the sterilisation of the route by alternative development in advance of reinstatement. It safeguards the Settle Carlisle railway corridor for railway related development.

Justification

3.41 The National Park Management Plan supports the reconstruction of the Wensleydale Railway from Redmire to the junction with the Settle Carlisle railway at Garsdale Station. This would provide a strategic connection for carrying passengers and freight between the west and east coast mainlines. It may also enable local communities in the north of the Park to access services and make trips further afield directly by public transport from closer to their homes.

3.42 Evidence from reinstated railways demonstrates that they can become significant corridors for investment. A fully or partly re-opened line may be expected to bring greater visitor spending and enhanced public enjoyment of Wensleydale. The re-opened line should encourage new business along its route through the provision of reopened stations, new visitor facilities, car parking, enhanced occupancy of visitor accommodation, greater use of local services and generally improved spending in the area. The engineering and associated development works need not harm biodiversity if carefully planned and the reopening of the line should deliver more enjoyment and understanding of the National Park by the public.

3.43 Reinstatement of the line in stages will be permissible if it is capable of being made reversible in the event that it is not successful. If the reconstruction of the line could also deliver a parallel, family-friendly cycle route, then the joint infrastructure benefits would be much greater. The Authority will therefore want to safeguard this possibility in parallel to the Wensleydale line and along the former Dillicar to Clapham track bed.

3.44 The reinstatement of the Wensleydale Railway is a very ambitious infrastructure project that is likely to take longer than the 15 year Local Plan period. It therefore needs to be identified on the Local Plan Policies Map and the route protected from alternative development that might otherwise obstruct it.

3.45 The Settle Carlisle railway will be protected from development that would fragment its primary purpose as a railway corridor. The objective is to safeguard the function of the railway by preventing the erosion of land and buildings to non-railway uses such as private housing which might in themselves conflict with railway operations. By using planning policy to support the operational railway and its associated uses, the Local Plan will safeguard the future flexibility of the railway to develop and evolve and, therefore, hopefully maintain its viability.

3.46 The particular value of the Settle Carlisle line is in terms of the visitors it brings into the area, the employment it supports and the access it provides for residents to jobs and services elsewhere. Its continued operation as a passenger and freight railway will continue to bring significant benefits to the amenity of the area, notably by enabling the transfer of thousands of tonnes of quarry product from road onto rail.

BE7 Safeguarding employment uses

Preferred option

We want to safeguard existing business and wealth-generating uses that enable people and enterprises to work in the National Park.

We will require proposals that would lead to the significant loss of a business or employment use to demonstrate that it is not commercially viable to maintain it.

Development that would lead to the loss of existing employment land or buildings will not be permitted unless:

- i) the loss would be at a scale that causes no significant harm to the Local Plan's employment objectives; or,
- ii) the continuation of employment use on the site would be environmentally unacceptable, or incapable of being made acceptable; or,
- iii) the business commenced less than three years ago on a site not previously used for employment purposes; or,
- iv) the Authority is persuaded by evidence that the site is no longer commercially viable for sustaining employment activity at the level of the currently permitted use.

Aim

3.47 The aim of this policy is to avoid the permanent loss of viable employment land to non-employment uses.

Justification

3.48 A flourishing local economy depends on holding onto existing businesses as well as supporting new ones. In the past local planning policy in the Park has intervened in the loss of employment sites by preventing their change of use to non employment uses. Given the Local Plan objective to maintain flexibility and diversity of sites to support future economic development, the Authority will aim to keep suitable buildings and parcels of land in employment use. Therefore, if a continued business use is acceptable in environmental terms, it has an opportunity use for future business to establish there and avoid the costs and delays of finding and developing wholly new sites. Once a piece of land changes its use away from employment to say housing, it is unlikely to change back. Whilst this might not matter in an urban area with plenty of surplus brownfield land, it is more of a problem in a protected landscape that has a lack of alternative sites as well as a lack of employment opportunities generally.

3.49 For the purposes of this policy and in the context of the National Park as a visitor destination, employment uses will include hotels, hostels and large guesthouses (i.e. those with 4 or more bedrooms. It does not include Bed and Breakfast businesses or small guesthouses (less than 4 bedrooms).

3.50 Where a site has supported more than 5 jobs (a significant amount in the rural context of the Park) the Authority may be prepared to accept vacancy in order to reuse this site as a future employment use in the longer term. The Authority will however be flexible on the nature of the new use accepting that the local economy is changing. Temporary uses for employment or non-employment uses may be acceptable on significant employment sites as a stop gap measure towards the longer term objective of a permanent economic use.

3.51 There is an issue of proportionality with this policy. It should not prevent the ebb and flow of micro scale business where this is not harmful to the economic vitality of the area. For minor employment or business uses below 3 jobs the Authority will not normally intervene in the principle

of the loss of employment, unless the use of the site is considered to be particularly difficult to replace or offers valuable business diversity and there is some likelihood of the use being required again in the future.

3.52 Nor does the National Park Authority wish to discourage entrepreneurial activity. It is accepted that not all businesses will be successful and some may fold after a short time. In order not to discourage new ventures, that are otherwise compatible with local planning policy, the Authority will permit a change of use so long as the business has not been in operation for more than 3 years and the site was not in previous use for employment purposes.

3.53 Where the Authority is faced with a proposal that would lead to a permanent loss of significant employment, it will look to the applicant to demonstrate through evidence that the use of the site is unlikely to be viable in the longer term for renewed employment activities. The Authority will also seek advice from the local economic development agency.

3.54 The Authority will be looking for evidence that a site is unlikely to be capable of economic viability. This could include market intelligence and market testing that demonstrates that the site has been exposed to sale or rental, at a price, within its current use class and other use classes agreed in discussion with the Authority, but has not received any realistic offers and that therefore it is proved there is a lack of demand for it.

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

3.56 The following advertising procedure should be used:

- i) The National Park Authority will arrange for an independent valuation of the property at the applicant's cost.
- ii) The applicant may obtain their own valuation on the same basis if they wish. If there is a discrepancy between the two this should be resolved through discussion.
- iii) The applicant can then put the property on the market with one or more estate agents. The applicant should inform the Authority which estate agents they are using and when the property is put on the market. Sales particulars should be submitted. The applicants and the estate agents should keep records of all enquiries received regarding the property and forward them to the Authority. The applicant will bear the costs.

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

Home to strong, self-reliant and balanced communities with good access to the services they need

Community objectives

- Support the retention of community health, education, recreational and social facilities and services
- Encourage provision of extra care accommodation, for the elderly and vulnerable adults, in main service centres
- Support development of new and improved community services including much better and faster digital and mobile communications
- Ensure new development is supported by appropriate levels of infrastructure
- Permit disposal of locally generated inert waste in appropriate locations and support local recycling facilities
- Protect areas of locally important green space against development

C1 Extra care accommodation

Preferred option

We will support the provision of residential accommodation for the elderly and other vulnerable adults through a variety of means.

Development proposals to provide residential accommodation for elderly persons and other vulnerable adults will be permitted through:

- i) Adaptation of the existing housing stock where this is consistent with other policy objectives;
- ii) Provision of appropriately designed and serviced housing, as part of a wider mix of housing, on allocated, windfall or exceptions sites permitted through the Housing Development Plan;
- iii) Bespoke provision of specialist facilities on:
 - sites specifically allocated in the Local Plan,
 - other sites in or on the edge of Local Service Centres where an allocated site has not been identified,
 - sites within or on the edge of a Service Village where they would supplement existing or planned facilities in Local Service Centres and are commensurate to the size, function and capacity of the settlement.

All elderly persons and vulnerable adult residential accommodation will be required to:

- i) meet an identified local need for that type and scale of provision as demonstrated through an up to date elderly/vulnerable persons needs assessment and other relevant supporting evidence. Approved accommodation will be occupancy restricted in accordance with Appendix 1 of the Housing Development Plan;
- ii) be appropriately located and designed in relation to the identified need so that they:
 - have suitable pedestrian access to local services and public transport connections
 - are adequately served by existing, or otherwise provide their own essential services to meet the needs of residents;
 - take account of the access, care and support needs of all users, including those with restricted mobility
 - make appropriate provision for communal space both inside and outside;
 - promote mixed residential and commercial uses wherever possible to aid integration with the wider local community, including the provision of wider commercial and community facilities

Aim

4.1 The aim of this policy is to encourage the development of modern elderly and vulnerable persons accommodation to enable older people to live as independently as possible with appropriate care and support.

Justification

4.2 The 2011 Census shows a continued trend towards an ageing population. The average age of a National Park resident is now 47 years, over 3 years more than in 2001. A total of 35% of the Park's population is over the age of 60, with a further 23% between the ages of 45 and 59.

4.3 Although many older people live perfectly healthy and active lives, inevitably there are some who have care and support needs that cannot be adequately catered for by mainstream housing. Allowing older people to remain in or close to their families and friends is an invaluable part of community wellbeing.

4.4 Need has been identified by the two County Councils for elderly and vulnerable adults' residential provision in the National Park during the Plan period. In 2010 North Yorkshire County

Council predicted a need for 30 new extra care schemes across the County up to 2020, including the equivalent of 4 in Craven, and 3 in Richmondshire. The North Yorkshire needs assessment has not sought to attribute needs to a lower level than whole Districts, however there is an expectation that the National Park will need to contribute to this overall provision. In Cumbria, more refined needs data has identified evidence for 11 units of accommodation in the Yorkshire Dales part of the County up to 2019.

4.5 There is a move away from traditional 'care home' provision towards an extra-care model, enabling older people to live more independent lives while benefitting from the peace of mind of having care and support on hand. 'Extra Care' constitutes self-contained homes with design features and support services to enable self-care and independent living. These homes may be for purchase, rent or shared ownership and often involve a Registered Provider working in partnership with County and District Councils in their housing and social care capacities, to ensure the right type of accommodation is provided.

4.6 Facilities can be larger scale 'institutions', often comprising flats or apartments as part of a larger complex of communal space, catering and other facilities. They can also be smaller developments more akin to sheltered housing with domiciliary care workers or other support networks and preventative care to provide for the wellbeing of residents. Lighter touch models, either by adapting the existing housing stock, or providing bespoke housing as part of mainstream residential developments, can also play a role in provision, especially where needs data doesn't give the confidence to develop larger scale facilities.

4.7 Extra Care brings multiple benefits. They ensure a long-term commitment to care and support that helps prevent hospital admissions through in-situ medical support and healthier lifestyles, together with improved recovery from illness or accidents. They cater for more than just physical health, by facilitating social interaction among occupants and the wider community.

4.8 At a time when community services in remote rural areas are under threat, extra care facilities can offer a means of supporting, rationalising, replacing or even supplementing services for the benefit of both occupants and the wider community.

4.9 An extra care facility already exists in the National Park at Sycamore Hall, Bainbridge. There are also recently completed or planned schemes in Settle, Richmond, Leyburn and Kirkby Stephen. Together, these will provide 200 units although because they often replace existing accommodation the net additional provision is rather more modest.

4.10 Extra care developments in the National Park should ideally be located in the Local Service Centres of Grassington/Threshfield, Hawes/Gayle, Reeth and Sedbergh where access to health and other services are available. The Authority made a call for sites earlier this year to gauge the availability of sites for allocation. The only site formally submitted was at Turfey Hill in Hawes. This site is therefore identified on the Policies Map for consultation purposes. In doing so, the Authority is effectively seeking to establish whether there is local support for developing this site to meet the extra care needs of Hawes and the surrounding area. It is recognised that the site has disadvantages, and these were highlighted in the Authority's rejection of the site for general housing purposes as part of the Housing Development Plan. As a different use is now proposed, we are re-opening consultation on the site. If the site is found to be unacceptable, extra care provision will rest on the identification of a site elsewhere using the criteria listed in the policy.

4.11 Although the Authority had been made aware of potential sites in the other Local Service Centres, no sites have been suggested by landowners and enquiries revealed that they were either unavailable or unsuitable. There remains some potential for extra care provision on a limited number of the business development sites identified in Policy BE1. In light of the lack of specifically

identified sites, the policy provides flexibility for new sites in Service Villages, given the success of the scheme in Bainbridge.

4.12 The supply of sites will always be limited in the remote rural context of the park, so it is essential that provision is targeted at meeting local needs in accordance with the Authority's wider housing strategy. Residential permissions will therefore be expected to be developed and occupied in accordance with local needs criteria within the Housing Development Plan. This allows existing residents, and some returning former residents of the Park, to move to more suitable accommodation.

4.13 We will take advice from the County Councils, in their role as social service providers, on whether a proposal represents a sustainable model for meeting elderly and vulnerable adult care needs. Providers will normally be expected to be Registered and work in partnership with the County Councils, however we will look carefully at whether commercial models will meet the policy criteria for meeting local needs, and take advice from the County Councils in this respect.

C2 Existing community facilities

Preferred option

We will resist the loss of community facilities. We recognise however that some services will inevitably become unviable or require rationalisation. We therefore intend to test such proposals, and applicants will be expected to make a strong case that there is no longer a demand for the facility or that it is no longer needed or that alternative provision of equivalent standard can be secured.

Development that would result in the loss of, or have an unacceptable affect on, an existing community facility will only be permitted if a suitable replacement facility of at least equivalent standard is secured in advance of the development or:

- i) it can be demonstrated that the current use is no longer financially or functionally viable; and
- ii) it can be demonstrated that the facility could not fulfil, or is not needed for, an alternative community use;

Applications should be supported by appropriate evidence to support assertions under the above criteria. This should include appropriate independent financial, business planning, options appraisals, marketing and community engagement evidence.

Aim

4.14 The aim of this policy is to protect existing community facilities from development that would result in their loss, or would otherwise undermine their viability.

Justification

4.15 There are a wide range of facilities in the National Park that are vital in maintaining the fabric of remote rural communities. They include core facilities aimed at providing for educational, healthcare and recreational needs such as schools, childcare, libraries, nurseries, doctors surgeries, dentists, town/village halls/institutes/reading rooms, community offices, sports pitches, play and recreational areas, public gardens and greens, sports pavilions, gymnasiums and changing facilities. They might also include other important amenities like community car parking, allotments, travel, communications and utilities infrastructure. Threats to these facilities are relatively rare, but nonetheless need to be guarded against. In addition, there are the more commercially-orientated community facilities, including pubs, key retail facilities (such as village shops), post offices and shops.

4.16 All these facilities aid social cohesion, reinforce local identity and enable essential services to be provided as locally as possible. As such, the presumption is that they should be retained or replaced with something of equivalent standard. In a deeply rural area, there is increasingly a key role for providing shared services through joint use of facilities, and we will support this wherever possible.

4.17 Where a development would lead to the loss of a facility or reduce its viability, we will expect applicants to provide very strong justification for this loss or diminishment. The policy particularly seeks to guard against short-termism, since loss is often irreversible. The case for losing a facility must not revolve around the needs of the current owner/tenant, their chosen business model, or narrow consideration of operational models. Applicants will need to look at a full range of potential uses or ways of operating a business or facility, in order to demonstrate that it isn't workable in the long term. We will expect applicants to commission independent assessments of the facility in both its current and alternative roles, to assess the potential for continued or alternative uses. Short term marketing assessments will not be sufficient in their own right. By the same token, testing of such proposals will need to be done in a proportionate way

where, for example, a premises is clearly only suited to a very narrow range of community uses. Policy BE7 provides guidance on the Authority's marketing requirements for testing demand.

4.18 Decisions need to be made in the best interests of the community, so we will also expect applicants to have undertaken a community engagement exercise to gauge the need for the current or alternative community uses.

4.19 As an adjunct to this policy, we would encourage communities to register important community facilities as 'Assets of Community Value' under the 2011 Localism Act. This will ensure an added layer of statutory protection against harmful losses of facilities, and would offer communities the opportunity to formulate their own proposals to safeguard the future of that facility. The absence of an entry on the register will not however be taken as meaning a facility does not have value to the local community. Where the exercise of a permitted development right for a change of use of a community facility would threaten a valued local facility, we will consider whether an immediate Article 4 Direction should be made to protect the interests of the local community.

4.20 Where it would assist in retaining viable community facilities, changes of use that result in joint or mixed uses of premises will be encouraged.

C3 New or improved community facilities

Preferred option

New or improved community facilities will continue to be supported where they are needed.

Development will be permitted for new, or improvements to existing, community facilities, where:

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

Land is allocated for the provision of a community sports and recreation facility in Hawes.

Aim

4.21 The aim of this policy is to support proposals for new or improved community facilities where this meets the needs of local residents and increases or enhances the quality or level of provision.

Justification

4.22 There are a wide range of facilities in the National Park that are vital in maintaining the fabric of remote rural communities. From time to time a need will arise to improve, replace or create new facilities to cater for changing demands. These proposals will be accommodated where they meet the needs of communities and are appropriately located in relation to those needs.

4.23 One site has been allocated for the specific provision of a community sports and recreation facility, including a swimming pool, in Hawes. This represents a long-identified gap in provision given the absence of any swimming pool in the Richmondshire part of the National Park (some small scale provision with restricted community access existing in both the other constituent Districts). A consent was granted in 1997 for this facility, which remains extant, however given the strategic importance of this gap in provision, the site is proposed for re-allocation in this Plan.

4.24 To support the allocation of the Hawes site, and to evidence wider sports and recreation provision in the Park, an assessment of needs and opportunities for key formal indoor and outdoor sports facilities is currently being undertaken in accordance with paragraph 73 of the NPPF. This will assess whether additional provision for playing pitches, sports halls and swimming pools is required in the National Park.

C4 New and improved utility service infrastructure

Preferred option

The Authority will permit the development of modern infrastructure where it will benefit communities and the local economy without harm to the special qualities of the National Park.

Proposals for new or improved utility service infrastructure providing essential services and facilities will be permitted provided they minimise environmental harm, and provide adequate mitigation measures, having regard to all deployment options and in light of operational requirements and technical limitations;

All infrastructure shall be removed and the site restored to its former condition when no longer required for its approved purpose.

Aim

4.25 The aim of this policy is to support the development of new infrastructure that will increase the quality of life for those living, working or visiting the National Park, while protecting the areas special qualities.

Justification

4.26 This policy embraces a range of different infrastructure types, whether fixed, satellite or airborne ie:

- Mains gas & electricity, mobile and land-based telecommunications (including telephony, messaging, radio, internet and televisual services)¹³;
- Water supply and waste water removal/processing.

4.27 The remoteness of the National Park imposes limitations on infrastructure which mean deficiencies continue to exist. These are usually to the detriment of communities and local business. Although there needs to be an element of realism in the level of infrastructure that can be achieved, significant improvements are still realisable in some of the most basic services. The planning system has an important role to play, by aligning its policies with subsidised and commercial deployment opportunities.

4.28 In particular, the drive towards improved broadband and mobile telecommunications services is an important objective in the National Park Management Plan. It is vital that the planning system facilitates the deployment of these technologies.

4.29 The fundamental considerations are the same for each type of infrastructure. The impacts are often visual, but can also be ecological, archaeological or in terms of amenity impacts. The impact of these will be balanced against the benefit the infrastructure brings.

4.30 The policy is therefore broad, ensuring that proposals are well justified having regard to available alternatives that are within the realms of operational and technical viability. Cross reference to the development quality policy provides safeguards against unacceptable impact.

4.31 Such a wide spectrum of infrastructure is often the responsibility of different providers undertaking projects discretely. This results in missed opportunities to rationalise or share structures and corridors, where this could result in operational efficiencies for the provider and environmental benefits for the National Park. Proposals in the Park must therefore demonstrate that they represent the optimal deployment method so as to minimise impacts without compromising operational requirements and technical limitations. This might include where

¹³ Renewable * low carbon energy are covered by policy CC1

appropriate, undergrounding, mast and pole-sharing, hosting infrastructure on/in existing structures, remote provision and non-mains solutions.

4.32 Particular consideration should be given to reducing the impact of existing infrastructure as part of proposals to renew or reinstall it, rather than simply perpetuating existing arrangements where these are harmful. Regard will be had to cumulative and sequential impacts arising from concentrations of infrastructure in a particular area and the longer term implications of establishing infrastructure in the landscape.

4.33 Some providers benefit from permitted development rights which means that either planning permission is not required or a simplified notification or prior approval procedure is followed. This policy is still relevant to such proposals. If it becomes apparent that permitted development rights are causing harmful impacts to the National Park, the Authority may consider withdrawing rights through an Article 4 Direction.

C5 Infrastructure needed to support development

Preferred option

We want to ensure that new development is supported by the infrastructure necessary to service it. Where additional infrastructure is required as a direct result of new development provision will need to be made before permission can be granted.

Development will only be permitted where adequate infrastructure exists or will be provided to serve the proposal.

Where existing infrastructure is to be used, or extended, to serve a development, adequate capacity must exist without prejudicing existing users.

Where additional or enhanced infrastructure is necessary to support new development, the Authority will require the applicant to remedy the shortfall, either through direct provision, or a financial contribution equivalent to the cost of remedying the infrastructure shortfall.

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

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

If a planning obligation would undermine the viability of a development, the Authority will seek to negotiate a viable solution to infrastructure provision. Where the benefit of delivering a development will clearly outweigh any shortfall in infrastructure provision, permission may still be granted, however if failure to make provision for an item of infrastructure would make a development fundamentally unsustainable, and alternative mitigation cannot be provided, planning permission will be refused. Applicants will be required to submit financial information to support assertions on viability grounds.

Aim

4.34 The aim of this policy is to ensure that new development is adequately supported by existing infrastructure, or otherwise makes sufficient provision for any new infrastructure that is required to make development sustainable.

Justification

4.35 The intrinsic remoteness of the National Park imposes limitations on infrastructure deployment, so deficiencies in existing infrastructure are already known to exist. Policy C4 above seeks to facilitate these improvements wherever possible. This policy is about ameliorating infrastructure deficiencies arising as a direct result of planned new development. This might be entirely new items of infrastructure, or enhancements to existing infrastructure where there are capacity limitations.

4.36 The Authority has discretion to formulate a Community Infrastructure Levy (CIL) charging schedule. This would impose a tariff-based charge on new development to fill identified infrastructure gaps. CIL is a new system of charging for infrastructure which partly replaces a system of planning obligations, typically Section 106 agreements, which were previously the sole means of deriving financial contributions from development.

4.37 Section 106 obligations can continue to be used, but their remit will be limited from April 2015, so that financial contributions to fund larger strategic infrastructure items cannot be pooled over more than 5 separate agreements. The Authority's proposed approach is to continue to use planning obligations, rather than CIL, to remedy infrastructure shortfalls arising from new developments. The implication of this decision is that any infrastructure gaps must be met at a localised scale, on a site by site basis, or through limited pooling of contributions.

4.38 The Authority's experience of infrastructure requirements, based on historic amounts and types of development, is that a planning obligation-led approach to filling gaps will be fit for purpose. Nonetheless, national planning policy is clear in its expectation that local planning authorities should assess the quality and capacity of infrastructure and its ability to meet forecast demands. We are currently undertaking further evidence gathering to develop an improved understanding of infrastructure capacity and potential requirements in light of anticipated development pressures.

4.39 We will be looking in particular at the potential requirements for allocated development sites. The bulk of development in the National Park will continue to be delivered through the conversion of existing buildings and the development of windfall sites. The Local Plan, as the Housing Development Plan did before it, will seek to take a more planned approach to the release of particular opportunity sites for employment, visitor facilities and extra care residential developments. Now that the Draft Local Plan has provided a more comprehensive list of these sites and their proposed uses, we will be engaging with infrastructure providers to gauge whether infrastructure requirements might amount to a more strategic scale, in which case the proposed policy approach may need to be reviewed.

4.40 The policy as currently drafted sets out a general expectation that infrastructure deficiencies should be addressed as part of a planning application, with commitments to provide necessary infrastructure secured through planning obligations.

4.41 We will take our advice on site-specific infrastructure requirements from the providers at the point a planning application is submitted. Many providers already have policies and guidance on how they will assess the requirements of an obligation in relation to a particular development¹⁴.

4.42 National policy is clear that the realities of development viability need to be taken into account in establishing planning obligations. The policy therefore affords some flexibility to negotiate infrastructure requirements where they will demonstrably threaten the viability of that development and where the benefits of delivering that development outweigh the disbenefits of under-providing infrastructure. There will however be cases where an infrastructure requirement goes to the very heart of the development's sustainability, in which case it is non-negotiable and it will be perfectly legitimate to refuse a permission on these grounds.

¹⁴ For example Cumbria County Council's Planning Obligations Policy.

C6 Protected green space

Preferred option

In consultation with local communities, we will designate local green space to protect important parcels of land in and around towns and villages from future development.

Within areas designated as protected green space, development proposals will only be permitted where they are complementary to and do not compromise the particular qualities and functions of that space.

Elsewhere, equivalent protection against development will only be offered where it can be clearly demonstrated that green spaces:

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

Aim

4.43 The aim of this policy is to ensure that the contribution that important green spaces make to amenity, recreation and historic character of towns and villages in the National Park is not harmed by new development.

Justification

4.44 The whole National Park is the subject of a degree of development constraint by virtue of being a designated protected landscape. In order to give clarity to decision makers, developers and local communities, it is important that a more specific designation exists, to remove some of the doubt surrounding whether a particular site or plot is suited to development. It is also important that the designation is used selectively and proportionately, so it has been focussed in and around the settlements in Table 1 where the bulk of development is envisaged in accordance with the spatial strategy.

4.45 The last Local Plan identified important open spaces for protection against development. This policy is a revision and extension of that approach. In accordance with national planning policy, local communities have been given a more prominent role in identifying green areas of particular importance to them. Parish Councils were invited to suggest spaces in and around their main settlements that met the criteria outlined in the draft policy.

4.46 These suggestions, alongside the existing designated important open spaces, have been assessed by Officers against the designation criteria to ensure consistency. Proposed designations are shown on the Policies Map. This is an opportunity for the wider community to comment on and refine the draft designations.

4.47 The policy incorporates some flexibility to respond to the needs of additional non-designated areas that come to light due to changing circumstances, omission from the original survey or sites beyond the settlements in Table1. Unallocated areas must however be of equivalent value and meet the designation criteria in the policy.

4.48 The policy incorporates some flexibility to accommodate some development in these areas where it is consistent with the reason for the designation. So, for example, a space designated for its recreational value may well be capable of accommodating play equipment. Similarly, the policy will continue to support public realm improvements where these conserve and enhance the qualities of these spaces. In the majority of designations however, the intrinsic undeveloped nature of the site will go to the heart of its value, so will act to severely curb, or often completely rule out, development.

4.49 The national policy on local green spaces affords them equivalent status to urban greenbelt, however in doing so it affords opportunity to accommodate agricultural buildings and infill development. In a sensitive rural environment like the National Park, we feel the degree of protection afforded by this designation should be higher, so have adopted a more cautionary approach to the type of development that might be acceptable in protected green spaces.

4.50 The purpose of the designation may extend beyond the planning remit, for example where enhancements to important spaces are proposed, inclusion within the Plan may help lend weight to funding bids. With this in mind, some spaces that seem very unlikely to be subject to development pressures, but that are nonetheless locally important, have been included (for example churchyards and village greens).

C7 Waste

Preferred option

We do not think there is a demand or need for household or other non-inert waste to be disposed of within the National Park. The modest waste arisings from within the National Park are collected and then processed and, where necessary, disposed of outside the Plan area as part of long-standing arrangements managed by the District and County Councils.

We believe that almost all of the small volume of inert waste arising from building and other projects in the National Park can continue to be re-used or recycled. There is no evidence of demand for disposal sites in the National Park.

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

Proposals for the disposal of inert waste will only be permitted where:

- i) The waste is produced within the National Park
- ii) The waste cannot be re-used or recycled
- iii) The proposals are small in scale and there are no unacceptable adverse effects.

Proposals for the siting of collection facilities for locally generated, re-usable or recyclable household waste will be permitted provided there are no unacceptable adverse effects.

Proposals for the processing of organic waste that has been produced at a farm or a group of farms within the National Park will be permitted provided there are no unacceptable adverse effects.

Aim

4.51 The aim of this policy is to encourage and support the re-use and recycling of waste wherever practicable.

Justification

4.52 There are no waste disposal sites in the National Park and little evidence of demand or need. In the last 20 years there has been only one waste disposal permission granted and that was for the tipping of subsoil to restore a small area that had previously been used for disposal of inert waste. There have been no other proposals and no indication of any demand for additional sites. A recent study of waste streams across North Yorkshire¹⁵ did not identify a need for waste disposal sites within the National Park. It concludes that if a sub regional Waste Recovery facility is developed then the principle gaps in waste management will be in recycling and hazard waste treatment. There is no identified need for non inert waste disposal or management sites within the National Park.

4.53 As technology develops, there is increasing scope for small-scale on-farm anaerobic digestion plants to deal effectively with livestock wastes, reduce risks of diffuse pollution, and generate electricity or heat. The latter can also be a valuable form of farm diversification - providing additional income to support the viability of farm businesses (see Policy CC1 Renewable and low carbon energy).

¹⁵ North Yorkshire Sub Region, Waste Arisings and Capacity Requirements October 2013

A distinctive, living, working, cultural landscape that tells the on-going story of generations of people interacting with their environment

Landscape objectives

- Secure high quality design that is functional, sympathetic and attractive;
- Conserve, enhance and bring back into use heritage assets
- Use the planning system as part of a strategy to retain, repair or reuse traditional buildings, in particular traditional farm buildings.
- Allow traditional farm buildings to be adapted for continued agricultural use and to allow conversion to a range of other uses where the building and its landscape setting have capacity to absorb it.
- Prevent major new quarrying in the National Park but allow continued quarry working on existing sites where this will deliver significant local economic and environmental benefits overall
- Transfer quarry products from road onto rail
- Support re-opening of small-scale quarries for local building stone
- Protect the archaeological and ecological value of historic mineral workings

L1 Design

Preferred option

We propose to use the Local Plan to set out some key design principles and to support these with a more detailed guidance. The National Park design guide will be adopted as a Supplementary Planning Document to give it weight in decision making and will set out in more detail the quality expected from new development.

Development proposals should demonstrate that they achieve high quality and inclusive design.

Permission will be granted for proposals that do not conflict with the guidance set out in the Yorkshire Dales Design Guide and which demonstrate that they achieve each of the following aims:

- (i) the development will function well, be environmentally sustainable; have appropriate access, parking, and storage facilities for all users including those with a range of mobility needs; be safe and not vulnerable to crime.
- (ii) the design is informed by, and responds positively to the site context so that it conserves and enhances the character and appearance of the landscape and the special qualities of the National Park; and, reinforces the distinctive quality of the built heritage of the National Park.
- (iii) the design is visually attractive; the scale, height, proportions, massing, form, materials and appearance of buildings are appropriate to the site context; and, includes a high quality landscaping scheme that is an integral part of the proposal.

Aim

5.1 The aim of this policy is to influence the quality of the design of new development so that it performs as well as possible and compliments or enhances the landscape and built environment of the Yorkshire Dales.

Justification

5.2 Design is a key aspect of sustainable development. It goes to the heart of almost every planning proposal. Attitudes to design, especially in an area with such a strong vernacular built tradition, are shaped by what has gone before but also need to adapt to suit changing lifestyles, technologies, materials, climate and building techniques.

5.3 The Yorkshire Dales has a built heritage that is so highly distinctive and recognisable it is one of the most cherished qualities of the National Park, for residents and visitors alike. The prevalence of local stone as the chief building material and the robust, unfussy, functional architecture are two key characteristics of traditional buildings in the Dales. However there is also great variation in building styles and some highly localised building traditions.

5.4 Ubiquitous modern development has had relatively little impact on this local distinctiveness and it is important to ensure that new development reinforces local character and traditions and does not dilute it.

5.5 The challenge lies in perpetuating the tradition of change in a sympathetic way, ensuring that newly-built properties respond to modern needs and yet complement what has gone before. This needs to start with a clear appreciation of site context, so that all proposals can be designed to 'fit in', without slavishly reproducing designs from the past. An appraisal of the site context is necessary for all development and for larger proposals will involve an understanding of how the site and development relates to the wider landscape.

5.6 We are moving closer towards sustainable, low-carbon construction which offers advantages in terms of climate change mitigation, and financially, in terms of energy savings.

5.7 Working in an area like the National Park will necessitate creative solutions to design problems. The National Park Authority wants to encourage innovation in new development, particularly in architecture, materials and technology. Innovative design should engage with and build on the traditions and achievements of the past.

5.8 This policy sets out some key design principles that all development proposals should adhere to. To help designers and developers the Authority has prepared a supplementary Design Guide to explain its approach to design and to help deliver high quality development.

L2 Heritage assets – general principles

Preferred option

We will continue to ensure that new development that would affect designated or important undesignated heritage assets will conserve or enhance them. In order to do so, development proposals will need to demonstrate that they have understood and responded to the significance of these assets, with particular justification presented for any harm or loss caused.

All development proposals that affect a heritage asset shall be informed by an assessment of its significance and must be accompanied by sufficiently detailed information to allow the impact of the proposal upon that significance to be fully assessed. Applications should make all reasonable efforts to understand and respond to significance. .

All heritage assets will be afforded a level of protection proportionate to their identified significance. Any proposal for new building, demolition/destruction, alteration or extension will be complementary to, or will better reveal, the significance of the asset.

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

- there is no less harmful, viable option,
- the amount of harm has been reduced to the minimum possible;
- that other public benefits outweigh any harm caused;
- provision for full recording in advance of loss has been made.

All proposals will also need to comply with policy L4 and L5 Conversion of Traditional Buildings and policy L1 Design Policy.

Aim

5.9 The aim of this policy is to ensure development proposals conserve and enhance the heritage assets of the National Park.

Justification

5.10 The historic environment goes to the heart of the National Park's special qualities. It is made up of a wide range of assets some of which have been recognised through formal designation as listed buildings, conservation areas, scheduled monuments and registered historic parks and gardens.

5.11 Designated assets however make up only a fraction of all heritage assets. There are many undesignated assets that contribute to the National Park's historic environment. Designation programmes were often undertaken as rapid exercises, according to particular criteria, so represent a snapshot of some of what is important in the National Park's historic environment. For example, listing programmes omitted or ignored many traditional farm buildings that we now recognise to be important.

5.12 This policy seeks to ensure that valuable but currently undesignated features are not overlooked in planning decisions. It should not be assumed that all undesignated heritage assets are automatically less important than designated ones, but where this is the case, the policy proposes they are given a lower level of protection that is proportionate to their significance.

5.13 At the heart of planning decisions will be an assessment of a heritage asset's significance. This is crucial to informed decision making. Significance is the sum of all the 'heritage values' of an asset, which can be:

- Evidential – the potential of a place to yield evidence of past human activity;
- Historical – the ways in which past people, events and lives can be connected to the present through a place;
- Aesthetic – the ways in which a place delivers sensory and intellectual stimulation, through its design or through fortuitous evolution;
- Communal – the ways people relate to a place, commemoratively, symbolically, socially or spiritually.

5.14 Development proposals will need to establish how these values are linked to the fabric/remains of a site or structure. Understanding heritage values is not just about what the experts say is important – it is also about what matters to local communities and what could matter to future generations. Understanding significance is about placing these values in a context and understanding their relative importance. The objective is conservation in a way that enables people to appreciate and connect with the past. Understanding why something matters will enable decisions to be made about how it can change in a way that heritage values are maintained.

5.15 But the policy also provides scope to consider circumstances where loss or harm to significance cannot feasibly be avoided. In these cases, clear justification needs to be made, starting with a consideration of alternatives, before weighing other positive benefits from the development against the loss or harm that is being caused.

L3 Heritage assets – individual requirements

Preferred option

Development proposals will need to demonstrate that they have considered how the characteristics of historic assets contribute to heritage values and significance.

Archaeology

Development proposals affecting Scheduled Monuments and other sites above and below ground with archaeological significance will not have an adverse effect on their integrity or setting.

Archaeological interest should be preserved in-situ unless a clear case can be made that there is no less harmful solution and the wider public benefits clearly outweigh any loss or harm. Where any loss or harm is accepted, provision must be made for preservation by record.

Settlements and building groups

Development proposals within Conservation Areas and other undesignated settlements and building groups with architectural and historic significance, will preserve and enhance their character and appearance, including the:

- Traditional shop frontages;
- Overall settlement layout, including the pattern of streets, lanes, paths, verges, watercourses, building plots and important open spaces where these provide evidence of the historic development of the settlement and visual appeal;
- Distinct character zones within settlements;
- Landscape setting, including field boundaries and systems;
- Mix of different vernacular and 'polite' designed buildings;
- Landmark buildings, or distinct building groups, and the views and setting of them;
- Mix of commercial, agricultural and domestic building types;
- Domestic gardens and orchards where these are part of the public realm or historic development of a settlement;
- Predominant use of local building materials;
- Fenestration including traditional window types;
- Traditional flagged and cobbled surfaces, historic street furniture and signage;
- Important trees, hedgerows, walls, gates, railings and other boundary features;
- Key views into, out of and within the settlement.

Significant buildings

Development proposals affecting listed buildings and other buildings with architectural and historic significance, will preserve and enhance their special interest, including the:

- Evidence of phases of historic development preserved in the structure's fabric;
- Quality of craftsmanship, including detail and finishes employed throughout the building;
- Building materials used, including values derived from both continuity/consistency and variety/contrasts;
- Evidence of construction methods and techniques employed;
- Overall proportions of the building and its rooms;
- Historic plan layout and the division of internal spaces, stairs and points of access and light provision;

- Setting of the structure, including its curtilage and wider environs, relationship to other key buildings/groups and the contribution of open spaces and routeways to key views of the structure;
- Aesthetic appeal, whether vernacular or polite in style, organic or designed in derivation
- Particularly unusual or rare features and features with a specific historical or cultural association

Historic landscapes

Development proposals affecting historic landscapes will preserve or enhance their coherence and integrity, including:

- Lynchets, ridge and furrow or other evidence of past field systems and farming practices (including isolated features such as sheepfolds and limekilns);
- Medieval settlement;
- The lead mining and other key industries;
- The pattern and means of enclosure, including drystone walls and hedgerows;
- Traditional farmsteads, settlements and farm buildings;
- Network of routeways.

Aim

5.16 The aim of this policy is to set out the common characteristics of the historic environment that development proposals will need to have regard to.

Justification

5.17 This policy builds on the general principles relating to heritage assets. To help applicants relate their proposal to these general principles, this policy is broken down into four sub-components of the historic environment:

Archaeology – the National Park has an incredibly rich archaeological record. The term archaeology tends to be interpreted in a more narrow sense than its definition actually implies. Archaeology is more than buried remains and prehistory, although this is certainly part of what the policy seeks to protect. It is any material evidence of past human activity or culture, so can extend to buildings and whole landscapes as well. There are around 200 Scheduled Monuments in the National Park, but many more undesignated sites, many of which are yet to be fully understood, in addition to others that are yet to be discovered. Archaeological sites in the Yorkshire Dales range from caves with evidence of human activity thousands of years ago to observation posts dating from the Cold War. Known sites and features are recorded on the Historic Environment Record but many still await identification and recognition. Evidence of archaeological significance may be visible above ground, particularly as earthworks and ruined structures but may also exist as below ground deposits. This is particularly the case within historic settlements in the Yorkshire Dales, many of which have developed on the same site over centuries.

Archaeological sites which are particularly well represented in the Yorkshire Dales include:

- Prehistoric, Romano-British and medieval settlements
- Prehistoric, Romano-British and medieval field systems
- Burial monuments such as cairns and round barrows
- Industrial monuments, particularly relating to mineral extraction and processing

Settlements/building groups - there are 35 town and village-based Conservation Areas in the National Park. These reflect the importance of looking beyond the building-specific scale (see

below) towards coherent groups of buildings in close proximity to one another, their layout, boundaries, open spaces and routeways, the sum of which is worth so much more than its individual parts in isolation. This policy could apply to towns and villages in addition to farmsteadings, outfarms (isolated building groups away from the farmstead) or even industrial building groups. Many of these are undesignated. Buildings in farmsteads may have been individually listed on the premise of 'group value', but many more have not yet are still valuable. Furthermore, in addition to the 35 designated Conservation Areas, a further 50 settlements have previously been identified. Where they exist, Conservation Area Appraisals are vital sources to refer to in making planning applications and development decisions.

Significant buildings - the 1700 Listed Buildings in the National Park are well understood as being deserving of protection. And yet the listing process has omitted many important buildings, which should not be forgotten in planning decisions. In particular Traditional Farm Buildings are under represented. The National Park Management Plan contains an objective (F6) to help local communities identify locally-important undesignated historic features (also referred to as Local Lists). Where this takes place, it will be an important consideration in planning applications.

Historic landscapes – there are two Barns & Walls Conservation Areas in the National Park (Littondale and Swaledale & Arkengarthdale), which represent the only designated heritage assets on a landscape scale. Several other Barns and Walls landscapes could be designated, notably upper Wharfedale and Wensleydale. The National Park embraces a variety of other historic landscapes, made up of a variety of components from different eras that together provide an outstanding record of man's interaction with the landscape over time.

5.18 Under each of these headings, a list of common characteristics that are likely to yield heritage values and contribute to significance is provided. Applicants can assess their development sites and buildings against these characteristics to assess how best to formulate a proposal in such a way that preserves significance so far as possible. It is impossible to provide an exhaustive list of all the qualities of heritage assets, but this policy provides those that are most commonly encountered.

L4 Conversion of Traditional Buildings – general requirements

Preferred option

Proposals to introduce a new beneficial use into a traditional building should be encouraged, but only where they respect the character and appearance of the building and its surroundings without significant alteration or extension, or creating other conflicts.

Proposals for the conversion of traditional buildings to new uses will be permitted where:

- i) The original traditional building has the physical capacity to accommodate the new use without the need for anything more than minor extension, and all ancillary storage and services are accommodated in existing buildings rather than through the provision of ancillary buildings;
- ii) Alterations to the building, and the creation of any new curtilage, highway access, access roads and other associated storage and infrastructure, are in sympathy with the traditional character and appearance of buildings and do not adversely affect the immediate or wider farmstead and landscape setting of the building, or any parts of building fabric with recognised significance;
- iii) The new use does not displace an existing one, or conflict with neighbouring land uses, to the extent it is prejudicial to the viability of an associated business, residential amenity, or gives rise to the need to provide new compensatory buildings;
- iv) Materials used are consistent with, or complementary to local building traditions and any historically or architecturally important features are retained in the conversion, and the building subjected to recording prior to conversion;
- v) The building is structurally sound, does not require significant rebuilding, as independently verified through a structural appraisal.

Aim

5.19 The aim of the policy is to encourage re-use proposals that do not undermine the architectural and historic character of the building, and will ensure its long-term maintenance and repair.

Justification

5.20 There are clear benefits from introducing a beneficial use into a redundant or underused building. Development needs to be carried out in the right way, however, to avoid destroying the very things that make it so important to retain the building in the first place.

5.21 The policy sets out a list of general requirements to ensure the building and its surrounds are treated in the right way as part of any conversion proposal. In considering proposals to change the use of a traditional building the Authority will give priority to the capacity of the building rather than optimising the use. This policy is closely related to and should be read in conjunction with the Heritage Assets policies.

L5 Conversion of Traditional Buildings – principle of use

Preferred option

We want to ensure that traditional buildings have beneficial uses that foster long term commitment to their upkeep, but to also ensure the use is appropriate to the building and is in the right location.

The principle of a new use for a traditional building will only be acceptable if the building concerned, and its location, is capable of accepting the intensity of use and its associated impacts without giving rise to harmful impacts. In addition:

Proposals for the conversion of traditional buildings to high intensity residential, visitor accommodation and employment uses will only be permitted:

- within existing settlements, and established groups of buildings or
- other suitable accessible locations already benefitting from established vehicular access onto classified roads.

Conversion to high intensity uses of buildings that are isolated in the landscape and/or that require the provision of new/significantly upgraded vehicular access roads or other significant new infrastructure, will not be permitted.

All proposals for conversion to a dwellinghouse for continuous occupation will be subject to a local occupancy restriction in relation to Appendix 1 of the Housing Development Plan 2012. As an exception to this requirement, unrestricted occupancy will only be permitted where:

- (i) the applicant agrees to enter into a legal agreement whereby a 'conservation levy' will be payable to the Authority for the purpose of the conservation repair of significant building(s) either in the same ownership or elsewhere; or;
- (ii) the building is a former house that is listed or otherwise of sufficient architectural and historic interest to justify its restoration in the landscape.

All proposals for the conversion of traditional buildings to a dwellinghouse for holiday occupation will be restricted to short stay letting only.

All proposals for the conversion of traditional buildings to visitor accommodation will be required to be capable of effective supervision and management and should not have harmful impacts on residential amenity;

All proposals for the conversion of traditional buildings to live/work units will be required to meet criteria (i), (ii) & (iii) of Policy BE4 New build Live/work units

Proposals for the conversion of isolated traditional farm buildings to camping barns and barn pods will be permitted so long as they do not result in material alteration to the exterior of the building or its surrounds. New/improved vehicular access roads, parking areas or other visually harmful service infrastructure in association with these proposals will not be permitted.

Aim

5.22 The aim of this policy is to facilitate beneficial re-uses of traditional buildings that are located in the right places.

Justification

5.23 Traditional buildings in the National Park range from domestic to agricultural and from industrial to religious. All form an important part of the architectural and historic fabric of the area, revealing much about the social, cultural and economic history of the area. This policy applies equally to all these building types, however much of the focus of attention is undoubtedly upon Traditional Farm Buildings (TFBs).

5.24 Changing circumstances mean many traditional buildings have outlived their original purpose. It is important that the planning system facilitates re-uses where they help to conserve the interest of these buildings. Care is however needed to ensure new uses and their impacts do not undermine what makes these buildings valuable in the first place, and that they are located in the right places.

5.25 Fundamentally, the Authority regards the policy on conversion to be a conservation-orientated policy. Although new uses of buildings will be capable of generating valuable socio-economic benefits, whether local housing, employment or visitor accommodation, these benefits will very seldom outweigh cases where unacceptable harm is caused to the building's significance in historic, architectural or landscape terms. This is not to say that some degree of compromise can't be accommodated in proposals, but there is a point at which the harm to the building and its surrounds will become unacceptable.

5.26 The policy seeks to ensure that regard is had to the relative impacts of different intensities of use. For higher intensities of use, a more cautionary approach is usually warranted, since the impacts associated with them are usually much more significant. For the purposes of this policy, higher intensity uses will be permanent residential dwellings, ancillary living accommodation, live work units, group visitor accommodation (bunkhouse barns & self contained holiday lets) and intensive employment uses (such as retail, offices, restaurants/cafes). Lower intensity uses are low key employment/business uses (such as light industrial, commercial storage and workshops without outside storage or significant vehicular journey generation), barn pods, camping barns, equestrian and agricultural uses.

5.27 A draft Traditional Farm Buildings Toolkit has been issued for consultation alongside the Local Plan. This should be read alongside this policy, as it explains in more detail how the policy will be interpreted.

5.28 Residential uses for continuous occupation will normally be expected to be restricted to local occupancy in accordance with adopted housing policies in the Housing Development Plan. As an exception to this the Authority is exploring the viability of a 'conservation-levy' approach where, in return for unrestricted occupancy, a commuted sum is provided that will subsidise the repair of other significant traditional buildings that are unlikely to find a beneficial re-use. This strengthens the link between the policy and net conservation gain, since intensive residential re-uses generally involve a significant change to the character of a traditional building and conversions will often be located in less sustainable locations. We have yet to finalise the methodology for calculating the levy, and will consult on this separately.

5.29 We will also continue with the current approach to the re-occupation of former dwellings where, by virtue of the historic use of these buildings as dwellings, we will accept unrestricted occupancy.

5.30 Holiday accommodation uses will be restricted to short stay accommodation, typically 28 days in any one calendar year for a particular occupant or occupants. This ensures that the accommodation is not lost to more exclusive uses that would be prejudicial to maximising opportunities for people to visit and enjoy the National Park and which would fuel the already significant second and holiday homes market in the National Park.

5.31 Live work conversions will need to meet some of the detailed requirements of Policy BE4 on new build live work units. This will ensure that the business element of the unit remains viable and is not compromised by the residential use.

5.32 Further guidance on barn pods and camping barns is provided in the Traditional Farm Buildings Toolkit.

L6 Alteration of Traditional Farm Buildings

Preferred option

We will support alterations that will sympathetically prolong the life of a traditional farm building.
We will only support the demolition of buildings exceptionally.

Proposals to alter or extend traditional farm buildings that have an existing, and will continue to have, an agricultural use will be permitted provided they:

- are reasonably necessary for the purposes of agriculture
- will prolong the life of the building;
- retain the significant aspects of the character and appearance of the building and involve the minimum amount of alteration necessary having regard to what is practicable and economically viable.

Proposals to totally or substantially demolish a traditional farm building will only be permitted if:

- The building has no particular significance in architectural, historic or landscape terms;
- The building is not capable of viable repair or consolidation;
- Appropriate recording takes place in advance of demolition and the site is restored in a suitable manner, including the retention of some physical evidence where appropriate.

Aim

5.33 The aim of this policy is to allow the alteration and demolition of Traditional Farm Buildings where that would assist the viability of the farm business in a way that is not prejudicial to the special qualities of the National Park.

Justification

5.34 This policy introduces more flexibility into the approach to managing the Traditional Farm Building resource. It facilitates two of the four options for the management of Traditional Farm Buildings, by allowing alterations that help retain them in agricultural use but accepting the loss of some buildings in restricted circumstances.

5.35 It is often possible to retain traditional farm buildings in agricultural use, albeit that the nature of this use will most likely be for storage or seasonal animal shelter (e.g. lambing), rather than the more intensive year-round use the buildings were originally put to. Keeping the buildings in use means that they are much more likely to be maintained, albeit that often some physical alteration might be needed to make the use cost-effective and suitable for modern farm practices. Retaining the building keeps open the possibility of other uses in the future.

5.36 One of the more popular adaptations is the replacement of a failing stone roof with a modern tin or fibre cement roof. Another is the insertion of larger openings to enable access for tractors and other large machinery. Such changes seldom enhance the appearance of traditional buildings but are a practical solution that helps to prolong their lifespan, albeit in an altered form. These benefits will normally outweigh the disbenefits of harm or complete loss, especially where the building's significance is primarily related to its contribution to wider landscape character rather than its historical value.

5.37 In some cases, where the use of buildings has been abandoned, this results in gradual decay and deterioration and, ultimately, ruination, possibly speeded up if the building poses a risk or offers building materials for use elsewhere. The building progressively declines and at any point

in time is either seen in various stages of dilapidation, a ruined vestige, or is removed from the landscape altogether with little or no physical remnant.

5.38 Losing traditional farm buildings altogether should be a last resort, but given that so many are at a very advance stage of dereliction, there needs to be acceptance that demolition can sometimes provide a pragmatic solution - recycling building materials; and, removing risks associated with derelict buildings. Planning control over demolition is more extensive in conservation areas (including the two barns and walls conservation areas), where full planning permission is still required. Elsewhere, permitted development rights allow demolition subject to a simplified prior approval of the method of demolition and restoration of the site. The latter route only allows the Authority to agree the detailed aspects, rather than the principle of, demolition, so elements of the policy will have less effect outside of conservation areas.

L7 Enabling development

Preferred option

We will allow departures from other planning policies where they result in the long-term conservation of an 'at risk' heritage asset of particular significance and where no other solution can achieve the same result.

Proposals for enabling development will only be permitted where:

- 1) The enabling development will secure the long term conservation of a heritage asset that is:
 - designated or otherwise demonstrated to have particular architectural, historic or archaeological significance; and
 - considered to be at risk, and that risk has not come about as a result of deliberate neglect or damage;
- 2) The proposal complies with English Heritage's enabling development policy¹⁶
- 3) The long term conservation of the heritage asset can only be secured by enabling development.

Applications for enabling development on estates with multiple heritage assets will only be permitted where they form part of, and are justified by, an overarching and up to date conservation management plan that is linked to an up to date business plan.

Aim

5.39 The aim of this policy is to conserve significant heritage assets by permitting departures from normal planning policy in circumstances where the heritage benefits will outweigh the policy disbenefits.

Justification

5.40 The historic environment of the National Park make up a large part of its special qualities. Unfortunately some heritage assets are at risk and many require significant investment in order to restore them to a manageable condition. Exceptionally, it will be acceptable to generate this investment through an associated development that can cross subsidise repair and restoration and overcome the 'conservation deficit'.

5.41 This is a solution of last resort and proposals should demonstrate that they have exhausted all other options, and provided sufficient detail, including financial appraisals, to support an enabling solution.

5.42 The most likely use of this policy will be in association with 'at risk' buildings. While Policy L5 supports a range of re-uses, some buildings are incapable of anything other than very modest uses, or otherwise the new use may not be sufficient on its own to offset the conservation deficit. In these instances the Authority will consider whether a proposal to use development to generate the revenue required to conserve the heritage asset can be justified, having regard to the harm that might be caused to other public interests.

5.43 There are a number of landholdings in the National Park, including large rural estates, that own multiple heritage assets that are at risk or that otherwise require significant routine investment to maintain them in a manner consistent with their significance. In these instances, a proactive approach should be adopted by formulating a conservation management plan across all assets in

¹⁶ Enabling development and the conservation of significant places

the same ownership, and linking this to a business plan. This will enable the financial viability of the whole estate to be understood thus ensuring that enabling development is playing a legitimate role in the overall management of the assets. It will also allow a more coordinated and targeted approach to be taken in developing and prioritising individual projects, for example where some heritage assets are more at risk than others.

L8 Crushed rock quarrying

Preferred option

Our preferred option is to prevent the development of new crushed rock quarries and the significant working of undisturbed ground at existing quarries. We have however rejected the option of preventing any new quarrying at existing sites and favour instead an approach that will use new planning permissions to deliver a managed reduction in impact at existing quarries. We intend to do this by permitting extensions in time, area or depth, but only within the existing quarry footprint and only where a scheme will deliver significant overall environmental benefits.

The development of new crushed rock quarries or the extension of existing quarries into areas of previously undisturbed land that are not covered by an existing consent, will not be permitted, other than in exceptional circumstances.

Extensions, in time, area or depth within an existing quarry footprint will only be permitted:

- i) where the environmental and economic benefits of further quarrying will outweigh the individual and cumulative impact on the natural and historic environment. Proposals will need to demonstrate how any unavoidable impacts will be mitigated,
- ii) subject to rail freight connection and provision for a minimum 50% reduction in road haulage based on volume limits as at April 2014,
- iii) using currently-permitted operations and already-agreed restoration schemes as a baseline, any proposal must:
 - demonstrate local economic benefits through job creation or job safeguarding
 - reduce visual impacts through landscaping and restoration;
 - offset biodiversity impacts during the life of the quarry and then subsequently after quarrying has ceased through onsite or offsite enhancement in the locality;
 - give up already-permitted reserves where working would result in harmful impacts;
 - present an afteruse study that explores options either to deliver national park purposes within the site or new employment/business uses that would be compatible with local plan policy. The quarry developer will be expected to provide infrastructure and finance to help deliver the preferred use.

Aim

5.44 The aim of this policy is to achieve a progressive reduction in the impact of existing crushed rock quarries on the environment and communities of the Plan area. It aims to prevent the development of wholly new quarries or the extension of existing working into previously undisturbed ground. It will permit further working within existing quarry footprints, but only where that would deliver significant overall environmental, social and economic benefits.

Justification

5.45 The National Park produces a large amount of primary minerals for use in the construction industry. There are currently five operational crushed rock quarries in the ownership of two companies that have extant planning permissions for working. In the absence of new permissions mineral working will cease during the plan period at all working quarries except Horton. The issue for the Local Plan is whether the physical extent or the operational time limits on these quarries should be permitted to extend and, if so, under what circumstances.

Table 3 Working quarries in the National Park

Quarry	Location	Operator	Permission expires	Material ¹⁷
Arcow	Ribblesdale	Lafarge Tarmac	2015	High PSV gritstone
Dry Rigg	Ribblesdale	Lafarge Tarmac	2021	High PSV gritstone
Horton	Ribblesdale	Hanson	2042	Carboniferous Limestone & high PSV gritstone
Ingleton	Chapel le Dale	Hanson	2018	High PSV gritstone
Swinden	Wharfedale	Lafarge Tarmac	2030	Carboniferous Limestone

5.46 National policy expects there to be, at any point in time, a landbank of minerals sufficient to provide 10 years of historic rates of supply. Conversely, national policy also states that, as far as practical, landbanks should be sourced from outside National Parks and that there is a presumption against new quarries or major extensions to existing quarries, that would have harmful impacts. A sub-regional local aggregates assessment is carried out annually to assess the current landbank. At the end of 2012 there were permitted reserves of 80 million tonnes of carboniferous limestone and 9 million tonnes of high PSV gritstone in the National Park. Total reserves of 89 million tonnes represent an overall landbank of 26 years, calculated from average annual sales of 3.4 million tonnes over the 10-year period 2003 to 2012.

5.47 The levels of sales from National Park quarries are dependent on the national and regional economic climate and commercial decisions taken by the operating companies. Companies may decide to close or mothball quarries or supply a specific market from a different site. The latest available distribution figures (2009) show that 64% of sales from National Park quarries were to the Yorkshire and Humber Region, 30% to the North West region and 6% distributed to other parts of the UK. This represents a complex picture in terms of assessing whether landbanks could be sourced from outside the National Park.

5.48 There would be obvious benefits in ending all crushed rock quarrying in the National Park, most notably in terms of the impacts on tranquillity and residential amenity. On the other hand the Authority recognises the substantial economic contribution that quarrying makes to the national, regional and local economy and a continuation of working through the grant of new planning permissions could ensure that some of these economic receipts are used to finance long term environmental gains. Its experience is that modern quarrying in Ribblesdale and Wharfedale is a very efficient operation that can achieve considerable mitigation of its impacts. It is also of the view that the main harm to the landscape of the Park has already taken place and that the five remaining quarries are now towards the end of their operational lives. It considers that the environmental benefits of some continued carefully managed working can outweigh the environmental disadvantages, predominantly through reduced road haulage, biodiversity enhancement and reconsideration of end uses.

¹⁷ Some quarries also produce small amounts of non-aggregate minerals, including building stone and flux for the iron and steel industry. Carboniferous Limestone has a wide variety of uses in the construction industry, where as high polished stone value (PSV) gritstone is used more exclusively in road surfacing due to its skid resistant properties.

5.49 Road haulage is generally agreed to be the most harmful remaining impact of modern quarrying in the Park. With the exception of Ingleton quarry which is close to the end of its working life and Swinden which is already rail connected, the three other quarries are capable of re connection which means that planning permissions can be granted conditional on a reduction in road haulage. The Authority's position is that road haulage can be reduced by 50% below April 2014 permitted levels. This will of course necessitate more rail movements but that should generally be much more environmentally and socially acceptable than road haulage.

5.50 Some quarries have permitted reserves that would involve harmful extensions to their existing footprint. There is therefore potential for these reserves to be given up in exchange for deeper extraction within the existing quarried area. Furthermore, while all quarries have agreed restoration schemes, there is always scope to improve these together with new packages of mitigation and environmental enhancement. Through the negotiation of new planning permissions the quarry operators could pay for off site biodiversity enhancements in Ribblesdale and Wharfedale which would off set the impact that their quarrying activities have on wildlife and biodiversity. Their landscaping and screening proposals could also be brought up to date and improved. New planning applications may also be an opportunity to look again at the restoration and after use of these quarries once they cease to be worked. The Authority considers that there is scope for the quarry companies to submit studies on future reuse options including more formal visitor, community and economic opportunities that take account of wider initiatives in their dales. Quarry companies could be required to make a financial contribution to the after use of their sites.

5.51 Having considered the options available and despite evidence of a currently adequate supply of mineral outside the Park, the Authority has decided to continue its existing strategy of using the opportunities from new permissions to reduce the longer term impact of quarrying in the National Park. The Authority will therefore permit carefully controlled new working where the overall benefits will outweigh the otherwise harmful nature of quarrying in a protected landscape.

L9 Building stone

Preferred option

We will continue with our policy supporting quarrying of building stone and roofing slate in the Park. We will permit small scale working of existing quarries or the opening of new quarries subject to the impact being acceptable.

Proposals for the quarrying of building stone or roofing slate will be permitted at a scale proportionate to the local market and subject to satisfactory safeguards to the environment and local amenity

Aim

5.52 The aim of this policy is to support small scale quarrying of building and roofing stone. The objective is to increase supplies of locally sourced materials for use in new developments and the repair and maintenance of traditional buildings in the Park and surrounding area.

Justification

5.53 Building stone has, in the past, been quarried at numerous sites throughout the National Park to supply materials for the construction of the houses, barns and other buildings which are characteristic of the Yorkshire Dales. These have mostly been small scale operations supplying local needs. Thinly-bedded sandstones have also been extensively quarried to provide stone roofing 'slates'.

5.54 The only recent working inside the Park has been intermittent extraction at Hill Top quarry above Keld. The majority of new building and roofing stone has to be obtained from quarries outside the National Park or by re-using materials from existing derelict buildings. Recycling of stone can be beneficial in some circumstances but can also be a threat to the areas built heritage if it leads to the demolition of traditional buildings that already contribute to the special qualities of the area.

5.55 English Heritage recently published an atlas of building stone types in the National Park and surrounding areas¹⁸ and in the past, studies have been undertaken to identify the potential for future working. Given the lack of working quarries and the need for suitable local stone for repairs to traditional buildings and in some design requirements for new buildings, the Authority has a generally supportive planning policy that permits the reopening of quarries.

5.56 The Authority prefers quarrying to the deliberate destruction of existing buildings or the use of inferior or less sustainable materials. It also considers that there could be some opportunity for local economic benefits from reopening a building stone quarry although to date there has been little interest in this form of working.

¹⁸ <http://www.bgs.ac.uk/downloads/start.cfm?id=2484>

L10 Reworking mineral waste

Preferred option

We intend to continue a cautious approach to reworking mineral waste. We will permit reworking only where harmful ecological, archaeological and visual impacts, can be avoided.

Proposals for the reworking of mineral waste will not be permitted where the land has been satisfactorily restored or the deposit has become assimilated, or is characteristic of the local landscape. The archaeological and ecological value of former minerals deposits will be an important constraint on reworking.

Aim

5.57 The aim of this policy is to protect former mineral sites where they have become assimilated into the landscape or contain archaeological or ecological qualities of value to the conservation of the National Park.

Justification

5.58 The National Park contains areas of historic lead mining activity as well as other areas where quarry waste has been disposed more recently. There may be circumstances in which the reworking of spoil in these areas could become commercially attractive to either extract valuable mineral products or as a source of convenient construction fill eg. to create or repair moorland tracks.

5.59 Harm can arise from this form of development, both in terms of the potential release of metalliferous minerals into water courses or more simply in terms of disturbance to the historic mining landscape, which is itself often a special quality of the National Park.

5.60 Where former mineral waste has become assimilated into the landscape or forms part of an agreed after-use scheme, the Authority will not permit reworking unless it is justified by a need, which cannot reasonably be met by alternative methods. The Authority will have particular regard to the archaeological or ecological significance of areas of mineral waste where they, contribute to understanding of past industrial activity or provide important wildlife habitat.

L11 Mineral and Railhead safeguarding

Preferred option

We will identify on the Local Plan Policies Map areas underlain by significant thicknesses of Carboniferous Limestone and high polished stone value (PSV) gritstone. We will protect these resources from non-mineral development where they would otherwise be permanently sterilised.

We will identify existing, planned and potential railheads and rail links to quarries.

The Policies map identifies areas underlain by significant thicknesses of Carboniferous Limestone or High polished stone value gritstone. *(Not yet confirmed at the time of publication June 2014)* Identification does not however presume in favour of their extraction.

The map also identifies existing planned and potential railheads and rail links to quarries. *(Not yet confirmed at the time of publication June 2014)*

Planning permission will not be granted for development that would sterilise a realistically workable mineral deposit or prevent the use of a rail link unless there is a need for alternative development that overrides the need to safeguard the mineral or railhead.

Aim.

5.61 The aim of this policy is to prevent the unnecessary sterilisation of realistically workable mineral resources or prevent the use or introduction of a railhead.

Justification

5.62 National planning policy requires that Mineral Safeguarding Areas (MSAs) are defined on Local Plan Policies Maps to identify the total area covered by a mineral resource. The purpose of a MSA is to protect strategically important non-renewable resources from sterilisation by development that would permanently prevent their extraction. The identification of a MSA does not however presume in favour of extraction or override international or national landscape or nature conservation designations. It is merely recognition that a viable strategic resource exists and that regard should be had to its long term protection.

5.63 In the context of the Yorkshire Dales National Park the strategic viable mineral resources are Carboniferous Limestone and High PSV gritstone. Other minerals such as lead or coal are not present in sufficient remaining workable quantities to merit identification for safeguarding. The MSAs identified on the Policies Map are based on British Geological Survey information and industry data.

5.64 The typical domestic, farm and small scale business proposals that makes up the majority of planning applications each year in the National Park are very unlikely to conflict with the MSA because of their very small footprints and therefore tiny impact on the massive underlying geology of the National Park.

5.65 In addition to MSAs the Authority is also required by national policy to identify planned and potential sites for rail quarry infrastructure. The objective is to recognise their value to the industry and the public interest as strategic resources for the sustainable movement of quarry products.

A friendly, open, and welcoming place with outstanding opportunities to enjoy its special qualities

Tourism objectives

- Support and encourage development that will help to make the Yorkshire Dales National Park a leading sustainable tourism destination in the UK that is renowned for its local distinctiveness, including:
 - development that improves the quality and variety of visitor accommodation to assist with extending the tourism season and enable more visitors to stay overnight in the Park
 - Improvements to the quality and variety of visitor facilities that will extend the tourism season and enable the public to enjoy the Park's special qualities.
 - Development that will deliver greener tourism.

T1 Camping

Preferred option

We will encourage existing sites to improve and some new sites to develop in order to expand the supply of budget accommodation, increase overnight visitor stays and improve local economic benefits.

We want to permit some new sites in suitable but not necessarily wholly hidden locations, subject to appropriate landscaping that will improve their screening and their amenity, where necessary.

The use of land as a new, extended or redeveloped tented camp site will be permitted provided that:

- i) the development and use of the site does not permanently harm the landscape character of the National Park. Permissible sites must not be isolated in the landscape and should be capable of integration without undue prominence, within 5 years of implementation.
- ii) the site is capable of effective management without the construction of a new dwelling

Aim

6.1 The aim of this policy is to increase overnight affordable visitor stays, by supporting new and improved camping facilities for wider year round use in appropriate areas.

Justification

6.2 Camping is a popular, inexpensive and low-impact way of staying overnight in the National Park. It is an appropriate form of recreation that has more potential during this Plan period to benefit the local economy.

6.3 The range of camp sites and the number of pitches has reduced over the last 20 years and very few sites are suitable for year-round use. The current planning policy permits new sites but only in locations that are well screened at the time of application. This may be preventing some sites from being developed or existing sites from being expanded or improved in ways that would not cause any significant harm to the qualities of the area.

6.4 A study by Arup consultants of visitor accommodation¹⁹ found that cost is a key driver and that demand for camping has increased in the area. An objective of the National Park Management Plan is to make the Park more accessible to younger people and first time visitors. A good way to do that is to widen the range of budget accommodation. As well as adding overall capacity the Arup study also points out that a larger range of camping pitches would also enable the Park to optimise the opportunities presented by 'unseasonably good weather'.

6.5 The policy will therefore permit the development of new sites or the expansion of existing sites in locations that are not entirely screened from public view but which would also not be significantly harmful to the landscape. This judgement and the additional flexibility it provides will have to be made on an individual basis. Camping is a temporary activity although modern camping does include trailer tents, large brightly coloured frame

¹⁹ Understanding the Needs and Opportunities for Visitor Accommodation, Arup, December 2013

tents and Yurts, all of which can be quite prominent. The Authority will look to mitigate potential impacts through the use of good quality planting schemes.

6.6 It is hoped that a more flexible policy will support new campsites as a form of farm or estate diversification. Farms and rural estates encompass groups of buildings against which tents and cars could be sited to mitigate landscape impact and which could also offer opportunities to host facilities and support site management.

6.7 A key objective of this policy is to improve the quality of experience for campsite users. The Authority would like to support development that will offer users the following qualities:

- locations within walking distance of local services such as shops, pubs and activities, yet with sufficient separation from residential areas to avoid disturbance.
- Sheltered, well drained, flood free pitches, that offer a degree of privacy to users
- Adequate parking
- good quality facilities eg. washrooms,
- environmentally sustainable designs and layouts that provide for an enhanced visitor experience and contact with nature,
- Some small, quiet, simple sites that are located in immediate proximity to the Park's best natural resources
- Good access to public transport, rights of way and access areas
- a range of prices

6.8 With additional policy flexibility however there comes a range of challenges that need to be considered. For example, sites need to avoid prominent locations in very open areas or large scale sites that would detract from the character of the landscape. Other sensitivities will include potential light and noise pollution particularly in areas that share qualities of tranquillity. An effective way to manage that may be through restrictions on the number of permissible pitches within the more sensitive areas identified in the Authority's visitor management strategy. All proposals must also be able to demonstrate effective management by their owners in order to prevent disturbance and safeguard the enjoyment of their users.

6.9 Although the intention is to explore the opportunity for some year round provision, in some areas seasonal restrictions may be required where there are particular concerns about environmental impact.

T2 Temporary visitor accommodation

Preferred option

We support new temporary forms of overnight visitor accommodation that are associated with touring caravans. We will allow flexibility to develop new units on existing sites where there is capacity without harm to the special qualities of the National Park.

We will consider the creation of some new small sites in areas that have landscape capacity, particularly where there would also be direct benefits to the local economy. Important planning considerations will be landscape and environmental capacity, road access and proximity to existing visitor facilities.

The use of land for temporary, overnight visitor accommodation will be permitted provided that:

- i) Sites are well screened at the time of application, to the extent that development will not cause permanent adverse impact to the landscape character of the Park
- ii) Pitches are restricted to short stay holiday occupancy only
- iii) On site facilities would not undermine existing services in settlements

Aim

6.10 The aim of this policy is to improve the sustainable tourism offer of the National Park by supporting temporary visitor accommodation and encouraging new forms of good quality innovative provision that complement the distinctive environment and allow visitors to more fully enjoy the Park's special qualities.

Justification

6.11 The Authority's touring caravan policy has fallen behind the times and does not recognise growth in new markets for more modern forms of temporary accommodation. The Authority is classifying temporary as overnight visitor accommodation that is moveable, reversible and not permanently occupied. It includes touring caravans, campers, camping pods, 'shepherds huts', offgrid/eco accommodation and no doubt other novel designs that are yet to reach the Yorkshire Dales National Park. It excludes static caravans which are dealt with by a separate policy. These forms of accommodation are also treated separately in policy terms from camping because they are a more robust form of development and a more intensive use of land.

6.12 The Arup visitor accommodation study has pointed to the gap in this type of provision in the National Park. It gives examples of the opportunities that are being realised elsewhere and which should be transferable to the Park if located on the right sites and managed effectively.

6.13 The advantage to visitors is that this type of accommodation can provide a better experience because it is more resilient to poor weather than camping yet still permits engagement with the natural resources of the Park. The policy opens up particular opportunities for owners of existing touring, static and camping sites to diversify into a wider range of accommodation to attract short stay visitors on a range of budgets. Providing a wider range of this type of accommodation should increase off season stays, generate higher returns for operators, potentially deliver innovative design and provide opportunities for more multi day visitor activity and educational packages. The Authority will particularly welcome the development of facilities on sites that conserve energy, recycle waste, generate

renewable power and heat, utilise natural resources sustainably and enhance biodiversity. All of these are objectives in the new National Park Management Plan and could be facilitated by this type of development.

6.14 The Authority is willing to consider proposals and investigate mitigation measures for a wholly new site of up to 30 units. The type of units proposed will greatly affect their capacity for satisfactory accommodation in the landscape of the National Park. So for example, a scheme, which has a high proportion of camping pods, or other units manufactured from wood designed in organic shapes and with darker colours are more likely to fit into the open landscapes of the Yorkshire Dales than say a wholly new site for touring caravans. For new sites larger than 30 units the Authority may require evidence in the form of a business plan to justify need.

6.15 Whilst the objective is to encourage a wider range of temporary accommodation, the main use of this policy is likely to be in assessing the use of land for touring caravans. The last 10 years has seen the loss of touring caravan pitches in the Park and this has raised concerns in some communities about loss of spending in the local economy. This policy may help by supporting new pitches in locations that are well screened at the time of application.

6.16 Each year an annual programme of caravan rallies is organised by The Caravan Club and the Camping and Caravanning Club. These organisations do not require planning permission to hold these events. The clubs are, however, required to submit their programme of events to the National Park Authority and to take reasonable heed of any observations that are made. In responding to this consultation the Authority will seek to ensure that caravan rallies are sensitively managed and cause minimal harm.

T3 Static Caravans

Preferred option

We will maintain a restrictive policy towards the development of new static caravan sites but will allow small extensions to existing sites where these would be screened or would otherwise lead to a visual enhancement of a site. We will also support existing sites to modernise, redevelop and encourage more sensitive designs and colours of replacement units.

We will prevent the replacement of touring pitches with static pitches where that would reduce visitor choice.

New sites for static caravans will not be permitted.

Small extensions to, or increases in the number of pitches on existing sites, will only be permitted where they would be well screened or would improve the visual impact of the site within the surrounding landscape. Additional units will be restricted to holiday use and short term letting only.

The replacement of static caravans with more sensitive designs which fit less intrusively into the National Park landscape, will be encouraged.

The replacement of touring pitches with static units will not be permitted, where this would individually or cumulatively undermine the supply of temporary visitor accommodation in a dale.

Aim

6.17 The aim of this policy is to continue to restrict the development of new static caravan sites because of the high risk of permanent harm to the open landscapes of the National Park and the tendency for static caravans to become tantamount to second homes. It does however allow some flexibility to improve existing sites including scope for small scale extensions where these would be well screened or would otherwise bring improvements to the setting of the site within the landscape and would be for short term letting purposes.

Justification

6.18 The Caravan Sites and Control of Development Act 1960 and its amendments permit a lot of flexibility within the definition of a 'caravan'. Caravan means any structure designed or adapted for human habitation that is capable of being moved from one place to another (whether by being towed, or by being transported on a lorry) and any motor vehicle so designed or adapted. In terms of size, a caravan can be composed of two sections which should not exceed 60 feet in length and 20 feet in width.

6.19 The National Park already has a range of caravan sites. These vary from individual vans in fields, to exclusive luxury chalets, to 'park home' sites that contain residential dwellings. Whilst there is a good overall supply of static pitches (951) only 197 were available for rental in 2013. This means that the great majority of static caravans are tantamount to second homes and are unlikely to contribute to the Management Plan objective of increasing overnight stays. Some sites also pre-date the Caravan Act and are not well situated in landscape terms. The problem is that traditional caravans are constructed from aluminium and plastic and their colour and shape mean that they do not sit well in open landscapes or in context with traditional Dales buildings. In several places,

notably Threshfield and Hawes the landscape may be at risk from saturation by static caravans. The wide scope afforded to the legal definition of 'caravan' may permit their replacement with styles that are more sympathetic but there is no guarantee of that and replacement units can be twice the original footprint, thereby significantly reducing the amount of green space within a site.

6.20 Caravans do of course bring local economic benefit. With rental units they can offer affordable family holidays that provide resilience in poor weather and may be available for year round use, depending on planning conditions. Owner occupation on the other hand can provide a cheaper alternative to second home ownership and many years of enjoyment of the Park by its owners.

6.21 The Authority's current planning policy permits extension of existing sites, but only where this would bring a significant visual improvement of an already unsuitably prominent site. The Authority's new policy will continue the restriction against wholly new sites but will allow more flexibility for additional units at existing sites. To justify additional units a developer will need to demonstrate that they will be hidden from public view or else will facilitate a remodelling scheme that will improve the overall visual impact of the site. The Authority will not accept the development of additional units that would not enhance an existing site or that would be reliant on screening that may take years to have effect.

6.22 Given the proportion of owner occupied units in the Park the Authority will insist that any net additional units are for short term letting only (maximum 28 days). This requirement will facilitate the objective of increasing overnight stays and respond to evidence in the Arup visitor accommodation study of continuing demand for self catered rental units.

6.23 The new policy encourages the replacement of existing units with more sympathetic designs such as timber lodges that will also widen the range of visitor accommodation. Other Local Plan policies offer further scope to diversify existing static caravan sites through the development of, space for tents and temporary accommodation such as touring units.

6.24 A particular trend that has been evident over the last 10 years has been pressure to replace touring units with static units. This has led to concerns about reduced choice for visitors and thereby potential harm to the local economy. The Authority will resist the further loss of touring pitches where there is evidence that this would individually or cumulatively undermine the supply of temporary visitor accommodation in a dale.

T4 Facilitating visitor enjoyment

Preferred option

We will encourage the development of visitor facilities that will enhance public enjoyment, understanding and improve access to the special qualities of the National Park.

Development that provides facilities or services that directly help visitors to enjoy the special qualities of the National Park will be welcomed subject to conformity with other Local Plan policies.

Development of facilities or services that utilise the areas natural resources in a sustainable way and which will offer visitors wider enjoyment of the National Park without any harm to its special qualities, will also be permitted subject to conformity with other policies in the Local Plan.

Aim

6.25 The aim of this policy is to encourage the development of visitor facilities that will improve visitor experience of and access to, the special qualities of the National Park

Justification

6.26 The National Park is designated primarily because of the value of its landscape and the opportunities it offers for the public to visit and enjoy its outdoor spaces. Successive visitor surveys confirm that it is the scenery, open spaces, opportunities for walking and tranquillity that are the main reasons why people visit. These resources need to be supported by infrastructure such as footpaths, trails, bridges, access areas, car and coach parking, public transport, toilets, education, wildlife hides and interpretive material to accommodate visitors and enable them to enjoy the special qualities of the Park. These facilities need to be maintained and improved and from time to time some wholly new ones need to be developed. This development will be permitted as long as it can be undertaken sympathetically and has regard to the visitor management strategy 'Special Qualities, Special Experiences'²⁰.

6.27 Government policy requires that the conservation of a National Park be given priority over its enjoyment by the public, in the event of there being a conflict between the two purposes. This is known, as the 'Sandford Principle' and it is particularly relevant to this policy. It means that in considering the impact of a new trail, car park or visitor attraction, beneficial or neutral outcomes measured against the landscape, wildlife or cultural heritage of the Park will be acceptable, but potentially negative ones will not. The Sandford Principle is a material planning consideration and can sometimes be a reason for refusing development proposals. More commonly however, potential conflicts between the two purposes are avoided through negotiation, mitigation or by requiring conditions and management agreements attached to a planning approval.

6.28 There are a range of outdoor facilities that are not necessarily dependent on the special qualities but which are nevertheless capable of utilising the Parks natural resources in a sustainable manner for enjoyment by the public. These include cycle and horse riding facilities and an ever lengthening list of niche outdoor activities. If these can be developed to a quality that will offer visitors wider enjoyment of the National Park without harm to its special qualities then they will be looked on favourably subject to an acceptable location, design and management.

²⁰ 'Special Qualities Special Experiences, An integrated recreation and tourism strategy, Yorkshire Dales National Park Authority 2010

6.29 Certain types or scales of artificial outdoor sport, leisure or recreational developments are however unlikely ever to fit comfortably into the National Park environment. For example, golf courses are unlikely to be compatible with the distinctive walled landscapes of many parts of the Yorkshire Dales. Equally, development that creates significant noise levels or more general disturbance may well spoil other users enjoyment of the extensive areas of the Park where tranquillity is a particular quality. These activities and some of the ancillary development that may go along with them, are probably better located in environments with fewer qualities or a higher capacity to absorb their impacts, unless it can be demonstrated that their development would not prejudice visitor enjoyment or risk harm to the Park's special qualities.

6.30 Where outdoor activities would cause disturbance but do not require planning permission or the activity itself is traditional in that area, the National Park Authority will work with the organisers to attempt to address the conflicts that arise and will seek the cooperation of other agencies in the management of their affects.

T5 Indoor visitor attractions

Preferred option

A new area of policy will introduce flexibility for indoor visitor-orientated development that does not directly promote opportunities to enjoy the National Park's special qualities but which will improve the quality of the areas overall tourism offer. Careful siting, design quality and use of management methods, planning conditions and legal agreements should ensure that this type of development will not conflict with the special qualities that attract the majority of visitors to the National Park in the first place.

Development of predominantly indoor facilities aimed at visitors but not reliant on the special qualities of the National Park, will only be supported where it is located within existing settlements, or close to existing visitor facilities or form part of a farm or rural estate diversification scheme.

Visitor facilities that would also provide overall benefits to local communities will be considered favourably, subject to the above.

Aim

6.31 The aim of this policy is to encourage the development of indoor visitor facilities and attractions that will improve the year round visitor experience in ways that will not reduce the quality of the assets that attract visitors in the first place.

Justification

6.32 In addition to promoting the enjoyment of the areas natural resources, there remains scope for more indoor and weather resilient activities. The Authority is therefore providing greater planning flexibility to develop attractions aimed at families with young children, teenagers and young adults to encourage more visits out of season. These facilities will be predominantly indoor and are a key part of modern tourism. They could include visitor orientated shops, cafes, restaurants, pubs, hotels, swimming pools, indoor play facilities and other activities. These facilities may not relate directly to the special qualities of the National Park but are an important part of its wider visitor experience. It is essential that they are as good as they can reasonably be within the proviso that they do not themselves prejudice the conservation of the Parks special qualities or the enjoyment of those qualities by the public.

6.33 The policy permits new uses for existing buildings alongside some new construction, either within settlements, farmsteads, rural estates or at the site of existing similar facilities. Key details such as parking, signage, road access, visitor numbers and design would be the subject of discussion at pre-application stage, in relation to all the Local Plan policies.

6.34 New or improved visitor facilities can also offer benefits to local communities eg. a swimming pool or indoor recreational space or improved choice of eating establishments. The Authority will offer greater flexibility for visitor related development if benefits to the resident community can also be demonstrated.

6.35 In terms of siting the most sensitive areas of the Park are its moorland and the remote dale heads, which are identified as having particular landscape sensitivities in the visitor management strategy 'Special Qualities, Special Experiences'²¹. These areas should be avoided by new indoor visitor attractions unless their scale or management will guarantee that they will not harm the character of these areas. The most suitable location will be places

²¹ 'Special Qualities Special Experiences, An integrated recreation and tourism strategy, Yorkshire Dales National Park Authority 2010

that have capacity for more visitor activity. These are likely to be the main service centres that have access from public transport and where new facilities will complement existing concentrations of services and visitors. There will however also be opportunities on farms, rural estates, brownfield sites and even some former quarries to accommodate visitor activity without significant harm. The busier tourist honeypots of Bolton Abbey, Malham, Horton, Clapham, Aysgarth, Kettlewell and Dent may also expect to receive proposals for further visitor related development. The Authority will however need to consider whether, when aggregated with existing facilities, the cumulative impact of a new visitor development would be beneficial or detrimental. This is because experience has shown that some of the problems faced in the honeypots, stem from the overall impact of a number of relatively small-scale developments that individually may be acceptable.

6.36 The Local Plan already contains plenty of safeguards against inappropriate development. The strategic policies on sustainable development, development quality and environmental impact together with the Sandford Principle, the National Park visitor management strategy and the supplementary design guide should provide sufficient protection against inappropriate visitor related development.

By 2040, home to the finest variety of wildlife in England

Wildlife Objectives

- Protect nationally and internationally designated nature conservation sites;
- Protect priority habitats and species identified in the Local Biodiversity Action Plan
- Plan for no net loss of biodiversity by requiring new development to mitigate any residual impacts
- Use new development to strengthen wildlife networks and generally enhance the biodiversity of the National Park
- Support development that is necessary to the good management of priority habitats and species.
- Retain, enhance and increase native woodland to strengthen habitat networks, increase carbon storage and help to reduce flooding.
- Protect designated geological and geomorphological sites

W1 Designated wildlife sites and species

Preferred option

We propose to maintain the current levels of protection for designated international, national and local habitats and species.

International sites and species

Development that is likely to have an adverse effect, directly or indirectly, on the integrity of an internationally protected site (Ramsar sites, Special Protection Area or Special Area of Conservation) or internationally protected species, will not be permitted. An exception may be made however where the National Park Authority is satisfied that the development is directly connected with or necessary to the management of the site or species or there are imperative reasons of over-riding public interest for the development and there is no alternative solution that would lessen the impact.

Nationally designated sites and Local Biodiversity Action Plan species

Development that is likely to adversely affect, directly or indirectly, the special nature conservation interest of a priority species listed in the LBAP, a nationally designated site of nature conservation value (SSSI), an area subject to a limestone pavement order or the integrity of a regionally important geological or geomorphological site, will not be permitted, unless both the following criteria are met:

- i) It is demonstrated that the benefits of development will outweigh the impact on the features that make it a SSSI and the wider impact on the network of SSSIs
- ii) There is no alternative solution for the development that would lessen the impact.

Development proposals affecting an international, national site or LBAP species will be required to provide such relevant information as required by the National Park Authority before any application can be determined.

Where development is approved, the National Park Authority will use planning conditions or seek legal obligations, to compensate for the impact or ensure the long-term protection and enhancement of the site's nature conservation interest.

Aim

7.1 The aim of this policy is to protect designated wildlife sites and the most important habitats and species that are found in the National Park.

Justification

7.2 The National Park contains three types of internationally designated sites. Ramsar sites, special protection areas (SPA) and special areas of conservation (SAC). These cover almost 40,000 ha (23% of the National Park area) and are identified on the Policies Map.

7.3 These sites are protected by The Conservation (Natural Habitats, &c.) Regulations 1994, as subsequently amended. The level of protection afforded by the 'Habitats Regulations', is extremely high and protection is required from any damage to the integrity of a site. Integrity is defined as the coherence of its ecological structure and function across its whole area that enables it to sustain the habitat, complex of habitats and/or the levels of populations of species for which it was classified.

7.4 In assessing development affecting internationally protected sites, the National Park Authority will follow the procedure set out in the Habitats Regulations. Essentially this involves assessing likely impacts and considering the alternative solutions. The applicant will be expected to provide this information before the proposal can be considered. The applicant must prove that a

proposal would not have adverse effects. If this cannot be proved then the precautionary principle will apply and permission will be refused. Planning permission will only be given for a proposal that would have an adverse effect on an internationally protected site in exceptional circumstances of overriding public interest.

7.5 Sites of Special Scientific Interest and Limestone pavement orders are of national importance for their habitats, species or geodiversity. Their importance means that special scrutiny and thorough evaluation is required for development that would have an adverse impact on them. An application for such development on a SSSI will need to be supported by sufficient information for the National Park Authority to make a competent evaluation of it. National policy only permits development that will have an adverse affect on a SSSI where the benefits will clearly outweigh the impact on the qualities of the site or the wider ecological network. This will be an issue for the Authority to weigh with advice from Natural England. Where development is permitted the National Park Authority will use conditions or planning obligations to minimise the impact. Where appropriate, planning obligations will be used to secure long-term management, to provide funds for management, or to provide nature conservation features to compensate for any lost when development takes place.

7.6 The Local Biodiversity Action Plan 'Nature in the Dales' provides a list of habitats and species that are the national BAP priority species that occur within the Yorkshire Dales National Park. Many species are protected by designation of their habitat as SAC, SPA or SSSI. A number of species however, have specific legal protection under the Habitats Regulations and other statute. The level of protection afforded to individual species varies however with some given full protection and others protected only at certain times of the year. Where there would be an adverse affect on a European protected species, development is only permitted if there is an essential need for it ie. there are no alternative solutions and there are reasons relating to human health, public safety or beneficial consequences of primary importance to the environment. Nationally important species are treated slightly differently. Whilst it is not necessary to prove an essential need for development that would affect a nationally important species, it is necessary for a developer to incorporate sufficient measures that will mitigate the impact.

7.7 With certain species, the law protects their habitat or places of shelter from damage or disturbance. Traditional buildings for example can provide habitat for endangered species such as bats. Where the presence of a protected species in a building is established, the design and implementation of any approved alterations or change of use must take account of the need to safeguard the habitat. Before a planning application that would affect an internationally or nationally protected species can be determined, the applicant will be required to undertake a thorough evaluation to a specification by the National Park Authority.

7.8 The geology and geomorphology of the National Park is responsible for its spectacular limestone scenery; its assembly of habitats and species, its past industrial activities and the materials used to construct its settlements, buildings and dry stone walls. The most important geological and geomorphological sites are protected through SSSI designation or are identified as regionally important geological/geomorphological sites (RIGs). RIGs are a non-statutory designation that is considered worthy of protection for their educational, scientific, historic or landscape significance. It is recognised that these sites and features are valuable to the special landscape qualities of the National Park and should be conserved and protected from avoidable harm.

W2 Ecological networks

Preferred option

We will identify ecological habitat and species networks on the Local Plan Policies Map. The intention is to ensure that development offers appropriate mitigation that will maintain or enhance the function of wildlife corridors between the core habitat areas within the National Park.

The Ecological Networks within the National Park are identified on the Policies Map. They show core areas of habitat and fragmentary habitat (wildlife stepping stones) which contain the highest ecological importance to United Kingdom Biodiversity Action Plan (UKBAP) habitat within the Plan area. In addition they identify buffer areas around the core areas which are functional, or potentially functional, wildlife corridors.

Development will be required to avoid the core areas and the stepping stones. Where it cannot, it will be assessed in relation to Policy W1 (Designated wildlife sites and species)

Subject to other Local Plan policies, development will continue to be permitted in the buffer areas at a scale that will not block their function as corridors for the movement of wildlife. Development in excess of 500m² within a buffer area will need to be supported by ecological evidence that demonstrates it would not have a significant detrimental effect on the function of the buffer for the movement of wildlife.

Ecological Mitigation measures will be necessary as part of most new development in the buffer areas, in order to support or enhance their function, as wildlife corridors.

Development located outside of the core areas, stepping stones or buffer areas, is likely to have the least impact on wildlife habitat in the National Park.

Table 4 ecological networks

Ecological network	Consisting of:
Core Areas	Designated wildlife sites and UKBAP habitats that are of functional size
Stepping Stones	Isolated fragments of UKBAP habitat which are below functional size
Buffer Areas	Habitat networks derived from National Park Authority and Natural England Habitat data.
Areas outside	No UKBAP habitats recorded

Aim

7.9 The aim of this policy is to identify ecological networks that are key to habitat and species conservation. In identifying these networks the objective is to avoid their fragmentation by large scale development and to use development as a means of supporting or enhancing their contribution to biodiversity.

Justification

7.10 The National Park contains 17 National Biodiversity Action Plan (BAP) habitats and 124 National BAP priority species. In all, 50,000 hectares are nationally or internationally protected for

wildlife. The predominant National Biodiversity Action Plan habitats are blanket bog (33,000 hectares); upland heath (12,000 hectares) and calcareous grassland (5,300 hectares).

7.11 The majority of designated habitats tend to be outside of settlements. These are the areas with the least pressure for development, and consequently, the planning policies that protect them are rarely used.

7.12 A relatively new area of biodiversity work is the mapping of ecological networks. These are the corridors or stepping stones between areas of habitat or species value. In the National Park, they include ponds, woodland, grassland, hedgerows, river banks and water courses. This network is vital in allowing species to migrate and disperse into new areas enabling genetic change, which is essential to survival. When habitats become fragmented, or connections are broken, species become vulnerable to extinction through reduced genetic diversity, a reduced ability to adapt to external factors such as climate change and an inability to migrate to new habitats.

7.13 National planning policy now requires that these networks are identified on local plan policies maps. It requires that the impact on them from new development is minimised to prevent fragmentation and to avoid certain actions such as culverting of watercourses or removal of hedgerows.

7.14 The upland location of the Yorkshire Dales in central northern England puts it at an ecological crossroads between rich habitats. The modest scale of development and the extensive green spaces between settlements mean that there is less pressure on these networks than elsewhere. The reality is that in the Park these networks should not be a significant constraint to new development which will otherwise continue to avoid the areas of highest sensitivity. The scale of new development in the Park is also expected to continue being too small to threaten the integrity of these networks. Occasionally however there will be proposals for large agricultural buildings which could have an impact on some of the networks and which will therefore require ecological supporting information and greater levels of mitigation measures. The Authority's wildlife team will advise on this.

7.15 By identifying the Park's ecological networks on the Local Plan Policies Map the Authority has identified the areas of greatest habitat sensitivity. It will use the opportunity presented by new development to help enhance the functionality of these areas.

W3 Enhancing biodiversity through new development

Preferred option

We propose to introduce a simple schedule of biodiversity enhancement measures that are affordable and proportionate to the scale of new development in the Park.

New development that would have an impact on biodiversity will be required to make a contribution to wildlife enhancement in accordance with Table 5 and the Yorkshire Dales supplementary design guide.

Large scale development may be required to fund wildlife enhancement off site, if it is considered that would make a better contribution to improving biodiversity than wholly on site provision.

Aim

7.16 The aim of this policy is to compensate for the small scale but cumulative erosion of biodiversity that is caused by new development. All development proposals that would affect land, habitat or species will be required to include straightforward biodiversity enhancement measures at a cost, proportional to their footprint and impact.

Justification

7.17 New development does not currently provide sufficient compensation for its impact on biodiversity. Continual small losses of biodiversity add up over time to overall significant losses. The new Local Plan is an opportunity to make lots of small biodiversity gains on an application-by-application basis, a strategy that is also encouraged by national planning policy.

7.18 The local Plan can require development to include habitat enhancement measures ranging in scale from nesting boxes to the creation of new wetland. This could be achieved through a simple, low cost schedule of biodiversity requirements that apply proportionately to the scale of new development proposed. To ensure that these measures are affordable, their cost would need to be minimal in relation to the overall value of a scheme. Development costs in the National Park are competitive because amongst other savings the Authority does not charge an infrastructure levy on planning permissions. Consequently, there should be financial scope for biodiversity enhancement measures to be included in the most common planning proposals from domestic extensions upwards. This would however be additional to any statutory requirements to mitigate for the impact development would have on a protected species such as bats, in relation to Policy W1.

7.19 Biodiversity enhancements would start small and could include nesting boxes or ecological landscaping. A small fraction of development costs spent on such measures should avoid any financial viability issues. Also the policy would only apply to developments that have some form of biodiversity impact eg. new buildings, housing, extensions, development of land and infrastructure. It would not apply to development that does not have an impact on biodiversity eg. advertisements, variation of conditions, certain repairs, minor external alterations, certificate of lawful uses, satellite dishes or small scale renewable energy.

7.20 Table 5 provides a schedule of enhancements. For example, a domestic extension might typically cost a homeowner £1,000 per square metre. It would not be unreasonable to use that development opportunity to build a Swift nesting box into a wall for say £150 (installed). Guidance on biodiversity enhancements that are appropriate within the National Park are set out in the Authority's design guide which supports the Local Plan. Developers should be aware of this requirement when preparing their schemes for application. If they are not included within a submitted scheme then the second best option will be to add them as a condition of planning approval.

7.21 With larger scale developments such as housing schemes or large agricultural buildings there may not be sufficient opportunity on the application site to compensate for the loss of biodiversity caused by the development. In that case offsite mitigation may be a preferred alternative. This would enable a developer to spend their biodiversity mitigation funds on a site outside the red line planning application area, perhaps by enhancing the functionality of a nearby ecological network (see policy W2).

Table 5 Schedule of biodiversity enhancements

<u>Development proposal</u>	<u>description</u>	<u>Impact on biodiversity</u>	<u>Typical development cost per square metre</u>	<u>Biodiversity mitigation</u>	<u>Biodiversity requirement</u>
Domestic extension	Extensions, conservatories, garden extensions, curtilage buildings	Low	minimum £1000	£100 flat rate	Nesting box installed or ecological landscaping in accordance with the design guide
New dwellings	New build housing on green or brownfield field sites	Medium	minimum £1000	£5:00 p/sqm footprint developed	Multiple nesting boxes or bat roosts, boundary and landscaping enhancements or an off site commuted sum
Conversion of redundant buildings	conversions of traditional farm and other buildings to new uses	Medium	£500 - £2000 depending on use or specification	£5:00p p/sqm footprint developed	Nesting/roosting boxes, boundary and landscaping enhancements
Land based development	Agricultural/land management buildings, structures, tracks, new and converted buildings for diversification activities, changed use of land	Medium to high	£70 (new agricultural buildings)	£0.35p p/sqm	Multiple nesting boxes or bat roosts, boundary and landscaping enhancements or an off site commuted sum for large scale development
Commercial	Shops, offices, industrial, hospitality, tourism, residential institution, leisure	Low to medium	£500 - £1000	£2:50 p/sqm footprint developed	Multiple nesting boxes or bat roosts, boundary and landscaping enhancements or an off site commuted sum
Community	Care homes, meeting places, health, school, recreation,	Low to medium	£900 - £1500	£2:50 p/sqm footprint developed	Multiple nesting boxes or bat roosts, boundary and landscaping enhancements
Transport	Railways, roads, car parks, paths and trails, buildings and structures	Medium to high	low		Multiple nesting boxes or bat roosts, boundary and landscaping enhancements or an off site commuted sum for large scale development
Utilities	Pipes, wires, masts, bridges, structures, buildings, energy	Medium to high	low		Multiple nesting boxes or bat roosts, boundary and landscaping enhancements or an off site commuted sum for large scale development
Quarrying	Extraction of aggregates or building stone, new or extended quarries	High	low		landscaping enhancements or an off site commuted sum

W4 Protecting trees and hedgerows

Preferred option

We will protect individual trees, woodland and hedgerows. Where the loss of a tree or hedgerow is unavoidable we will require adequate mitigation.

Development that would lead to the loss of, or damage to, trees, woodlands or hedgerows which are features of landscape, nature conservation or historical value will not be permitted.

Development in close proximity to existing healthy trees will only be permitted if both the following criteria are met.

- i) the Authority considers that adequate space has been left around the trees to prevent future loss or damage.
- ii) the developer has specified how the trees will be protected in the course of development.

Where necessary, the Authority will require a detailed tree survey to be submitted with a planning application.

If the Authority considers that the loss of a tree or hedgerow is unavoidable it will require a scheme of replacement or mitigation that that will compensate for the loss.

Aim

7.22 The aim of this policy is to protect trees, woodland and hedgerows for their contribution to the landscape and biodiversity and historical value of the National Park.

Justification

7.23 The designation of sites of special scientific interest affords protection to some woodland areas that are of nature conservation importance. Equally the designation of conservation areas which are intended to preserve places of special architectural or historic interest, also give local planning authorities powers to protect trees that are important features in villages.

7.24 Elsewhere the National Park Authority can also make tree preservation orders (TPOs) in response to threats to individual trees or groups of trees that otherwise make a contribution to the local landscape. Special consent from the National Park Authority is then required prior to any work to a tree covered by a TPO.

7.25 Whilst trees, woodland and hedgerows only cover a small proportion of the Yorkshire Dales by area, they make a disproportionate contribution to its landscape. Upland woods, wet woods, scrub and semi-natural ancient woodland are identified as having a high importance in the Local Biodiversity Action Plan. Trees also prevent soil erosion, reduce flood water run-off and are a local source of carbon neutral fuel. Hedgerows have an additional function to provide shelter and control livestock.

7.26 Government has recognised a particular threat to hedgerows and it is now against the law to remove countryside hedges without first getting the permission of the local planning Authority. Protection is also required for woodland that is not safeguarded by statutory designation but which contributes to the quality of the National Park. In determining planning applications the National Park Authority will therefore have particular regard to the contribution that trees, woods and hedgerows make to local character.

7.27 The retention of existing healthy trees is an effective way of complimenting new development into the landscape. Where development is proposed in close proximity to existing trees, it is essential that sufficient space is left to allow for future crown growth. This will not only

prevent nuisance and potential hazard to new buildings but will also leave adequate room for future replacement planting. Trees can be damaged during construction operations and developers must therefore demonstrate how they will be protected.

7.28 In most cases development should be sited to retain valuable trees and to incorporate them within a landscaping scheme. Where necessary, the National Park Authority will require the applicant to submit a detailed tree survey with their planning application. The tree survey will involve an assessment of condition, details of how the applicant will protect the trees and how they will be managed in the long term.

Resilient and responsive to the impacts of climate change, storing more carbon each year than it produces

Climate Change objectives

- Increase the take up of small scale renewable energy so that at least 1 megawatt is installed by 2018
- Promote energy efficiency measures in new and traditional buildings to cut energy costs and reduce fuel poverty
- Avoid development on land at risk of flooding and take measures to reduce run off from new development

CC1 Renewable & Low Carbon Energy

Preferred option

We believe that the existing planning policy approach to renewable and low-carbon technologies remains fit for purpose. It neither rules anything in or out, maintaining flexibility but stating which technologies are most suitable, requiring stronger justification for large projects, and explaining which technologies require careful attention to avoid conflict with National Park purposes.

Proposals for small scale renewable and low carbon technologies will be permitted provided they contribute to meeting the energy needs of local communities and businesses in the National Park. Particular encouragement will be given to designing renewable and low carbon technologies into new development.

Proposals must comply with the development quality policy (SP4) and will not adversely affect local communities, businesses or the National Park's special qualities, having regard to impacts in isolation and in combination with other renewable energy schemes.

All technologies permitted will be required to be removed, and the site restored to its former condition, should they cease to be operational.

There will be a presumption against proposals for large scale and commercial low carbon and renewable energy development unless it can be clearly demonstrated that they will be compatible with the special qualities of the National Park, its communities and businesses. For the purposes of this policy, developments of more than one wind turbine, or a single turbine with a ground to hub height of 25 metres or more, will be deemed to be large scale.

Aim

8.1 This policy aims to maximise opportunity for the National Park's communities and businesses to meet their energy needs in a more cost efficient and environmentally friendly manner, without compromising the special qualities of the area.

Justification

8.2 There are two key drivers for renewable and low carbon energy installations. The first is climate change, an internationally important issue. At a national scale, targets for reductions in carbon emissions of 80% by 2050 relative to 1990 levels, have been embedded in law.

8.3 It is right and proper that, notwithstanding its status as a protected landscape, the National Park should play a role in meeting this target. In calculating progress against the 80% reduction target, gross emissions are adjusted by 'removals' or 'sinks'. The National Park has a key role to play in terms of mitigating climate change through wider land management practices. This is recognised in the National Park Management Plan which contains specific objectives to increase woodland planting and to restore peat land. This accounts for a very significant part of the Plan areas contribution to national climate change mitigation and the Management Plan ambition of storing more CO₂ than the area produces.

8.4 Capacity studies²² reveal that there are significant physical, infrastructure and environmental constraints in the National Park. These result in assumptions that the National Park will only contribute very modestly to regional and sub-regional capacity through microgeneration technologies, chiefly small scale wind, solar, hydro and biomass technologies. So renewable and low carbon technologies are only an incidental part of the National Park's potential contribution to

²² Low carbon and renewable energy capacity in Yorkshire & Humber 2011; Cumbria Renewable Energy Capacity and Deployment Study 2011

carbon emission reductions, but the Authority is keen to ensure that the area plays as big a part as is possible.

8.5 The second key driver for renewable and low carbon technologies is profitability and fuel poverty. As an area with only very limited mains gas supplies, energy choices are already limited in the Park. The general reliance on expensive domestic oil, liquid petroleum gas and solid fuels to heat properties has left many households and farm businesses vulnerable to fuel poverty. As well as recognising the role of renewable and low carbon technologies in getting people out of fuel poverty, there is also a recognition of the economic return from these technologies, in particular from the Feed in Tariff and Renewable Heat Incentive payments. This money can support the viability of local businesses, especially farms, and the wider National Park economy. It is unsurprising, therefore, that renewable and low carbon technologies are playing an increasing part in providing for local energy needs.

8.6 So of the two drivers for renewable and low carbon energy, it is the contribution technologies can make to meeting local energy needs that is the more relevant agenda in a constrained landscape. Local planning policy will therefore be focused on the small scale to support valuable alternative energy sources and revenue for local business. It will contain a presumption against large scale commercial schemes that would be incompatible with the areas special qualities.

8.7 Small scale technologies can sometimes be problematic in themselves within protected landscapes. As modern technologies, they can jar with traditional buildings and landscapes, especially when retrofitted, so the Authority has to strike a careful balance with its planning policies. The policy does not therefore rule schemes in or out. The design guide provides more detail on constraints and opportunities, some key principles being:

- Renewable or low-carbon energy proposals should form part of a wider consideration of how energy efficiency can be improved, either by designing it into new-build projects, or retrospective improvements to existing buildings. However, care must be taken to ensure that the special qualities of the National Park are respected;
- Modern farm buildings offer a particular opportunity for incorporating renewable/low carbon technologies;
- Hydro-electricity is the Authority's favoured renewable technology, followed by heat pumps and biomass energy;
- Solar and wind technologies are generally more problematical but can be accommodated with the right design in the right location.

8.8 Landscape impact is a key consideration for any renewable technology, and particularly larger scale wind energy. Regard will be had to the guidance provided by the Cumbria Wind Energy Supplementary Planning Document and the Landscape Sensitivity Framework for North Yorkshire and York²³.

²³ <http://www.planourfuture.co.uk/pdf/AecomLandscapeSensitivityFramework.pdf>
<http://www.cumbria.gov.uk/planning-environment/renewable-energy/windEnergy.asp>

Energy efficiency

Preferred Option

We have not included a policy on energy efficiency in the draft Local Plan. Our preference is not to require a carbon reduction target for new development because that will quickly be overtaken by Building Regulations which aim to achieve net zero carbon emissions in new dwellings by 2016 and non-domestic buildings by 2019. Instead we will encourage energy conservation measures in new and existing buildings and provide specific guidance on sustainable building through the National Park Design Guide.

Justification

8.9 National zero carbon standards are expected to be delivered - through changes to the Building. Emissions will be reduced to a very low level by regulations relating to thermal insulation and other energy efficiency measures. Any residual emissions will be offset, in the first instance, by using low-carbon and renewable energy generation on site, so that CO₂ emissions saved relative to conventional energy sources is equal to or exceeds the CO₂ emissions of the property. If this isn't possible, then allowable solutions such as directly connected, off-site renewables or 'carbon payments' can be used.

8.10 This amounts to a comprehensive scheme for governing the energy efficiency of new developments and one that is expected to be implemented within the near future. It is not considered that there is sufficient scope for Local Plan policy to add significantly to these targets which will be met within the first years of the Plan's life. Requiring additional carbon savings through policy will add to the cost of development, reduce viability and the policy would only have effect for a limited period.

8.11 The most effective contribution will therefore be made through a more flexible approach to design and advice contained in the Design Guide. In addition the Authority will work with energy partnerships to tackle fuel poverty through non-planning means in accordance with objectives in the National Park Management Plan. In particular, there is an imperative to focus on existing buildings, notably the 11,253 dwellings, a very high proportion of which date from before the twentieth century..

8.12 The Local Plan Options paper considered whether to require incremental improvements to the energy efficiency of properties as part of an application to alter or extend a building. The national building regulations are however pursuing elements of incremental improvement, albeit these have been scaled back. Instead flexibility is preferred over prescription, especially given the number of listed and traditionally constructed buildings where more bespoke energy efficiency measures need to be considered. In a remote rural area where energy is already very expensive, and with Government-backed schemes already in place it is felt unnecessary to further incentivise take up of retro-fitted energy efficiency measures.

CC2 Flood risk

Preferred option

We believe that new development should take place in areas at the lowest risk of flooding. Where that is not possible development should be supported by proportionate justification in accordance with the nature of the development and the level of risk involved.

New development should also contribute towards attenuation of flooding risks caused by surface water run off.

Avoiding flood risk

Minor developments²⁴ and changes of use in areas that are at risk from any form of flooding will only be permitted if a site-specific flood risk assessment can demonstrate that the flood risks have been assessed and can be managed so that the development remains safe throughout its lifetime and will not increase the risk of flooding elsewhere, taking the vulnerability of its users and climate change into account.

Other forms of development will be required to be consistent with the flood risk vulnerability matrix in Table 6, so that they are only located in areas at the lowest level of flood risk²⁵ from all sources, unless it can be demonstrated that:

1. there is no appropriate alternative sites available with a lower probability of flooding (the sequential test) and;
2. it can be demonstrated, through a site-specific flood risk assessment²⁶, that the flood risks have been assessed and can be managed so that the development remains safe throughout its lifetime and will not increase the risk of flooding elsewhere, taking the vulnerability of its users and climate change into account and;
3. where relevant, the development provides wider sustainability benefits to the community that outweigh flood risk (the exceptions test);

Where, having satisfied the requirements above, development is deemed to be acceptable in an area known to hold water, or over which water flows in times of flood (areas 3ai & 3b), all proposals must be designed and constructed to:

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

Attenuating surface water run off

All developments will demonstrate that they have incorporated measures to attenuate surface water run-off in accordance with a drainage hierarchy for rainwater so that, in order of priority, they:

- continue natural discharge processes;
- store water for later use;

²⁴ Minor non-residential extensions: industrial/commercial/leisure etc. extensions with a footprint less than 250sqm; Alterations: development that does not increase the size of buildings; Householder development - : e.g. sheds, garages, games rooms etc. within the curtilage of the existing dwelling in addition to physical extensions to the existing dwelling itself. This definition excludes any proposed development that would create a separate dwelling within the curtilage of the existing dwelling e.g. subdivision of houses into flats.

²⁵ Fluvial flood zone 1, Low/very low probability of surface and ground water flooding.

²⁶ A site specific flood risk assessment will also be required for developments in flood zone 1 if the development site is over 1 hectare in area. It is also advisable in low/very low surface and groundwater risk areas for the avoidance of doubt, since susceptibility to these forms of flooding is particularly dependent on site specific circumstances and the modelled data on these risks should be considered as indicative only. See Section 3.2.2 of Volume 1 of the Strategic Flood Risk Assessment.

- adopt infiltration techniques in areas of poor porosity;
- store water in open water features for gradual release to a watercourse;
- store water in sealed water features for gradual release to a watercourse;
- discharge direct to a watercourse;
- discharge direct to a surface water drain;
- discharge direct to a combined sewer.

Using the hierarchy, developments on previously developed land will be expected to incorporate a reduction in surface water run-off rates of at least 30%, while development on greenfield sites will be expected to result in no net increase in surface water run-off, unless not technically feasible or viable.

Aim

8.13 The aim of this policy is to steer development away from areas at risk of flooding. Where development must be located in an area of flood risk the policy will require assessment to ensure that the development is properly justified and that risk is managed and that the resultant development will be safe. The policy also aims to reduce the contribution that new development makes to surface water run off.

Justification

8.14 Flooding is playing an increasing role in everyday lives. Already high rainfall totals, flashy watercourses and steep gradients bring challenges in managing flood risk, challenges intensified by the predicted effects of climate change.

8.15 To help predict and manage the risks a Strategic Flood Risk Assessment has been prepared for the National Park. This is the document prepared in consultation with statutory agencies responsible for flooding. It contains the latest flood map of the Park and refines the information to determine the variations in flood risk from all sources of flooding. It improves understanding of the extent and type of flood risk so that decision making is better informed. It is used to assess sites that are being considered for allocation and will inform planning applications.

8.16 Ideally, all new development would be located in areas at the lowest risk of flooding from fluvial, surface or groundwater risks. In reality, developments come forward from time to time in areas that do have a risk associated with them. National planning policy contains detailed guidance on the extent to which the development type can be reconciled with the risk, and if so, what justification is required. This policy mirrors the national approach, which is summarised in the table 6 overleaf.

8.17 Managing flood risk is also about ensuring development does not contribute to downstream flooding and, wherever possible, reduces existing runoff. Although development in the National Park is generally small in scale, given the location at the head of all the major regional river catchments, reducing the rate of run off into watercourses is still an important consideration. By requiring new development to consider how surface water run off is managed, the rate of runoff can be reduced. This will require careful consideration of techniques such as rainwater harvesting and other sustainable drainage systems. Further guidance is contained in the Strategic Flood Risk Assessment.

Table 6 Flood risk vulnerability matrix

See key overleaf

Vulnerability ²⁷	Essential infrastructure ²⁸	Water compatible ²⁹	Highly vulnerable ³⁰	More vulnerable ³¹	Less vulnerable ³²
Fluvial zone 1	Green	Green	Green	Green	Green
Fluvial zone 2	Light Green	Light Green	Yellow	Light Green	Light Green
Fluvial zone 3a	Yellow	Light Green	Red	Yellow	Light Green
Fluvial zone 3a(i) & 3b	Yellow	Light Green	Red	Red	Red
Surface water very low/low	Green	Green	Green	Green	Green
Surface water moderate	Diagonal Hatching	Diagonal Hatching	Diagonal Hatching	Diagonal Hatching	Diagonal Hatching
Surface water high	Diagonal Hatching	Diagonal Hatching	Diagonal Hatching	Diagonal Hatching	Diagonal Hatching
Groundwater very low/low	Green	Green	Green	Green	Green
Groundwater moderate	Diagonal Hatching	Diagonal Hatching	Diagonal Hatching	Diagonal Hatching	Diagonal Hatching
Groundwater high	Diagonal Hatching	Diagonal Hatching	Diagonal Hatching	Diagonal Hatching	Diagonal Hatching

²⁷ The Strategic Flood Risk Assessment contains guidance on the different thresholds for flood risk vulnerability and how they are calculated

²⁸ Essential infrastructure is - essential transport infrastructure (including mass evacuation routes), essential utility infrastructure including electricity generating power stations and grid and primary substations; and water treatment works that need to remain operational in times of flood, wind turbines

²⁹ Water compatible uses are - flood control infrastructure. Water transmission infrastructure and pumping stations. Sewage transmission infrastructure and pumping stations. Sand and gravel working. Docks, marinas and wharves. Navigation facilities. Ministry of Defence installations. Ship building, repairing and dismantling, dockside fish processing and refrigeration and compatible activities requiring a waterside location. Water-based recreation (excluding sleeping accommodation). Lifeguard and coastguard stations. Amenity open space, nature conservation and biodiversity, outdoor sports and recreation and essential facilities such as changing rooms. Essential ancillary sleeping or residential accommodation for staff required by uses in this category, subject to a specific warning and evacuation plan

³⁰ Highly vulnerable uses are – basement dwellings, caravans, mobile homes and park homes intended for permanent residential use, emergency services stations and command centres and telecommunications installations required to be operational during flooding, emergency dispersal points, installations requiring hazardous substances consent

³¹ More vulnerable uses are; - hospitals, residential institutions such as residential care homes, children’s homes, social services homes, prisons and hostels, dwelling houses, student halls of residence, drinking establishments, nightclubs and hotels, non-residential uses for health services, nurseries and educational establishments, landfill and sites used for waste management facilities for hazardous waste, sites used for holiday or short-let caravans and camping, subject to a specific warning and evacuation plan

³² Less vulnerable uses are police, ambulance and fire stations which are not required to be operational during flooding, buildings used for shops, financial, professional and other services, restaurants and cafes, hot food takeaways, offices, general industry, storage and distribution, non-residential institutions not included in “more vulnerable”, and assembly and leisure, land buildings used for agriculture and forestry, waste treatment (except landfill and hazardous waste facilities), minerals working and processing (except for sand and gravel working), water treatment works which do not need to remain operational during times of flood, sewage treatment works (if adequate measures to control pollution and manage sewage during flooding events are in place).

Key to Table 6

	Development is appropriate
	Development is appropriate only after a sequential test and site specific flood risk assessment have demonstrated policy requirements 1&2 have been satisfied.
	Development is appropriate only after a sequential test, site specific flood risk assessment and exceptions test have demonstrated policy requirements 1&2&3 have been satisfied.
	Development is inappropriate and will not be permitted unless a site specific flood risk assessment can show that the land does not play a functional role in times of flood..
	Sequential test required only where a site specific flood risk assessment demonstrates that ground or surface water risks are considered to have the potential to affect vulnerable parts of the development. The following identified site characteristics provide an indication of risk : <ul style="list-style-type: none"> • History of groundwater or surface / artificial sources water flooding; • Presence of a gradient greater than 1 in 100 over which water might flow • High groundwater levels or the presence of marsh vegetation; • Large impervious areas adjacent to the site or geological faults and arrangements of permeable and non-permeable strata that may facilitate groundwater flooding; • Presence of ditches, springs, canals or other water features adjacent to the site
	Exceptions test required only where a site specific flood risk assessment demonstrates that ground or surface water risks are considered to have the potential to affect vulnerable parts of the development. The following identified site characteristics provide an indication of risk : <ul style="list-style-type: none"> • History of groundwater or surface / artificial sources water flooding; • Presence of a gradient greater than 1 in 100 over which water might flow • High groundwater levels or the presence of marsh vegetation; • Large impervious areas adjacent to the site or geological faults and arrangements of permeable and non-permeable strata that may facilitate groundwater flooding; • Presence of ditches, springs, canals or other water features adjacent to the site

In the Yorkshire Dales National Park, the interaction of people with nature has produced a landscape of remarkable beauty and distinctive character that is cherished and enjoyed by the nation.

The Yorkshire Dales National Park is a home and a workplace for over 20,000 people, with around 95% of the land in private ownership. It is also a place that millions of people visit every year.

The area's unique landscape character is created by the particular combination of many elements - the managed moorland, pastures and valley grasslands; small woodlands; dispersed villages and farmsteads; the local building materials; strong field patterns; drystone walls and field barns. This is what makes it such a special place³³.

Natural Beauty

The area straddles the Pennines, the backbone of England. The underlying geology, natural processes and human activity have created a hugely varied landscape and numerous dramatic features and beautiful views:

Dales with distinctive stepped profiles, produced by the weathering of layers of limestone interspersed with shales and sandstones from the Carboniferous period.

Fells that rise to over 700 metres in the Millstone Grit-capped 'Three Peaks'. Glaciers and rivers have cut deep dales into the extensive moorland plateaux, each distinctive in character and atmosphere.

One of the best examples in Britain of classic limestone scenery, with its scars such as those at Gordale and Attermire, and limestone pavements, such as those above Malham Cove.

Extraordinary cave systems, including the longest cave system in Britain, the largest cave in Britain and the largest waterfall in Britain at Gaping Gill.

The Howgills, a series of grassy rounded hills made up of rocks from the older Silurian period, sweeping steeply upwards from deep ravines to broad rounded tops.

Significant glacial and post-glacial landforms and features, including: drumlin fields, such as the one at Ribbleshead; erratics, including those at Norber; moraines; and the post-glacial lakes of Semerwater and Malham Tarn.

Spectacular waterfalls, such as: Hardraw Force; the famous series of Aysgarth Falls; and, Cautley Spout, with a broken drop of 180 metres.

A traditional pastoral landscape created by livestock farmers over several centuries. This historic landscape is acknowledged as internationally important and includes:

- an intricate network of drystone walls (as well as hedgerows in Lower Bishopdale, Dentdale and Sedburgh) that create a patchwork of enclosures across valleys and valley sides;
- traditional stone-built field barns, the density of which in some parts of the National Park notably Swaledale, Wharfedale and Wensleydale, is unique.

³³ Yorkshire Dales National Park Management Plan

A highly legible landscape, in which there is still a very clear and evident link between the underlying geology and landform, the historic use and management of the land, the current land uses and land cover.

A landscape of striking contrasts, between the deep, sheltered dales and the open, exposed, sweeping fells above.

Wildlife

Almost 30% (50,000ha) of the Yorkshire Dales National Park is made up of nationally and internationally important habitats – the largest area of any National Park. Geology, natural processes and human influences have created the particular conditions that support rich and diverse wildlife and habitats:

Flower-rich hay meadows and pastures, produced by traditional, low intensity management of grazing land over many decades. These are very scarce nationally - this is one of the few areas where they survive in any number.

A range of rare limestone habitats linked directly to the geology of the southern Dales. The area's limestone country is internationally recognised for its biodiversity, which includes rare wet meadows and upland pastures, limestone pavement and limestone woodland and scrub.

Extensive areas of moorland, much of it (42% of the area of the National Park) managed as grouse moor, that contain upland heath and blanket and raised bog, which are internationally important for wildlife and the carbon they store as peat. These habitats cover vast areas and contain a variety of plant species and important bird populations.

Small areas of broadleaf woodland (2.5% of the area of the National Park) representing remnants of former more extensive broadleaved woodland or later plantings. Surviving areas of ancient woodland are of particularly high biodiversity value.

Nationally important populations of breeding waders, black grouse, and ring ouzel; rare lime-loving plants such as bird's-eye primrose, rigid Buckler fern, globeflower and baneberry; rare and scarce invertebrates such as the northern Brown Argus butterfly and the Atlantic white-clawed crayfish; and important mammals, notably the red squirrel.

Cultural Heritage

The Yorkshire Dales National Park has been home to communities and industry for several millennia, helping to shape much of what we now think is special. There is an exceptional amount of evidence of these previous generations of occupation, connecting past communities to the present and providing a highly visible record of the area's social and economic history, including:

A culture of community spirit, self-sufficiency, determination and self-belief, which has been shaped by the area's physical environment and remoteness, nurturing self dependency and close knit communities.

Livestock farming, with distinct sheep breeds and a strong tradition of upland cattle rearing, is still deeply interwoven into local life and culture. Livestock sales and agricultural shows play an important part in the lives of local people.

An exceptional range of archaeology, which provides the evidence of human activity from the earliest hunters of the Palaeolithic through to 20th century industrial remains.

The remains of former rural industries, whose influences on the area's culture and social fabric are still evident today. They include lead and lime extraction and processing sites, as well as water mills.

Powerful reminders of periods of dominance by large estates and religious houses through place names and some surviving structures, such as Bolton Castle, Bolton Abbey, Barden Tower and Marrick Priory.

Distinctive, traditional architecture where the local building materials used link directly to the area's geology.

Numerous **small, attractive villages and hamlets** most of which have been there for over a thousand years, as well as **scattered farmsteads**,

Minor roads along the dales, bordered by drystone walls or hedgerows and flower-rich verges. Higher up, unfenced roads cross open moorland and offer dramatic views.

The Settle-Carlisle Railway Line, opened in 1876, is unique and displays impressive engineering and conserved Midland Railway architecture. It offers a very special way of enjoying the dramatic landscape along its route.

A distinctive linguistic, literary and artistic heritage, inspired by the landscape and by the history of the communities – past and present – who have lived and worked here.

Enjoying the experience of being here

Most of the people who spend any time in the National Park will experience a range of emotions, triggered by the beauty, grandeur and other, less tangible qualities. These all help create the 'spirit of place' that is unique to this National Park:

Extensive areas where a true sense of tranquillity, remoteness and solitude can still be found, which is rare in England today.

The natural sounds of wind, water and birdsong, which are important to the recreational experience; the 'spiritual exercise and enjoyment' that is at the heart of National Park designation. **Expansive views** that show to advantage the areas beauty and variety.

Ever-changing light, seasonal change and occasional severe weather, which creates visual drama and contrast that enhance personal experience.

Dark night skies - as it suffers little from light pollution, the moon, night sky and atmospheric effects can be fully appreciated.

Its historic and extensive network of footpaths, bridleways and tracks, extensive areas of public access, rivers, crags and caves.

Welcoming and friendly people and places, each with its own special character, but all with a very close sense of community, reflected in the wide range of local village shows social activities and entertainment.