The Yorkshire Dales Local Plan

Saved policies
March 2009

April 2006
Yorkshire Dales Local Plan

The Yorkshire Dales Local Plan was formally adopted on the 29 April 2006. It replaces the previous Yorkshire Dales Local Plan adopted in 1996.

Together with the Yorkshire and Humber Regional Spatial Strategy 2004 and the North Yorkshire and Cumbria Structure Plans 1996 and 1995, it forms the Yorkshire Dales National Park Development Plan, for the purpose of determining planning applications, planning appeals and other proposals for development.
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This policy has not been saved
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GLOSSARY OF TERMS

APPENDIX 1

Special qualities of the Yorkshire Dales National Park

APPENDIX 2

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  • Planning obligations
  • Advertising procedure
1. INTRODUCTION

What is a local plan?

1.1 A local plan is the document that contains detailed policies against which planning proposals for development and the use of land and buildings are assessed. All planning authorities are required by law to produce a local plan that covers the whole of their area. The Yorkshire Dales National Park Authority is therefore required to produce a local plan covering the whole of the National Park.

Area covered by the Yorkshire Dales Local Plan

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1.2 A local plan cannot be prepared in isolation. It has to take account of national planning policy guidance issued by the Government. A local plan also has to reflect broader Regional Planning Guidance and must conform to the structure plan for the region. It must also have regard to the statutory national park purposes and other local policy and statutory documents.

1.3 The Yorkshire Dales Local Plan will cover the whole of the National Park until such time as it is replaced by the Yorkshire Dales Development Framework. Housing and Minerals and Waste are expected to be the first areas of policy to be reviewed. The strategic assumptions upon which the local plan is based will expire once the North Yorkshire and Cumbria Structure Plans are replaced by new regional spatial strategies. In the meantime the Yorkshire Dales Local Plan,
INTRODUCTION

North Yorkshire and Cumbria Structure Plans and the old Yorkshire and Humber Regional Spatial Strategy 2004 together make up the Yorkshire Dales National Park Development Plan.

The plan-led system

1.4 The planning system regulates the development and use of land in the public interest. Government is committed to a plan-led system of development control and the development plan is the main component in that system.

1.5 Section 54A of the Town and Country Planning Act 1990 provides a statutory basis for the plan-led approach:

‘Where an adopted or approved development plan contains relevant policies, Section 54A requires that an application for planning permission or an appeal shall be determined in accordance with the plan, unless material considerations indicate otherwise. Conversely, applications that are not in accordance with relevant policies in the plan should not be allowed unless material considerations justify granting a planning permission.’

1.6 Material considerations must be relevant to planning and the application under consideration. They include issues such as size, layout, siting, design, access, appearance, impact on the neighbourhood and the availability of infrastructure. The courts are the arbiters of what constitutes a material consideration but it is for the National Park Authority to apportion the relative weight to each factor. In doing so the Authority must have regard to government policy, including emerging policy. If the National Park Authority chooses not to follow government policy then it must give clear and convincing reasons.

1.7 In cases where the development plan is not helpful in guiding planning decisions (because it has no relevant policy or its policies are contradictory), the planning application should be determined on its merits in the light of other material considerations. Where the proposal is not acceptable, full reasons for refusal should be given.

The local plan process

1.8 Consultation has been vital to the success of the Yorkshire Dales Local Plan. Interested parties and individuals have been given the opportunity to contribute to the future planning of the National Park. The review of the Local Plan began with the publication of a project brief in September 2000. The National Park Authority then prepared a report in October 2000 which highlighted key planning issues and encouraged public comment. Representations were submitted by 110 individuals and organisations. The National Park Authority then considered these as part of the preparation of the First Deposit Local Plan.

1.9 The First Deposit Local Plan was published for public comment during June and July 2002. Two hundred and fifty four organisations and individuals submitted some 1,150 comments. The Authority considered these and amended the plan into a second deposit version.
1.10 Thirty two organisations and 47 individuals submitted 250 representations on the Second Deposit Local Plan. Unresolved objections were then referred to an independent planning inspector for consideration at a public local inquiry held at Middleham during May 2004.

1.11 The inspector’s report of inquiry findings was published in December 2004. The Authority considered the inspector’s recommendations and published post inquiry modifications in October 2005. This generated a small number of further objections which were considered in February 2006 but which did not lead to any significant changes. The Authority resolved to adopt the Yorkshire Dales Local Plan on the 14 February 2006. It was formally adopted on the 29 April 2006.
### Main stages in the preparation of the Yorkshire Dales Local Plan

<table>
<thead>
<tr>
<th>Stage of plan</th>
<th>Date</th>
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<tbody>
<tr>
<td>Issues report published for consultation</td>
<td>October 2000</td>
</tr>
<tr>
<td>First Deposit Local Plan published (six week objection period)</td>
<td>June 2002</td>
</tr>
<tr>
<td>National Park Authority considers representations received</td>
<td>August 2002</td>
</tr>
<tr>
<td>Negotiation period with objectors</td>
<td>October 2002</td>
</tr>
<tr>
<td>Second Deposit Local Plan published (six week objection period)</td>
<td>June 2003</td>
</tr>
<tr>
<td>Local Plan Inquiry</td>
<td>May 2004</td>
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<tr>
<td>Inspector’s report published</td>
<td>December 2004</td>
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<tr>
<td>National Park Authority considers inspector’s report</td>
<td>January – March 2005</td>
</tr>
<tr>
<td>Post inquiry modifications published (six week objection period)</td>
<td>October 2005</td>
</tr>
<tr>
<td>Adoption of the Yorkshire Dales Local Plan</td>
<td>April 2006</td>
</tr>
</tbody>
</table>
Local Plan layout

1.12 The Local Plan has two main parts: the written statement and the proposals map.

Written statement

1.13 The written statement includes:

i) The policy framework – sets out the overall direction of the Local Plan and the aims which the National Park Authority wants to achieve.

ii) The policies - will help to make the aims of the Local Plan possible. They are the key tools for making decisions on planning applications and giving interested groups and individuals an indication of what is likely to be acceptable. The policies have been grouped under different chapters, each dealing with a defined subject area. Some policies are National Park wide, others are specific to certain areas.

iii) The Justification – each policy has a justification. This sets out its objective and provides an explanation which should help towards its implementation.

Proposals map

1.14 Some policies in the Local Plan cannot be fully expressed in the written statement and need to be shown in greater detail. The proposals map covers the whole National Park and includes detailed inset maps for towns and villages.
2. POLICY FRAMEWORK

2.1 The policy framework for the Local Plan is based principally on the following:

- National park legislation and guidance
- Regional Planning Guidance
- County structure plans
- Government policy
- The National Park Management Plan
- Other local strategies and policy documents

**National Park legislation and guidance**

2.2 The twin 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:

- to conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park; and

- to promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public.

2.3 If there is conflict between the purposes then the conservation purpose is given priority. This is known as the Sandford Principle. In many instances the conflict can be resolved through management. Where this is not possible, however, more regulatory action may be necessary.

2.4 In pursuing the purposes, there is also a duty on national park authorities to ‘seek to foster the economic and social well-being of local communities within the National Park’. As the National Park Authority is not responsible for the economic and social development of the area, the Authority needs to work and cooperate with the relevant authorities and agencies whose primary task is to promote the economic and social development of the Yorkshire Dales.

2.5 Clearly, the National Park Authority must ensure that national park objectives are fully addressed through the Local Plan and then through its development control decisions. The Environment Act 1995 also places a duty of care on all local authorities, government agencies and public utility companies who operate within a national park. Section 62 of the Act requires ‘relevant authorities’ to have regard to national park purposes and the Sandford Principle as they undertake their functions.

**Regional Planning Guidance**

2.6 Regional Planning Guidance (RPG) is an important part of the emerging government policy framework. The National Park lies within the Yorkshire and Humber RPG which was published in October 2001 and then reviewed selectively
Regional Planning Guidance will be replaced by the emerging Regional Spatial Strategy (RSS) for Yorkshire and the Humber. The National Park Authority has been consulted on the preparation of the new RSS. The draft version published in December 2005 does not conflict with the Local Plan in any significant way.

**County structure plans**

County structure plans set out broad planning guidance for new development in the counties of North Yorkshire and Cumbria. The Local Plan, Structure Plan and Regional Planning Guidance together form the Yorkshire Dales National Park Development Plan. There are currently two structure plans covering the Yorkshire Dales: the County Structure Plan for North Yorkshire 3rd Alteration 1996 and the County Structure Plan for Cumbria 1995. The emerging RSS for Yorkshire and the Humber will replace both Structure Plans, probably in late 2007.

**Government policy**

In preparing the Local Plan the National Park Authority has considered national policy including the Rural White Paper (2000) and the Countryside and Rights of Way Act (2000). It has also taken into account specific government policy in Planning Policy Guidance, Planning Policy Statements and Circular advice.

Government Circular 12/96 (Environment Act 1995 National Parks), re-emphasises support for National Park designation: ‘The Government regards National Park designation as conferring the highest status of protection as far as landscape and scenic beauty are concerned.’

Planning Policy Statement 7 (Sustainable Development in Rural Areas) states that the conservation of the natural beauty of the landscape should be given great weight in planning policies and development control decisions in national parks. It adds that the conservation of wildlife and the cultural heritage are a specific purpose of national parks which should also be given great weight. It also says that planning policies, where appropriate, should support suitably located and designed development necessary to facilitate the economic and social well-being of (national parks) and their communities including the provision of adequate housing to meet identified local needs.

**Sustainable development**

The Government is committed to sustainable development, which now underpins all national planning policy. The planning system, and in particular the development plan, make an important contribution to the achievement of the Government’s objectives for sustainable development.

Sustainable development is commonly defined as ‘development that meets the needs of the present without compromising the ability of future generations to
INTRODUCTION

meet their own needs’ (World Commission on Environment and Development 1987). It draws together environmental, social and economic interests. The first UK Sustainable Development Strategy was published in 1999. This was revised in March 2005 and the five UK sustainable development principles are now:

- Living within environmental limits;
- Ensuring a strong healthy and just society;
- Achieving a sustainable economy
- Promoting good governance
- Using sound science responsibly.

2.14 In particular, the Government is committed to a more sustainable pattern of development. In the context of the Local Plan this will mean focusing development in locations better served by public transport or on sites which have been previously developed.

Sustainability appraisal of the Local Plan

2.15 Local planning authorities are expected to carry out environmental appraisals of their development plans. Government planning policy encourages appraisals to go beyond environmental considerations and to include social and economic issues. These elements together are the basis of sustainable development.

2.16 A sustainability appraisal has been undertaken as part of the local plan process. Each policy has been tested against a set of sustainability questions. The questions relate to managing the environment, use of land and buildings, sustainable communities, housing, transport, social equity and economic considerations.

2.17 The sustainability appraisal has helped:
- to understand the individual and combined impacts of the local plan policies on the environment, society and the economy;
- to identify the conflicts between policies in terms of their impacts on the environment, society and the economy; and
- to inform the local plan process and to assist in making changes to the policies in a way which will secure the best overall outcome.

The precautionary principle

2.18 Where the effects of doing something are uncertain, the action taken should err on the side of caution rather than risk damage that cannot be repaired. This is known as the precautionary principle. In other words, where actions are irreversible, they will be subject to particular scrutiny and debate. This does not prevent development, but it does mean that planning decisions should be taken on the basis of sound information, so that they do not diminish the special qualities of the National Park for future generations.

Social inclusion
2.19 The need to address social inclusion is a rural issue as well as an urban one. Social exclusion occurs where individuals are unable to benefit from opportunities which others take for granted. There are a number of factors which contribute to social exclusion in the countryside including low income, unaffordable housing, lack of educational opportunities and difficulties in reaching services. The Local Plan has tried to take these factors into account as far as possible.

The National Park Management Plan

2.20 The Local Plan should not be confused with the National Park Management Plan ‘The Yorkshire Dales: Today and Tomorrow’ 2000. The Management Plan sets out the collective aspirations for the National Park. It does not relate to the control of development as set out in planning legislation but nevertheless complements the Local Plan in its aims and objectives. Two monitoring reports have been produced to measure the quality of life of the National Park’s communities and the ‘health’ of the National Park environment. Subsequently the Management Plan was reviewed during 2006.

Other relevant plans

Yorkshire Dales Minerals and Waste Local Plan

2.21 Policies on minerals and waste are set out in the Yorkshire Dales Minerals and Waste Local Plan which was adopted in 1998. These policies are currently being reviewed as part of the new Yorkshire Dales Development Framework.

Other local strategies and policy documents

2.22 There are other local strategies and policy documents that complement the Local Plan and which have been taken into consideration during its preparation. These include:

- the community strategies of the three constituent district councils;
- neighbouring district council local plans and housing, economic, tourism and recreation strategies;
- local transport plans prepared by the county councils; and
- other Yorkshire Dales National Park plans and strategies including the National Park Management Plan, the Biodiversity Action Plan and the Traffic and Visitor Management Strategy (now replaced by the Integrated Access Strategy 2005).

Local plan aims

2.23 The Yorkshire Dales Local Plan aims describe what the Local Plan wants to achieve for the National Park. They deal with the main land use issues and provide a focus for the Local Plan strategy.
2.24 The four aims of the Local Plan are set out below. These have guided the formulation of policy and provide a context for the Authority’s development decisions.

<table>
<thead>
<tr>
<th>Aim 1</th>
<th>To provide a framework for planning decisions in the National Park that supports and does not prejudice the national park purposes of conserving and enhancing the natural beauty, wildlife and cultural heritage and promoting understanding and enjoyment of the special qualities of the National Park.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Aim 2</td>
<td>To seek to foster the social and economic well-being of the communities within the National Park and encourage social inclusion for all residents.</td>
</tr>
<tr>
<td>Aim 3</td>
<td>To ensure that development is sustainable and planning decisions are based on the precautionary principle.</td>
</tr>
<tr>
<td>Aim 4</td>
<td>To respect the characteristics of the individual Dales.</td>
</tr>
</tbody>
</table>
3. GENERAL POLICIES

The general policies cover issues of an overarching nature. It is intended that all development proposals will be considered against the general policies in addition to the detailed policies included in the other sections of the Local Plan.

THIS POLICY HAS BEEN SAVED
Policy GP1 National park purposes

The two statutory purposes of the Yorkshire Dales National Park are to conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park and promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public.

Development will not be permitted that prejudices those purposes unless it can be demonstrated that there is an overriding need for the development and that any harm can be mitigated.

Justification

3.1 The aim of this policy is to support development proposals that reflect and further the two statutory purposes of national parks, particularly those that support the conservation and enhancement of the special qualities of the National Park.

3.2 Government Circular 12/96 emphasises the importance of conserving and enhancing the Park’s natural beauty, wildlife and cultural special qualities. PPG7 (The Countryside: Environmental Quality and Economic and Social Development) states that ‘The Government regards national park designation as conferring the highest status of protection as far as the landscape and scenic beauty are concerned’.

3.3 The national park purposes are set out in the 1949 National Parks and Access to the Countryside Act as amended by the 1995 Environment Act. The National Park Authority has a statutory duty as the planning authority to have regard to the national park purposes. PPG7 clearly emphasises that the ‘conservation of the natural beauty of the countryside, and of its wildlife and cultural heritage, should be given great weight in planning policies and development control decisions in the National Park’.

3.4 This policy is based on:

- The two statutory purposes of the national parks and the relationship between them – the Sandford Principle (see paragraph 2.3).
- In pursuing the two purposes, national park authorities have a duty to seek to foster the social and economic well-being of their local communities.

3.5 The National Park Authority supports the principle of no net loss of special qualities. Where the need for the development outweighs the need to protect the special qualities, the National Park Authority will seek to agree how the losses
can be compensated for through the creation or enhancement of special features. Planning obligations will be used where appropriate to secure the benefits.

3.6 The principle of net gain of special qualities aims to achieve a positive contribution to the National Park through the planning process. The National Park Authority will encourage developers to build into their proposals, schemes to enhance or restore existing or create new additional features that would add to the stock of special qualities, or schemes to secure social and economic benefits. The special qualities of the National Park are set out in Appendix 1.
**Policy GP2  General design policy**

<table>
<thead>
<tr>
<th>Development will only be permitted if all the following criteria are met.</th>
</tr>
</thead>
<tbody>
<tr>
<td>i) It is of a kind, scale, siting, density and detailed design which is sympathetic to or enhances the landscape character, special qualities and local distinctiveness of the surrounding area.</td>
</tr>
<tr>
<td>ii) It uses materials that are appropriate to the local character and distinctiveness of the surrounding buildings and wider landscape.</td>
</tr>
<tr>
<td>iii) It does not have an unacceptable impact on neighbouring amenity and ensures an adequate level of amenity for the future occupants of the development in relation to nearby uses.</td>
</tr>
<tr>
<td>iv) It respects the existing natural, built and historical features in and around the site.</td>
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<tr>
<td>v) It accords with the National Park Authority’s Design Guide and Policy B7 (Building Design).</td>
</tr>
</tbody>
</table>

Subject to the above, the National Park Authority will encourage development which minimises the use of energy and other natural resources, uses sustainable materials and is designed for a long life span.

**Justification**

3.7 The aim of this policy is to achieve high quality and well designed development that respects the character of its surroundings.

3.8 Although the landscape character of the National Park, which includes its buildings and settlements, is very distinctive overall and exhibits common features, it is not uniform throughout. Different areas have particular characteristics that result from variations in the topography and underlying geology, and from the local development of detailed building traditions.

3.9 It is important that new development should be in harmony with this distinctive character and respect the surrounding uses. The National Park has a strong tradition of unpretentious, robust buildings created by local people using local materials to suit local conditions. This has resulted in buildings which fit into their setting.

3.10 The key to good design is awareness of the local tradition. New buildings need not necessarily be exact copies of the local tradition. There may be scope for innovative design to meet modern demands in ways that respect the building traditions of the area. There are situations, however, where accurate reflections of the traditional architecture of the locality are likely to be the only acceptable solution.
3.11 Good design requires careful consideration of the scale, type and density of the proposal paying particular attention to the amenity of residents, neighbours and visitors. Some uses or scales of development may be incompatible in certain locations and may result in unacceptable impacts on the amenity and privacy of neighbours. The National Park Authority will resist development of this kind.

3.12 Wherever possible the principles of sustainability will be encouraged. This might be through influencing decisions on siting, choice of materials and building techniques. The objective should be to promote long design lives, to minimise the use of energy and natural resources, to utilise renewable energy sources, and to use recycled or locally produced materials.

3.13 The National Park Authority has prepared supplementary planning guidance on design. It provides detailed advice on new development and will be used in conjunction with Local Plan policies to reach decisions on planning applications.
**Policy GP3  Accessibility and safety**

<table>
<thead>
<tr>
<th>Development proposals must clearly demonstrate that the overall design of the scheme has taken into account the security, safety and access needs of all potential users.</th>
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<tbody>
<tr>
<td>Any provisions identified must be acceptable in terms of their impact on the special qualities of the surrounding area. Particular attention should be given to the site layout and the relationship between buildings, car parks, public transport and public access points.</td>
</tr>
</tbody>
</table>

**Justification**

3.14 The aim of this policy is to ensure the needs of all potential users of a building or site are taken into full account in the layout and design of the proposal.

3.15 Many people enjoy the natural beauty of the National Park and the National Park Authority supports the provision of appropriate facilities to meet the needs of all. The accessibility needs of all potential users, particularly those with mobility difficulties including the elderly, wheel chair users, people with young children and those with visual or hearing difficulties, should be carefully considered in any proposed design or layout.

3.16 The safety and security of the development must also be considered to ensure a high quality and safe environment for all users. Buildings regulations provide the legislative framework to ensure safe and convenient access into and within all new buildings.

3.17 The National Park Authority wishes to ensure safety and security issues and accessibility needs are considered in the layout of the site and its connections with car parks, public transport and other public access points. The National Park Authority will ensure such provisions are included in the layout and design of the proposal where these are appropriate in terms of their impact on the special qualities of the surrounding area.
### Policy GP4  Landscape enhancement schemes

Development proposals that would have an affect on the landscape characteristics of the National Park will require the inclusion of a landscape enhancement scheme.

Development will only be permitted where the landscape enhancement scheme meets the following criteria.

1. **It forms an integral part of the proposal.**
2. **It incorporates measures for the protection, enhancement and creation of habitats using indigenous species appropriate to the locality.**
3. **It respects the ecological, geological/geomorphological, archaeological and historic character and the amenity of the surrounding area.**
4. **It provides, where possible, links between sites of nature conservation importance to help contribute to the development of habitat networks.**
5. **It retains and incorporates the important natural, built and historic features of the site.**

### Justification

3.18 The aim of this policy is to ensure that development proposals are accompanied by appropriate, high quality, landscape enhancement schemes to help reduce the impact of the proposal and to retain or enhance the quality of the local environment.

3.19 The inclusion of a landscape enhancement scheme as part of a proposal can do many things.

- It helps development fit into the landscape.
- It conserves and enhances the surrounding environment.
- It enhances the overall appearance of the development.
- It adds value to the scheme.

3.20 In order to achieve the benefits highlighted above, a landscape enhancement scheme needs to form an integral part of a proposal. The National Park Authority will expect as much detail as possible to be submitted by the developer as part of the planning application.

3.21 In considering new development, existing features should be respected and where possible incorporated into any landscape enhancement scheme for the site including hedges, trees, ponds, stone walls etc. Any scheme must fully respect the character of the surrounding environment in terms of the scale, design and type of materials used, and respect the needs of potential users.
Park Authority will encourage the use of sustainable materials in any proposed landscape enhancement scheme.

3.22 The inclusion of a landscape enhancement scheme as part of a development proposal can provide a valuable opportunity for creating new habitats, enhancing existing habitats and helping to improve the habitats network in the National Park. This will make a valuable and essential contribution to the National Park’s biodiversity objectives as set out in the local Biodiversity Action Plan.
# Policy GP5 Major development

Major development will not be permitted in the National Park save in exceptional circumstances.

Proposals for major development will be subject to the most rigorous examination and must clearly demonstrate that they are in the public interest. The examination of such proposals will include an assessment of the criteria below.

i) The need for the development at a national level and the impacts on the local economy.

ii) The cost and scope of developing outside the National Park or for meeting the need in some other way. Applicants will be required to demonstrate that alternative solutions have been fully examined and no suitable alternative site is available.

iii) The impacts on the environment and the landscape, and the extent to which it should be moderated.

Any construction or restoration must be carried out to high environmental standards.

## Justification

3.23 The aim of this policy is to resist major development except where it is in the national interest and all other options outside the National Park have been fully examined.

3.24 Government policy makes it clear, principally through Planning Policy Statement 7 (Sustainable Development in Rural Areas) and Circular 12/96, that major development should not take place in the National Park. The serious impact major development may have on the area’s natural beauty means it is very often contrary to the purposes of national parks. Applications for major development will require special consideration and will be subject to rigorous examination. Only in exceptional circumstances will it be approved.

3.25 Major development is defined as development of more than local significance which will also have a long-term impact on the landscape, wildlife or cultural heritage of the National Park, because of its scale and nature. Examples include proposals for large road schemes, energy-generating schemes, water storage reservoirs etc. Any assessment of major development will include consideration of:

- the need for the development;
- the cost and scope for developing outside the National Park or in some other way; and
- any detrimental effect on the environment and the landscape through an environmental impact assessment.
3.26 Where a major development is allowable by exception, the National Park Authority will require that any works are constructed to high environmental standards and that mitigation measures are fully incorporated to reduce impacts to an absolute minimum. Appendix 2 provides further information about the way in which the Authority may pursue mitigation through the use of planning obligations and community benefits.
**Policy GP6  Permitted development rights**

Where the National Park Authority is aware of a potential threat to the importance of a site or area through the exercise of permitted development rights, it will, when necessary, make a Direction under Article 4 of the Town and Country Planning (General Permitted Development) Order 1995, to withdraw those rights. Such sites or areas include:

- designated or proposed sites of special scientific interest (SSSIs);
- other important nature conservation or geology sites;
- conservation areas;
- important archaeological or historical sites;
- areas subject to limestone pavement orders; and
- areas of functional floodplain.

**Justification**

3.27 The aim of this policy is to protect vulnerable sites from permitted development rights that could potentially damage their value.

3.28 Planning permission is required for the development of land. The definition of development is *'the carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change of any buildings or other land'* (Section 55 of the Town and Country Planning Act 1990).

3.29 Not all activities in the National Park, however, require planning permission. Minor works defined in the Town and Country Planning (General Permitted Development) Order 1995 (GPDO) can be undertaken without the need for formal application. Of significant concern however are those permitted developments that would seriously threaten the special character of the National Park or the quality of life of the local community.

3.30 The National Park Authority will, in exceptional circumstances, make directions under Article 4 of the GPDO to bring otherwise permitted development under normal planning control. In most cases, such directions require the approval of the Secretary of State but for conservation areas the National Park Authority can make directions under Article 4(2) without requiring the approval of the Secretary of State.

3.31 Where necessary, permitted development rights may be removed by a condition on a planning approval. The National Park Authority will take this action in cases where it is felt that subsequent permitted development could significantly harm the quality of a building or its setting.
4. HOUSING

Introduction

4.1 The Yorkshire Dales National Park Authority is not a housing authority and does not supply housing. Its role is to facilitate and regulate the provision of private and public development through the planning process.

4.2 The population of the Yorkshire Dales National Park was estimated to be 20,110 in 2004. During the 1990s the rate of house building had generally been in excess of the growth in the local population. This suggests that a substantial proportion of the new housing that was being completed was being used to meet external demands.

4.3 In 2001 the number of dwellings in the National Park was 10,236. In numerical terms, there appear to be sufficient dwellings to meet local needs. The National Park has high house prices, however, averaging £241,000 in 2005 compared to a Yorkshire & Humber average of £142,472, and a national average of £186,431. Notwithstanding the continued growth in housing numbers, house prices in the National Park have risen at a disproportionate rate (up from an average of £110,000 in 1998.) High prices are coupled with low average incomes. The combination of these factors creates difficulties of access to the housing market for many local people.

4.4 Problems of availability and affordability are exacerbated by the significant percentage of dwellings in use as second and holiday homes. In 2001 15% of the housing stock was in such use, although in some areas the percentage was much higher - up to 35% in Swaledale. The lack of affordable housing contributes to the out-migration of young adults, although employment and education opportunities are also important factors. The loss of 241 council houses since the 1991 Census has reduced the availability of affordable rented accommodation.

4.5 The 2001 Census showed that 21% of the population of the National Park was over 65, compared to a national average of 16%. Children comprised 17.5% compared to a national average of 20%. Household size has also continued to decline, down from an average of 2.43 in 1991 to 2.36 in 2001. The changing age and social structure of the Dales’ population and the relatively high proportion of second/holiday homes may threaten the viability of local schools, businesses and other important facilities. It is crucial to the future of the National Park that a balanced population is maintained. Great emphasis must therefore be placed on providing housing opportunities to meet the needs of the local community.

4.6 Conservation and enhancement of the natural beauty, wildlife and cultural heritage is one of the two National Park purposes. Residential development on a scale sufficient to reduce open market house prices substantially would therefore be fundamentally incompatible with the special qualities of the area. Taking into account the crucial need to conserve the outstanding environment of the National Park, and the benefits of developing housing in association with services and facilities, the availability of acceptable development sites is limited.
4.7 In view of the above it is considered that the limited number of acceptable
development sites should generally be retained to meet the housing needs of
local communities.

Objectives

4.8 The housing objectives for the Local Plan are:

- to help meet the housing needs of the local community, having special regard
to their need for affordable housing;
- to resist new housing development aimed at satisfying demand from outside
the National Park, except in key service centres;
- to secure housing provision on sites that are environmentally acceptable with
reasonable access to services and facilities in the interests of sustainable
development; and
- to give priority to re-using previously developed land within settlements,
including through the conversion of existing buildings, in preference to the
development of greenfield sites.

The housing strategy

4.9 While there is an essential need to assist in the provision of housing to meet local
needs, there is only limited scope for residential development if the special
qualities of the National Park are to be conserved. Environmentally acceptable
development sites are a finite resource. Logically therefore, where such sites
exist they should be targeted to meet local needs. This is particularly important in
villages where development potential is most scarce. The National Park Authority
will therefore restrict new residential development in most settlements to that
required for people meeting local needs criteria. Occupation will be restricted to
prevent their subsequent sale to those without a local need. They will not be
available as second or holiday homes. This will reduce competition for such
dwellings and lower their price, thus making them cheaper. Experience of the use
of such occupancy restrictions suggests that they have the effect of reducing
open market value by around 30%, thereby ensuring that they are more
accessible to the local community.

4.10 This will contribute to the provision of less costly housing within the National Park.
This strategy will not, however, affect existing housing and more than 90% of all
dwellings will remain available to the open market. This leaves ample scope for
people who do not fall into the definition of local need to buy property in the
National Park.

4.11 The four largest settlements will be treated differently. They are better equipped
with the services and employment opportunities to support new housing, and
have a greater potential for environmentally acceptable development. It is
considered appropriate to continue to allow some further development within
these settlements to meet general demand, and by doing so to secure affordable
housing as a proportion of it. These settlements have been identified as the
National Park’s key service centres. Focusing development within them will
support national and regional objectives of enhancing the vitality of market towns.
4.12 Local needs housing, although cheaper than open market housing, will not necessarily be affordable to those on the lowest incomes. To promote the Local Plan’s objectives, affordable housing will also need to be provided. Two means are available. Firstly, where a need is demonstrated by housing survey, affordable housing will be provided as a proportion of the site. This will generally be on a one-for-one basis in the key service centres. Secondly, affordable housing can be provided on the edge of settlements on land that would not otherwise be permitted for house building, where survey evidence reveals a shortfall.

4.13 The Local Plan therefore contains reference to three types of housing.

Open market housing - with unrestricted occupancy.

Local needs housing – intermediate market housing restricted to those categories of people who need to live in the National Park, as set out in paragraph 4.39. It is intended to be retained in perpetuity to establish a stock of dwellings for the social and economic benefit of communities in the National Park. It will also be available at a lower cost than open market housing.

Affordable housing - Housing of a decent standard which is cheaper than that which is generally available in the local housing market and comprises of a combination of subsidised rented housing, subsidised ownership including shared ownership and in some situations discounted housing for sale. It is intended to provide mainly for those who are in unsuitable and unsecured housing, households sharing a dwelling who need to move to separate accommodation, key workers on low income who contribute economically, socially or environmentally to the National Park and the homeless. The cost should ensure that rent levels fall within reach of the incomes of those in housing need.

4.14 The housing strategy also recognises three types of settlement where housing will be permitted.

Key service centres.
Within the four key service centres, where most of the service provision and employment is located, residential development of open market housing will be allowed. Where evidence of need is apparent, a proportion of development shall be affordable.

Service villages.
Within the second tier service villages which provide limited services to communities in the immediate area, new build housing and residential conversion will be permitted to provide housing to meet local needs.

Small villages.
These are small settlements with a definable core but with few services for the local community. Residential conversion of traditional buildings to provide for an identified local need will be permitted.
Exceptionally, sites adjoining or within the boundary of all these identified settlements will be released for affordable housing if there is a local need.

4.15 In addition to the settlements above, which are listed in Polices H1, H2 and H3, there are many other smaller settlements and groups of houses which are too small, too dispersed or lack the facilities to be sustainable locations for new housing.

4.16 Concentrating residential development within housing development boundaries will promote government objectives for sustainable development and the re-use of previously developed land, as well as protecting the special qualities of the National Park. The boundaries are intended as a tool to manage the release of housing land in the National Park. They are tightly drawn in recognition that the Structure Plan housing completion target has already been reached and exceeded, and in recognition of the adequacy of the remaining supply of infill sites, conversion opportunities and land available with planning permission. The boundaries in the settlements listed under policies H1 and H2 have been drawn to identify opportunities for infill development. In the settlements listed under policy H3 they identify opportunities for the residential conversion of traditional buildings. In most instances they have been only slightly adjusted from those in the 1996 Local Plan because the Structure Plan and regional strategy is to restrict the release of further housing in the National Park.

4.17 Regional Policy Guidance sets a provisional target for North Yorkshire of 53% of additional housing to be provided on brownfield sites. Between 1996 and 2005 Yorkshire Dales Local Plan policies led to 54% of all new dwellings in the National Park being met by the re-use of existing buildings. This was in addition to new build on brownfield sites. There are still opportunities for the further conversion and sub-division of existing buildings. The Local Plan will achieve government objectives of reducing dependence on greenfield land by encouraging the re-use of existing buildings, and previously developed sites.

4.18 Within the National Park, new build residential development has predominantly been on small infill plots. Small-scale development of this sort can most easily be assimilated without adverse effects. There are still opportunities for small-scale residential development and in relation to the North Yorkshire and Cumbria Structure Plan allocations, it has not been considered necessary to specifically allocate sites for new housing, other than where it necessary within key service centres, to cross-subsidise affordable housing.

The Structure Plan requirement

4.19 The North Yorkshire Structure Plan requirement for the National Park is 500 additional dwellings between 1991 and 2006. The Cumbria Structure Plan does not provide a specific housing requirement for the Yorkshire Dales but states that new housing, with limited exceptions on small infill plots in the larger settlements, should be designed to fulfil a local need. The previous Local Plan (1996), however, made an assumption of 120 houses based on the land availability in Sedbergh up to 2001.
Completions and permissions 1991-2006

4.20 The Authority’s housing policies have permitted the rate of house building to run ahead of the strategic requirement. The North Yorkshire Structure Plan requirement has been exceeded by 124 dwellings. A further 186 dwellings have been built in South Lakeland, 66 more than the assumption in the 1996 Local Plan.

4.21 In addition to completions there were also 124 other dwellings under construction. It is likely that the majority of these will be completed before April 2006. A further 188 plots had un-implemented planning consent.

Windfalls

4.22 A survey carried out in 2001 identified that, within the development boundaries of all the towns and villages listed under policies H1, H2 and H3, there was a theoretical capacity for about 400 additional dwellings. These comprised infill plots, gap sites, subdivisions and conversions where permission could be granted. It is expected, however, that only 20 or 30 of these are likely to come forward each year under the new local need policies.

<table>
<thead>
<tr>
<th>Requirement 1991 - 2006</th>
<th>North Yorkshire</th>
<th>Cumbria</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Completions to 2003</td>
<td>500 (33dpa)</td>
<td>-</td>
<td>500 (33dpa)</td>
</tr>
<tr>
<td>Under construction (2003)</td>
<td>624 (52dpa)</td>
<td>186 (12dpa)</td>
<td>810 (67dpa)</td>
</tr>
<tr>
<td>Total completions by 2006</td>
<td>99</td>
<td>35</td>
<td>134</td>
</tr>
<tr>
<td>Commitments (less 10%)</td>
<td>723 (48dpa)</td>
<td>221 (15dpa)</td>
<td>944 (63dpa)</td>
</tr>
<tr>
<td>Maximum windfalls (2001)</td>
<td>150</td>
<td>10</td>
<td>160</td>
</tr>
<tr>
<td>Windfalls likely to come forward</td>
<td>400</td>
<td></td>
<td>100 (20-30dpa)</td>
</tr>
</tbody>
</table>

Housing supply, Yorkshire Dales National Park

4.23 160 permissions represent a further two years supply at current rates of provision. The addition of all 400 windfall sites would make a total of about eight years (560 dwellings) but a more realistic 100 would make about four years (260 dwellings) supply. If the rate of provision is to be reduced, the supply period would extend.

Regional Planning Guidance

4.24 RPG 12 for Yorkshire and the Humber was adopted in October 2001. It is not specific about the housing numbers in the two national parks but regards them as areas where future growth should be restrained. Overall it provides for a reduced completion rate in North Yorkshire after 2006, with the intention of slowing the trend of migration from West Yorkshire.

4.25 The RPG also sets a target for 53% of additional housing in North Yorkshire to be provided on previously developed land.
Housing need

4.26 The National Park Authority is not a housing authority with responsibility for the provision of housing and has not therefore carried out a comprehensive housing need survey. However two of the district councils have surveyed their areas and provided evidence of a shortfall of 15 affordable units per year in the Richmondshire Dales, 53 per year in Craven and 16 per year in South Lakeland.

4.27 There are other pressures on housing in the National Park. Although in 2001 there was a stock of 10,236 to provide for a population of 19,654, 15% of that stock was in use as second or holiday homes. In the parish of Arkengarthdale that rose to 46%. It is the nature of external demand on the housing stock within the National Park that makes prices high in relation to local income and makes it increasingly difficult for local people to access the market.

4.28 The objective of this plan is not necessarily to reduce the rate of provision but to ensure that what is provided will meet local needs.
Policy H1 New housing in key service centres

Within the housing development boundaries of Hawes/Gayle, Reeth, Grassington and Sedbergh, as defined on the proposals map, new build housing will be permitted.

Where the development is for two or more dwellings the National Park Authority will seek to negotiate the provision of up to 50% affordable housing to meet any defined local need. Where appropriate, the National Park Authority will seek to ensure that the initial and subsequent occupants are controlled by condition or agreement to ensure that such housing remains affordable to those in need.

Land in Hawes and at Reeth is allocated for housing on the proposals map. The Authority considers that the site in Hawes is suitable for 15 houses (0.5ha) and the site in Reeth for 10 houses (0.3ha). 50% of the houses built on these sites are expected to be affordable.

Justification

4.29 The aim of this policy is to support the provision of new housing in the key service centres of the National Park. The Rural White Paper (2000) stresses the importance of market towns in helping rural communities to thrive. They play a critical role in providing access to a range of services and employment opportunities, both to their own communities and their wider hinterland.

4.30 The key service centres identified are the largest settlements in the National Park. Although their role varies in extent, they all provide the main service centres for their surrounding areas, including key services such as shops, schools, markets, library services, doctors’ surgeries, banks, public transport links, churches and police etc. They also provide the main employment opportunities within the National Park.

4.31 Generally the key service centres have the environmental capacity for further housing development. It is therefore logical that residential development opportunities should be greater in these settlements than in others. This approach also supports sustainable development principles, particularly in relation to reducing the need to travel to services and to work.

4.32 As part of any proposal for general residential development within these centres, this policy aims to secure an element of affordable housing where there is clear evidence that there is a need, in line with advice in Circular 6/98 (Planning and Affordable Housing), Planning Policy Guidance Note No. 3 (Housing) and The Rural White Paper 2000. The Authority’s definition of affordability is set out in paragraph 4.13.

4.33 PPG3 advises that suitable areas for affordable housing, and the required number of affordable houses, be identified within local plans. In view of the very small size of settlements within the Yorkshire Dales National Park this is not a
practicable way forward. Owing to the size, function and facilities of the key service centres, however, they are likely to be the most suitable locations for affordable housing.

4.34 The percentage of affordable housing provided will vary, but generally one affordable dwelling will be required for each open market house. This policy will apply to all new build developments for two or more dwellings. In negotiating the provision of affordable housing the National Park Authority will take into account the results of housing needs surveys, but will also consider the economics of the scheme.

4.35 The involvement of a registered social landlord, such as a housing association or trust, providing housing for rent or shared ownership and with a continuing interest in the property, will usually be the best way of ensuring control over the future cost of the housing, as well as over subsequent changes in occupation. Where this is not the case, the National Park Authority will seek secure arrangements to ensure that all of the affordable housing element would be available, and would remain available in perpetuity, for local people at an affordable cost. Proposals that do not meet these requirements will be refused.
This policy has been saved

Policy H2  New housing in service villages

Within the housing development boundaries of the service villages listed below and in those parts of Settle, Giggleswick and Ingleton within the National Park, new housing to meet a local need will be permitted.

Development will be carried out at a density of not less than 35 dwellings per hectare in accordance with Policy H7 (Housing density) and the dwellings will be designed to meet the local need with a floorspace not exceeding 90 square metres, unless justified by local circumstances.

Planning permission will be subject to legal obligations restricting the occupancy of new dwellings in perpetuity to meet the local needs as defined in paragraph 4.39.

<table>
<thead>
<tr>
<th>Airton</th>
<th>Giggleswick</th>
<th>Malham</th>
</tr>
</thead>
<tbody>
<tr>
<td>Askrigg</td>
<td>Grinton</td>
<td>Newbiggin in Bishopdale</td>
</tr>
<tr>
<td>Austwick</td>
<td>Gunnerside</td>
<td>Settle</td>
</tr>
<tr>
<td>Aysgarth</td>
<td>Hebden</td>
<td>Stainforth</td>
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<tr>
<td>Bainbridge</td>
<td>Hetton</td>
<td>Starbotton</td>
</tr>
<tr>
<td>Burnsall</td>
<td>Horton in Ribblesdale</td>
<td>Thoralby</td>
</tr>
<tr>
<td>Carlton</td>
<td>Hudswell</td>
<td>Thornton Rust</td>
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<tr>
<td>Carperby</td>
<td>Ingleton</td>
<td>Threshfield</td>
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<tr>
<td>Clapham</td>
<td>Kettlewell</td>
<td>West Burton</td>
</tr>
<tr>
<td>Cracoe</td>
<td>Langcliffe</td>
<td>West Witton</td>
</tr>
<tr>
<td>Dent</td>
<td>Long Preston</td>
<td></td>
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<tr>
<td>Embsay</td>
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<td></td>
</tr>
</tbody>
</table>

Justification

4.36 The aim of this policy is to support new housing developments where this would meet local needs as defined below.

4.37 Service villages are settlements that provide limited services to communities in the immediate area, such as a village shop, post office, primary school, public transport, church and village hall. They have the environmental capacity for some new build and residential conversion (Policy H3). This capacity is limited, however, and should be used to meet the economic and social needs of households in the National Park.

4.38 Applications for housing in H2 and H3 settlements will need to be supported by evidence of the local need that they would accommodate. This may be provided through the completion of a questionnaire accompanying a planning application or by reference to relevant evidence in the district council housing needs survey.

4.39 The individuals and groups listed below are the priority needs for new housing.

i) Existing residents of the National Park establishing a separate household.

ii) A head of household who is or whose partner is in or is taking up full-time permanent employment in an already established business within the National Park (or in another part of a parish split by the National Park boundary).
iii) Householders currently living permanently in a dwelling which is either shared but not self contained, overcrowded, or is otherwise unsatisfactory by environmental health standards and which is within the National Park (or in another part of a parish split by the National Park boundary).

iv) Elderly or disabled persons requiring sheltered or otherwise more suitable accommodation who already live permanently within the National Park (or in another part of a parish split by the National Park boundary).

v) Persons having to leave tied accommodation within the National Park (or in another part of a parish split by the National Park boundary).

vi) Former residents of the National Park (or of another part of a parish split by the National Park boundary) with close relatives in the National Park (or in another part of a parish split by the National Park boundary) whose case is accepted in writing by the National Park Authority as having an exceptional need to return to the National Park.

There may be other priorities for local housing which are occasionally justified by material considerations.

Categories set out in paragraphs i), iii), iv) and v) above will apply only to persons who have resided permanently in the National Park for the preceding three years.
THIS POLICY HAS BEEN SAVED

Policy H3  Conversion of traditional buildings to housing within settlements

Within the housing boundaries of the settlements listed in Policies H1 (Key service centres) and H2 (Service villages), and in the small villages listed below, as defined on the proposals map, the conversion of traditional buildings to residential use will be permitted where they accord with Policy B15 (Conversion of traditional buildings), and Policy B13 (Listed buildings) as appropriate.

The conversion of traditional buildings to residential use in the small villages listed below and in the service villages listed in Policy H2 will be restricted to meet local needs as defined in paragraph 4.39. In such cases planning permission will be subject to legal obligations restricting the occupancy of the dwelling in perpetuity.

<table>
<thead>
<tr>
<th>Appletreewick</th>
<th>Horsehouse</th>
<th>Millthrop</th>
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</thead>
<tbody>
<tr>
<td>Arncliffe</td>
<td>Keld</td>
<td>Muker</td>
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<tr>
<td>Buckden</td>
<td>Kirkby Malham</td>
<td>Newbiggin, Nr Askrigg</td>
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<tr>
<td>Burtersett</td>
<td>Langthwaite</td>
<td>Selside</td>
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<tr>
<td>Castle Bolton</td>
<td>Linton</td>
<td>Stalling Busk</td>
</tr>
<tr>
<td>Conistone</td>
<td>Low Row</td>
<td>Thwaite</td>
</tr>
<tr>
<td>Garsdale Street</td>
<td>Marrick</td>
<td>West Scrafton</td>
</tr>
<tr>
<td>Gawthrop</td>
<td>Marsett</td>
<td>Woodhall</td>
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<tr>
<td>Hardraw</td>
<td>Marske</td>
<td>Worton</td>
</tr>
<tr>
<td>Healaugh</td>
<td>Melmerby</td>
<td></td>
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</tbody>
</table>

The conversion to dwellings of buildings lying outside the housing boundaries of the settlements listed in Policies H1 and H2, and listed above will not be permitted except where they accord with Policy H4 (Housing in the countryside), H5 (Affordable housing on exception sites), B16 (Re-occupation of former houses) or F3 (Residential lets and self-catering holiday accommodation).

Justification

4.40 There are a number of small villages with a definable settlement core which provide only limited facilities or services to the local community but which have the environmental capacity for limited housing development in the form of residential conversion of traditional buildings.

4.41 The National Park is characterised by its small settlements. Even with only limited services and facilities these may have an importance as a focal point of the local community and provide an appropriate location for meeting local housing needs. Given their size and character, new house building may have an adverse impact. Nonetheless, there are buildings suitable for conversion to residential use. Traditional buildings that are physically suitable and appropriately located for conversion can provide opportunities for the creation of dwellings with less environmental impact than new build. The conversion of such buildings is likely to continue to make a significant contribution to the provision of new dwellings in the
National Park. With so many traditional farm buildings and with continued pressure to adapt them for residential use, however, the character of the National Park and its historic environment will be harmed unless the greatest care is exercised.

4.42 This is especially so in respect of buildings in the open countryside. Changes to their fabric and character together with the creation of residential curtilages, provision of access and overhead supply lines and the activities associated with domestic occupation can have a visually damaging effect on the landscape. Moreover, without restriction on the number of such conversions, many farmstead groups could be turned into hamlets and the present distinction between the environment of the villages and that of the open countryside could become blurred. For all of these reasons residential use will be resisted, other than within the settlements identified in Policies H1, H2 and H3.

4.43 The conversion opportunities of traditional buildings in the settlements above are limited. As with new build development the National Park Authority supports the view that these relatively limited opportunities should be restricted to meeting local need. Except in the key service centres, residential conversion in the settlements listed in Policy H2 and H3 above will be restricted to occupation by households meeting the definition of local needs in paragraph 4.39.
THIS POLICY HAS BEEN SAVED
Policy H4  Housing in the countryside

Outside settlements listed in policies H1 and H2 new build housing will only be permitted where it can be demonstrated that it is essential to house a full-time worker in a rural-based enterprise and:

i) it can be demonstrated that there are no opportunities for providing the accommodation, by using other dwellings within the control of the applicants, by the conversion of an existing building within a group, or by the acceptable sub-division and/or extension of any existing dwelling.

ii) the dwelling must be located within or adjoining an existing group of buildings already having a residential content and enjoying basic services.

iii) the owner/occupier of the proposed house must not have been instrumental in disposing of any residential property in the preceding three years that would have satisfied the need now identified.

iv) the proposed dwelling must be acceptable in terms of its detailed siting, design materials and landscape impact.

If a dwelling permitted under this policy becomes unoccupied and no suitable occupant is forthcoming after the property has been advertised for six months, the National Park Authority will consider varying the restriction to that of local needs as described in paragraph 4.39.

Justification

4.44 The aim of this policy is to restrict new housing in the countryside to full-time workers in agriculture, forestry or other rural based enterprises where the need for someone to be on hand, in the particular location and at all times, is clearly demonstrated.

4.45 Proposals must also meet other requirements on location, alternative housing opportunities and design. Planning Policy Statement 7 (Sustainable Development in Rural Areas) makes it clear that, normally, it will be more sustainable for such workers to live in nearby settlements and that this may have domestic and social advantages as well as avoiding potentially intrusive development in the countryside. PPS7 states that consideration of need should be based on the nature and demands of the work concerned and not on the personal preferences or circumstances of the applicant.

4.46 Policies H1, H2 and H3 allow for the development of new dwellings in over 60 settlements. In the face of continuing demand for housing it is important to balance this provision by the strict control of new development elsewhere in the National Park. It has long been accepted nationally that the countryside should be protected from development that is not necessary in a particular place, and that the special countryside of National Parks warrants even more rigorous protection. The erection of new dwellings, other than within the settlements listed
in Policies H1 and H2, will only be permitted where there are exceptional requirements for accommodation for workers who must live in a specific location and where the needs of the enterprise cannot be satisfied in any other way.

4.47 In line with national guidance in PPS 7, Policy H4 emphasises the need for justification for the creation of a new dwelling in the countryside. In assessing proposals for farm workers’ dwellings or other rural based enterprises, the National Park Authority will need to be satisfied that:

- the farm is viable or the enterprise has to be located in the countryside;
- the dwelling is for someone who has an essential functional need to live on the farm or at the site of the enterprise and could not otherwise manage it from a nearby settlement;
- the existing accommodation on the agricultural unit is inadequate for those who have such an essential need;
- a rearrangement of existing accommodation to meet the identified need has been considered but rejected for good reason; and
- the size of the dwelling is proportionate to the functional requirements of the enterprise.

As necessary, specialist advice on such matters will be sought.

4.48 Should the essential need for an additional dwelling be established it would usually be preferable for it to be created by the conversion of a redundant traditional building within the main group of agricultural buildings, or within an appropriately located group of buildings. Where no suitable building is available for conversion, the impact on the surrounding countryside of the siting and design of the new house must be carefully considered. Essential agricultural or other need does not make an environmentally unacceptable development permissible. If a proposed dwelling in a particular location would be seriously detrimental to landscape character and quality it will not be permitted, notwithstanding any proven need. New houses for farm workers should normally be located within or adjacent to the farmstead or other existing group of buildings, and should not be located in isolated positions. The ownership of outlying land and/or buildings will not in itself justify an additional house in otherwise open countryside.

4.49 Planning permission for new dwellings in the countryside to meet the needs of farming will be subject to standard requirements relating to agricultural occupancy. The approval of new dwellings for agricultural purposes can lead to the sale of existing houses and, as a consequence put further pressure for new houses on the countryside. Therefore, it is necessary to attach conditions that restrict the occupancy of existing houses on the same agricultural unit. Such conditions will not normally be relaxed in response to subsequent changes in the circumstances of the occupier of the farm, unless it can be shown that the current and anticipated future need for agricultural workers’ dwellings in the locality are otherwise adequately met. Housing in the countryside permitted under the terms of Policy H4 to meet other needs will, similarly, be subject to occupancy restrictions by condition or legal obligation. Other dwellings on the relevant agricultural unit will also be subject to such restriction where appropriate.
4.50 Where an essential need for a new dwelling is accepted, consent will be subject to a condition requiring construction to commence within two years. An essential need must, by definition, be a need in the immediate future and it is considered appropriate to condition consent accordingly.

4.51 In the event of an agricultural dwelling becoming unoccupied the National Park Authority would require the property to be advertised at a price that reflected its restriction. If after a period of six months an agricultural occupant is not forthcoming, then the restriction would default to the local need restriction as set out in para 4.39. This would accord with the Authority’s strategy to safeguard the use of housing which has been permitted as an exception to policy, for local needs only.
This Policy has been Saved

Policy H5 Affordable housing on exception sites

As exceptions, small-scale housing schemes will be permitted on land or through the conversion of buildings adjoining the defined housing development boundaries of settlements listed under policies H1, H2, and H3, where it is clearly demonstrated that there is a proven local need for affordable housing that cannot reasonably be provided within a development boundary. Additionally, the criteria below must be met.

i) All dwellings will be, and will remain, available for people with a local housing need, at an affordable cost to rent or share ownership. An obligation will normally be sought from the developer that the scheme will be managed by a housing association or trust. A legal obligation will be sought, to ensure the restriction of the occupancy in perpetuity.

ii) The development must respect the character and appearance of the settlement and its setting in the countryside.

iii) In the case of a conversion the proposal must accord with Policy B15 (Conversion of traditional buildings).

Justification

4.52 The aim of this policy is to allow as an exception, small-scale housing schemes on sites adjoining defined housing development boundaries where this clearly meets affordable housing needs.

4.53 The National Park Authority is concerned at the difficulty experienced by local people with modest incomes in obtaining housing that they can afford. It will support, as far as is compatible with its purpose of protecting the environment of the National Park, initiatives to provide low cost housing that will remain available to local people.

4.54 Planning Policy Guidance Note No. 3 (Housing) advises that a community’s need for affordable housing is a material planning consideration that may be properly taken into account in formulating local plan policies. The successful provision of affordable housing is dependent upon sites being made available at below market development value. To allow more scope for the release of land at values that would make affordable schemes feasible, the National Park Authority will, where there is a clear need demonstrated, consider releasing land or buildings outside the defined housing development boundaries.

4.55 Such schemes will be treated very much as exceptions to the policy of containing new house building within settlements and will not be accepted as a precedent for further development outside the boundaries. The settlements listed in Policies H1 and H2 are the most appropriate locations for affordable housing because, in the main, they have a reasonable provision of local services and facilities. However, Policy H5 does not rule out small exception schemes within or adjacent to H3 settlements where there is evidence of need.
4.56 The initiative for affordable housing is likely to come from the district and parish councils and from other local groups working with housing associations. These are the agencies most likely to carry out schemes in the foreseeable future. The involvement of a Housing Association or Trust providing housing for rent or shared ownership and with a continuing interest in the property, will usually be the best way of ensuring control over the future cost of the housing as well as over subsequent changes in occupation. There may, however, also be opportunities for private developers to promote affordable housing. In such cases there would have to be firm arrangements to ensure that all of the new housing would be available, and would remain available, for local people at an affordable cost.

4.57 As a first step in obtaining planning approval, especially for the development of a site outside the defined boundary of a settlement, it will be necessary to establish, by means of a survey, that a clear need exists within the local community. Design will remain of paramount importance to minimise any adverse affect on the character of the settlement and on the adjoining countryside.

4.58 Housing need surveys within the National Park have been carried out by agents for the district housing authorities. Unsurprisingly the surveys have revealed levels of affordable housing need which are unlikely to be satisfied from the sources of housing subsidy currently available. The table below provides a summary of need where the information is available and up to date.

### Affordable housing shortfall

<table>
<thead>
<tr>
<th>Dale</th>
<th>Survey Date</th>
<th>Annual shortfall</th>
</tr>
</thead>
<tbody>
<tr>
<td>Three Peaks</td>
<td>Oct 2005</td>
<td>3*</td>
</tr>
<tr>
<td>Littondale</td>
<td>Oct 2005</td>
<td>2</td>
</tr>
<tr>
<td>Lower Ribblesdale</td>
<td>Oct 2005</td>
<td>5</td>
</tr>
<tr>
<td>Lower Wharfedale</td>
<td>Oct 2005</td>
<td>29*</td>
</tr>
<tr>
<td>Mid Wharfedale</td>
<td>Oct 2005</td>
<td>6</td>
</tr>
<tr>
<td>Upper Wharfedale</td>
<td>Oct 2005</td>
<td>3</td>
</tr>
<tr>
<td>Malham</td>
<td>Oct 2005</td>
<td>9</td>
</tr>
<tr>
<td>Upper Wensleydale</td>
<td>Oct 2004</td>
<td>6</td>
</tr>
<tr>
<td>Swaledale</td>
<td>Oct 2004</td>
<td>6</td>
</tr>
<tr>
<td>Lower Wensleydale</td>
<td>Oct 2004</td>
<td>3**</td>
</tr>
<tr>
<td>Sedbergh, Dent and Garsdale</td>
<td>Jan 2006</td>
<td>16</td>
</tr>
</tbody>
</table>

* Includes some areas outside the National Park
** estimated assuming that 18% of households are in the National Park

4.59 It is crucial that affordable housing approved as an exception to normal planning policies should remain ‘affordable’ in perpetuity. This is equally true whether it is to be sold or rented. Where affordable housing is provided by a registered social landlord for rent, or shared equity, the Authority has confidence in existing
mechanisms to ensure affordability. A definition of affordable housing is contained in para 4.13.

4.60 To meet the above objectives, all dwellings approved as affordable housing will also be subject to legal agreements restricting occupancy to those people meeting the definition of local need set out in paragraph 4.39.
### Policy H6  Sub-division of existing houses

The sub-division of an existing house to form two or more dwellings will be permitted if it does not have an adverse effect on the amenity of neighbours or the character of the area.

Outside of the housing boundaries of the settlements listed in Policy H1 (Key service centres), as shown on the proposals map, all additional dwelling units created through such sub-division will be restricted to meet local needs as defined in paragraph 4.39.

Applications for the sub-division of a listed building will also have to meet the provisions of Policy B13 (Listed Buildings).

### Justification

4.61 The aim of this policy is to support the provision of a wider range of house types and sizes in the National Park through the optimisation of existing dwelling space.

4.62 The sub-division of substantial dwellings can provide suitable development opportunities, in situations where it would be environmentally acceptable. In the open countryside, sub-division can lead to the intensification of development, creating additional pressure for curtilage, parking facilities, domestic paraphernalia and the generation of traffic. Such development may also be contrary to sustainable development objectives, frequently being remote from services and facilities.
Policy H7  Housing density

To maximise the benefit of the finite number of sites available, new housing proposals shall make the most efficient use of land.

Proposals should meet the minimum density standard of 35 dwellings per hectare unless the character and layout of the settlement, or the site itself, clearly requires a lower density.

Where a larger site is to be developed piecemeal, or in phases, each individual application will be expected to comply with the approved overall density standards for the site.

Justification

4.63  The aim of this policy is to ensure new housing developments make the most efficient use of available housing land in the National Park.

4.64  Given the limited number of suitable sites for development, those that are environmentally acceptable should not be squandered by development that is of an inappropriately low density. Most settlements in the National Park are characterised by a compact form and low-density development may, therefore, conflict with their character. Compact development that maximises the potential of each site will also produce a lower dwelling price and therefore help meet local housing need. This approach is in line with Planning Policy Guidance Note No. 3 (Housing) on making the best use of available sites and extending housing choice.

4.65  In maximising the potential of each site regard should be had to the danger of over-development. Account will be taken of the effect of development on the characteristics of the site, the area, the amenity of neighbours and the loss of important open space within settlements.
The Yorkshire Dales Local Plan
Adopted April 2006

HOUSING

THIS POLICY HAS BEEN SAVED
Policy H8 Residential caravans and mobile homes

| The siting of caravans or mobile homes will not be permitted for use as permanent dwellings. Temporary permission may be given during construction or other site works. |

Justification

4.66 The aim of this policy is to prevent the siting of caravans and mobile homes for use as permanent dwellings.

4.67 Caravans or mobile homes are considered to be unacceptable as permanent dwellings in the National Park. In their normal form and design their visual impact is incompatible with the conservation of natural beauty and yet they make demands on utility services and facilities similar to those of permanent residential development. In exceptional circumstances, short-term, temporary permissions for residential use of caravans may be given during building works, conservation projects, the establishment of new agricultural enterprises or other similar site based works, but only where there is an essential need and no overriding landscape objections.

4.68 Planning Policy Guidance Note No. 25 (Development and flood risk) warns of the particular vulnerability of mobile homes to flood risk, see Policy EP2 (Flood risk).
Policy H9  Replacement dwellings

The construction of a replacement dwelling in the countryside outside a settlement will only be permitted where:

i) residential use has not been abandoned;

ii) it is demonstrated that the repair of the existing building is not economically feasible or that the replacement building would bring about an environmental improvement in terms of its impact on its surroundings and the landscape surroundings;

iii) the building is in a location where replacement would not cause unacceptable harm to the landscape; and

iv) the new building will be in the same position as that which exists and will be of a similar size and scale with a suitable residential curtilage.

Permitted development rights will be removed by planning condition. Further extensions that would increase the size of the replacement dwelling to the detriment of the locality, will not be permitted.

Justification

4.69 The aim of this policy is to permit the occasional replacement of an unfit or unsuitable house with a new dwelling that would enhance the landscape quality of the National Park.

4.70 There will be occasions where it is desirable to replace an existing dwelling with a new one. This can provide an opportunity to enhance the landscape and deliver more modern, energy-efficient housing. The dwelling must, however, still be in residential use at the time of application. The Authority will not permit replacement of a ruin or a dwelling that has been deliberately ruined, in order to benefit from replacement. Nor will replacement be tolerated where it would mean the removal of a building that already contributes to the built heritage of the National Park.

4.71 There have been examples where semi-permanent timber dwellings have been permitted to be replaced because of their unsuitability for continued residential use and the opportunity they provide for replacement with something more beneficial in the landscape.

4.72 The Authority will normally expect replacement dwellings to be located on the same site as the original, unless relocation nearby would offer more substantial benefits to national park purposes. Replacement should also be of a similar size to the original. The reason for this is to avoid undermining the Authority’s housing strategy which seeks to maintain a range of house sizes and prices. Permitting replacement by much larger housing would otherwise exacerbate problems of affordability. Permitted development rights will therefore also be removed to prevent incremental enlargement.
4.73 Replacement dwellings will, however, not be expected to demonstrate evidence of local housing need and will not have their occupancy restricted by legal agreement. This is because they are replacing an existing house with unrestricted occupancy.

4.74 Pre application discussion with the Authority’s planning officers will be particularly important to ensure compliance with this policy.
5. **EMPLOYMENT**

**Introduction**

5.1 Employment in the Yorkshire Dales National Park is dominated by services (65.2%). This is a sector which recorded strong growth during the 1990s and as a percentage of all employment in the National Park, it is now close to the average for England and Wales. Agriculture is the next largest employment sector at 12.8% but has experienced a strong decline of 8% since 1991.

5.2 Many residents travel to work in towns outside the National Park, where it is expected that employment opportunities will continue to grow. In order to maintain a balanced community within the National Park, however, there remains a need to strengthen its economy by raising incomes and improving the range and quality of jobs.

5.3 The Foot and Mouth Disease outbreak highlighted the vulnerability of the local economy and the essential need for a healthy agricultural and tourism industry. Although the National Park Authority is not a primary economic development agency, as the local planning authority it can facilitate new employment opportunities. The National Park Authority wishes to encourage new businesses that build on the National Park’s unique identity and high quality environment.

5.4 For example the Authority wishes to see the continued development of a sustainable and diverse rural economy that integrates with and adds value to existing employment and the special qualities of the National Park. To achieve greater economic prosperity the National Park Authority recognises the need for partnerships between the different agencies and organisations such as the district councils, Yorkshire Forward, the county councils, and the local business community. The need to secure external funding opportunities for economic development will be particularly important in achieving a healthy economy for example funding through the Objective 2 programme, Single Regeneration Budget and the Lottery. It is also recognised that improving the quality of jobs, especially for young people, is essential to sustaining local communities by for example assisting access to housing. The National Park Authority therefore supports the work of the economic development agencies in addressing this issue.

5.5 The National Park Authority supports economic development aims for the area, including the need for increased investment, competitive business, and economic regeneration. The Sub-regional Action Plan for York and North Yorkshire, prepared by Yorkshire Forward, is a key document which sets out the priorities for each financial year. The National Park Authority will support these strategies and action plans through the Local Plan. It will enable new and diverse employment opportunities to be created in suitable locations and will protect existing employment sites from alternative use. The approach is to accommodate and support industrial and business development based on the special qualities and assets of the National Park. Policies relating to visitor facilities and farming are considered under separate chapters.
Objectives

5.6 The employment objectives for the Local Plan are:

- to support a rural economy that provides diverse employment and maintains thriving, balanced communities;
- to support employment opportunities that promote sustainable economic growth, particularly those having their foundations in the National Park’s special qualities;
- to increase the quality and range of jobs in the National Park, particularly for young people;
- to protect existing businesses and support their expansion or relocation where these are compatible with the special qualities of the National Park; and
- to protect and enhance the vitality and viability of retail centres.
Policy E1  Employment land allocation

Land is allocated for new employment uses on the proposals map at:

<table>
<thead>
<tr>
<th>Location</th>
<th>Land Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hawes</td>
<td>2.23 hectares</td>
</tr>
<tr>
<td>Sedbergh</td>
<td>0.95 hectares</td>
</tr>
<tr>
<td>Reeth (B1 uses only)</td>
<td>0.65 hectares</td>
</tr>
<tr>
<td>Threshfield Quarry</td>
<td>4.96 hectares</td>
</tr>
<tr>
<td>Horton in Ribblesdale</td>
<td>0.45 hectares</td>
</tr>
<tr>
<td>Askrigg</td>
<td>0.16 hectares</td>
</tr>
</tbody>
</table>

The sites allocated as employment land will be safeguarded against proposals for non-employment uses.

Justification

5.7 The aim of this policy is to allocate land in the National Park suitable for new employment uses.

5.8 There is a continuing need in relatively remote rural areas such as the National Park for land and buildings to accommodate new employment uses. The Regional Planning Guidance and the Structure Plans encourage employment opportunities that support a healthy and diverse rural economy. For the purposes of sustainability it is necessary to promote employment development in rural settlements which have relatively good public transport links and a balance of housing, services and jobs. The provision of sites and premises, for lease or purchase, is an important element of any strategy that seeks to strengthen the rural economy. Particular attention will be given to ensuring a supply of employment land within or near the four key service centres of Sedbergh, Hawes, Reeth, and Grassington (Threshfield Quarry) to meet demand. Owing to the close proximity of housing to the allocated site at Reeth, uses will be restricted to those that fall within B1 of the Town and Country Planning (Use Class) Order 1987. B1 uses include offices, research and development and light industry.

5.9 The emphasis on allocated sites is now being placed on partnership schemes with local authorities and the private sector to provide serviced employment sites and completed units. Successful schemes have been achieved in recent years at Askrigg, Hawes, Reeth, Horton in Ribblesdale and Sedbergh. The demand for workshop units has varied considerably between the different sites with some suffering from prolonged vacancies.

5.10 It is important that the limited supply of employment land in the National Park is safeguarded from other types of development. The National Park Authority will not therefore permit proposals for non-employment uses on allocated employment land.
Policy E2  New small-scale employment uses

The development of land for new small-scale employment uses will be permitted if both the following criteria are met.

i) It is located within or adjacent to settlements identified in Policy H1 (Key service centres), H2 (Service villages), and H3 (Conversion of traditional buildings).

ii) It would not unacceptably affect the character of the settlement, the conservation of the surrounding landscape or local amenity.

Elsewhere in the countryside, the development of land by the erection of new buildings for employment uses will only be permitted under Policies E1, (Employment land allocation) E3 (Existing employment sites) and F2 (Farm diversification).

Justification

5.11 The aim of this policy is to support new, or the relocation of existing, small-scale employment development within or adjacent to settlements, provided that its impacts on the environment and local residents are acceptable.

5.12 Although a number of sites have been allocated in the Local Plan, there is still scope for strengthening the local economy and creating new and more varied small-scale employment opportunities in the National Park. Small-scale businesses are vital in promoting a healthy economy in the Dales and building on the skills of the existing workforce.

5.13 Rural areas are capable of accommodating a range of businesses. Supporting small-scale employment development will help to achieve a sustainable rural economy at a level which avoids undue pressure on the housing market, natural resources or the rural transport network. National Parks are not suitable however for large-scale development because of their sensitive environments. Small-scale employment uses should be of a size and type that is appropriate to the National Park and to its specific location. For instance, B1 uses, as defined in the Town and Country Planning (Use Class) Order 1987 are office based operations, research and development facilities and light industry and are generally compatible within residential areas. B2 uses are general industrial operations and may not be appropriate within a residential location. The National Park Authority will consider restricting uses and hours of operation to minimise impact on residential amenity.

5.14 The environment is a strong attraction to some businesses to locate in the National Park. Modern information and communication technologies can capitalise on the environmental strengths of the area by facilitating small-scale office and business activities. Such uses are likely to be easily accommodated within or close to villages without harming their amenities.
5.15 The National Park already includes a number of traditional rural industries. Horse racing is particularly important in the east of the National Park, centred on Middleham, which is just outside the boundary. The National Park Authority will generally support the growth of the horse racing industry where proposals meet other policies in the Local Plan.
Policy E3 Existing employment sites

The expansion of employment premises in existing locations will be permitted if both the following criteria are met.

i) The new buildings are appropriate in scale and design to their surrounding area.

ii) Any change in, or increased, activity does not unacceptably affect the residential amenity or the environment of the surrounding area.

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

i) the continuation of employment use on the site would be environmentally unacceptable, or incapable of being made acceptable; or

ii) the business commenced less than three years ago on a site not then used for employment purposes.

Where a case is made that an employment use is no longer viable the National Park Authority will require evidence that the employment potential of the site has been advertised on the market for at least six months, in accordance with the Authority’s advertising procedure, before considering an alternative use.

Justification

5.16 The aim of this policy is to support the retention and expansion of businesses on existing employment sites provided that they are appropriate in terms of scale, design and use. The policy also aims to protect the limited number of existing employment premises in the Dales from non-employment related development.

5.17 The National Park Authority will support extensions to business premises on existing sites, provided that they are appropriate for the site in terms of scale and design and do not have unacceptable adverse impacts on the amenities of the locality. As opportunities arise, measures to improve the appearance of the site or remove constraints will be encouraged. There may, however, be existing employment premises within the National Park where further development or intensification is unlikely to be acceptable for environmental or amenity reasons. In such cases, the National Park Authority will assist, as far as it is able, in seeking alternative sites.

5.18 In view of the inherent difficulties in identifying new land for employment uses, it is important that the existing stock of employment premises should be retained when current uses cease or contract. If their re-use is acceptable in environmental terms, they can provide opportunities for smaller firms to establish in less expensive accommodation and avoid costs and delays in finding and developing new sites.
5.19 Where it can be demonstrated, through advertising (see the advertising procedure), that there is no longer a demand for the premises for industrial or business uses, planning permission may be granted for a change of use.

5.20 The National Park Authority wishes to encourage new entrepreneurial development compatible with the other policies of the Local Plan. 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, the National Park Authority will permit a subsequent change of use so long as the business has not been in operation for more than three years and the site was not in previous use for employment purposes.

5.21 For the purposes of this policy employment premises include hotels, hostels and large guesthouses (i.e. those with four or more bedrooms). The policy does not include bed and breakfasts or small guesthouses (less than four bedrooms) which are dealt with separately in Chapter 13 (visitor facilities).
The conversion of traditional buildings to employment uses will be permitted if it accords with Policy B15 (Conversion of traditional buildings) and if both the following criteria are met.

i) There is sufficient land attached to provide for the functional needs of the proposal, and service and storage space can be provided without adversely affecting the character or appearance of the setting of the building and the local landscape.

ii) The proposal is unlikely to generate a level and type of traffic that would be prejudicial to highway safety, or require highway improvements, or access requirements, that would have a detrimental affect on the character of the area.

Justification

5.22 The aim of this policy is to support the conversion of traditional buildings to employment uses.

5.23 The conversion or re-use of traditional buildings can provide opportunities to accommodate a variety of employment activities at a relatively low cost. Such conversions reduce the need for new development and secure the character of the buildings more readily than residential use.

5.24 The Yorkshire Dales has a wealth of traditional buildings which could be suitably converted to employment uses if the proposals retain the essential character of the buildings and do not harm residential amenity or landscape setting.

5.25 In the more isolated locations, conversion can be more difficult to achieve to a satisfactory level, because of the adverse impact on the landscape through new accesses, overhead service lines, outside storage etc. The National Park Authority may seek to withdrawal permitted development rights by condition to ensure that, in sensitive locations, future alterations can be controlled.
**Policy E5  Re-use of modern buildings**

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

| i) | The building is situated within or adjacent to an established settlement or is within a group of buildings. |
| ii) | The building is structurally sound. The National Park Authority reserves the right to require a structural survey of the building where the condition of the building is in doubt or dispute. |
| iii) | The building and related service infrastructure can be made acceptable 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 is unlikely to generate a level and type of traffic that would be prejudicial to highway safety, or require highway improvements, or access requirements that would have a detrimental affect on the character of the area. |
| vi) | The proposal should not give rise to demand for the visually intrusive provision, renewal or extension of public utility services or place an unnecessary burden on social, community or emergency services. |

Where appropriate, a landscape enhancement scheme will be required as part of a proposal and must accord with the requirement of Policy GP4 (Landscape enhancement schemes).

### Justification

5.26 The aim of this policy is to ensure that the conversion of modern buildings, including agricultural buildings, is only supported where the building is suitable for re-use.

5.27 The National Park Authority will, however, support the re-use of other modern buildings for employment uses where they are substantially constructed, well designed and, if not already, can be made acceptable in terms of their impact on the landscape. Where appropriate, landscape enhancement schemes will be required to improve their setting and reduce their impact. Where modern buildings are not suitable for re-use, the National Park Authority will encourage their removal when no longer required.
Development related to home-based businesses will be permitted where there would be no adverse effect on the special qualities of the surrounding area or residential amenity.

Justification

5.28 The aim of this policy is to support home-based business in the National Park but to maintain control over their impact on the surrounding area.

5.29 Growth is taking place in small businesses being carried out from home. This is likely to continue, particularly with advances in communications. Home-working is a particularly good example of sustainable development. There are many examples of people working from home in the National Park: consultants, crafts people and information technology based businesses. Environmental factors play a major part in their decision to work from home. Many of these activities can be carried out with little or no impact on their surroundings.

5.30 Low intensity home working does not generally require planning permission, but where it does create a change of use or lead to development that requires permission, the National Park Authority will support proposals where environmental interests and the amenity of neighbours are not unduly harmed.
6. FARMING

Introduction

6.1 Farmers have always played an essential role in forming and managing the landscape of the Yorkshire Dales and maintaining the quality of the environment. The farming industry, however, is becoming increasingly difficult to sustain and its future remains uncertain with further changes in agricultural policy anticipated. According to the survey ‘Future Trends in Farming in the Yorkshire Dales, Richmond and Craven (2000)’, the need to cut costs will result in less time for routine management tasks and may result in the loss of biodiversity and landscape quality. Farming is not only important for land management but also remains central to the cultural heritage of the Yorkshire Dales National Park.

6.2 Significant changes have taken place in upland agriculture and further pressure for change is likely to arise as the emphasis in agricultural support continues to shift from maximising production to embracing environmental objectives. Some new development in the countryside is necessary to enable farmers to continue to farm effectively and to respond to changing circumstances. The role of the Local Plan is to ensure such development is carried out in a way that minimises the impact on the special qualities of the National Park.

Objectives

6.3 The farming objectives for the Local Plan are:

- to support the growth and diversification of the farming economy where this is in accordance with the special qualities of the National Park;
- to ensure the sensitive siting and design of new farm and forestry buildings and associated structures; and
- to prevent the loss of important agricultural land.
Policy F1 Agricultural buildings and structures

Agricultural and forestry buildings and structures will be permitted if all the following criteria are met.

i) It is necessary in that location and its proposed function cannot be achieved by the appropriate and economically viable adaptation of an existing traditional building.

ii) In terms of siting and external appearance, it will not detract significantly from the surrounding landscape, including any wildlife, archaeological or building conservation interest.

iii) It meets the requirements of Policy EP1 (Protecting the environment), NE1 (The open upland) and B1 (Historic landscapes).

iv) It will not adversely affect residential amenity or the use of any public right of way.

v) It will not create significant traffic problems on access or approach roads.

Where necessary in the granting of approval, an agreed landscape enhancement scheme will be required meeting the requirements of GP4 (Landscape enhancement schemes).

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 or forestry use, unless permission is given for change of use.

Justification

6.4 The aim of this policy is to set out the criteria that will be applied to planning applications for new agricultural and forestry development to ensure that the impact on the special qualities of the National Park is properly assessed.

6.5 Also, the Town and Country Planning (General Permitted Development Order) 1995 gives the National Park Authority planning control over certain agricultural buildings and operations or, through the notification procedure, over the siting, design and external appearance of all other farm and forestry buildings and roads which constitute development. In assessing proposals, the Authority has a statutory duty to safeguard the landscape character, scenic beauty, wildlife and archaeological interest of the National Park. It will also take into account the potential effect of proposed farm development on the amenity of residential properties, public rights of way and other access opportunities in the vicinity.

6.6 Where proposed buildings and structures are considered inappropriate modifications to their design or alternative siting will be sought. The National Park Authority will encourage opportunities for adaptation of existing buildings to be more fully explored and, where necessary, will impose planting and
landscaping conditions when approving new development. Where appropriate, the use of traditional materials will be required if it is considered that this would assimilate a new building into its landscape setting.

6.7 Many new agricultural buildings have only been allowed as exceptions to the general presumption against new development in the countryside because they were considered necessary to meet agricultural needs. In such cases it is desirable that these buildings are dismantled when no longer required. Policy E5 (Re-use of modern buildings) allows the opportunity to change the use of redundant, modern buildings to provide low cost employment premises. Such proposals will be assessed according to the location, design and condition of the building and the nature of the proposed new use.

6.8 A design guide for new agricultural buildings will be prepared as supplementary planning guidance and will identify general principles for siting, design and materials appropriate within the National Park. Its objective will be to minimise the visual impact of agricultural buildings on the landscape and to assist negotiation with prospective developers.
Farming

Policy F2 Farm diversification

Farm diversification activities will be permitted if all the following criteria are met.

i) Its location, scale and character will not adversely affect the special qualities of the surrounding area.

ii) It assists viability and does not prejudice the farming enterprise.

iii) It will not adversely affect the residential amenity of neighbouring properties.

iv) It will not result in unacceptable traffic levels.

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.

Justification

6.9 The aim of this policy is to set out the criteria that will be applied to planning applications for farm diversification. The National Park Authority supports and encourages well-conceived schemes where the proposed activities are in accordance with National Park purposes.

6.10 As a result of the continuing decline in agricultural incomes and uncertainty about the future of the industry, farmers are under increasing pressure to seek to diversify their activities to ensure the continued viability of the agricultural business and to supplement their incomes. There are opportunities for agricultural businesses to diversify into non-agricultural activities e.g. visitor accommodation or recreational activities, which reflect and respect the special qualities of the National Park. The ‘Planning Guide to Farm Diversification in North Yorkshire (2000)’ provides further information and advice.

6.11 It is the management of land through farming that has shaped the special landscape of the National Park. The displacement of farming operations by other activities would have a significant adverse impact on the character of the area and also do little to sustain the industry. Where new uses on farms become dominant they can lead to the break-up of agricultural holdings and the separation of farm houses from the business. It may therefore be necessary for the National Park Authority to seek legal agreements or impose planning conditions to ensure that any commercial activities designed to achieve farm diversification are tied to the agricultural business.

6.12 Government guidance, in Planning Policy Statement 7 (Sustainable Development in Rural Areas), is supportive of diversification but advises against the excessive expansion and encroachment of new buildings in the countryside. If the conversion and re-use of existing buildings cannot accommodate an activity, new
buildings will only be approved where they are of a scale and design appropriate to their rural surroundings.

6.13 Other policies in the Local Plan relevant to farm diversification are those relating to the conversions of existing buildings for employment uses (Policies E4 and E5); visitor accommodation (Policies F3, VF1); camping and caravan sites (Policies VF3, VF4 and VF5); horse riding (Policy SR6) and signage (Policies B18 and B19).
### Policy F3 Residential lets and self-catering holiday accommodation

The conversion of traditional buildings to provide residential lets or short-stay, self-catering accommodation will be permitted if all the following criteria are met.

i) It is part of an established agricultural business.

ii) The buildings are part of the core of the agricultural holding and located within existing groups of buildings that have a close physical and visual relationship to each other and have a residential content.

iii) Parking provision will not be detrimentally intrusive in the landscape.

iv) In the case of residential use occupancy will be restricted to those categories of local need set out in para 4.39 and tenure will be restricted to letting only.

v) Secure arrangements by way of a legal agreement will be required relating to only so much of the agricultural holding as is necessary to ensure the accommodation will remain as part of the agricultural business.

vi) It accords with Policy B15 (Conversion of traditional buildings).

Small extensions and improvements to existing accommodation will be approved if they accord with Policies VF1 (Assessment of visitor facilities) and B14 (Extensions and alterations to buildings).

### Justification

6.14 The aim of this policy is to support residential lets and self-contained holiday accommodation where this is developed as a form of farm diversification. For the purposes of this policy, the definition of an agricultural business does not include a smallholding.

6.15 As the provision of a self-contained dwelling in these locations would otherwise be contrary to housing policy, it is necessary to make secure arrangements (in the form of a Section 106 Agreement) to ensure that the accommodation will remain an ancillary part of the agricultural business. The legal agreement would relate to an appropriate proportion of the farmholding. This will consist of the farm building group, in-bye and as much of the remainder of the farm as is necessary to ensure that the accommodation remains in the care of the main business. This will reduce the risk of owners using the new residential/holiday use to split up the agricultural business or abandon farming activities that are otherwise important to the landscape character of the National Park.
Development involving the loss of agricultural land of the best and most versatile categories or which contributes to the quality and character of the environment or the local economy will only be permitted if it can be demonstrated that the development cannot be accommodated on previously developed land or on land within a settlement.

If the use of agricultural land is unavoidable the development should be accommodated on land of lower quality.

**Justification**

6.16 The aim of this policy is to safeguard the best and most versatile agricultural land as required by the government advice set out in government guidance, in Planning Policy Statement 7 (Sustainable Development in Rural Areas).

6.17 Agricultural land in grades 1, 2 and 3a is the most flexible and productive and should only be developed in exceptional circumstances if there is an overriding need for the development. Agricultural land in grades 3b, 4 and 5 is of moderate or poor quality and is less significant in terms of the national agricultural interest. Where using agricultural land is unavoidable, the National Park Authority will ensure that developers use land of lower quality, except where development would conflict with other policies in the local plan designed to safeguard wildlife or the historic environment.

6.18 In the Yorkshire National Park the best quality agricultural land is grade 3a but this is limited and is only found in some lowland areas. Lower quality land can therefore be very important to farm management in upland areas. It is also important, where possible, to avoid fragmentation of agricultural holdings, since the loss of part of a holding can render the remaining land unviable as a separate agricultural unit.
7. COMMUNITY FACILITIES

Introduction

7.1 It is important to the future of the Yorkshire Dales National Park that its many village communities not only survive but retain balanced age and social structures. Success in achieving this will depend, amongst other factors, on the continuing availability of a range of services and facilities that meet the needs of the local community.

7.2 The small population (20,000) of the National Park is dispersed across a very large area (1,773 square kilometres). The main centres of Sedbergh, Grassington, Hawes and Reeth provide the main employment and a wide range of services and facilities. Other villages support little more than the basic services, (a post office/village shop, public house, village hall and a church or chapel). Some of the smallest villages have no services at all. For a wider selection or more specialised services, residents have to rely on the larger towns outside the National Park.

7.3 Although the level of facilities and services provided is low in comparison to urban areas, their presence is vital to the well-being and quality of life of local communities. Over recent decades there has been a gradual decline and contraction in rural facilities and services and expansion of personal mobility. Protecting and supporting local community facilities will help to meet sustainable transport targets by reducing the need to travel.

Objectives

7.4 The community facilities objectives for the Local Plan are:

- to protect the range of existing community facilities and services in the National Park and to encourage opportunities to extend, enhance or provide new community facilities where needs are identified;
- to ensure all sections of the community have access to a range of facilities and services; and
- to ensure a thriving local community and cultural identity.
Policy C1  Provision of community facilities

Development will be permitted for new, or improvements to existing, community facilities if it is appropriately located to serve the needs of the local community and will not adversely affect the character of the surrounding area or residential amenity.

New buildings will only be permitted where it can be demonstrated that the conversion or re-use of an existing building cannot accommodate the facility.

Justification

7.5 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.

7.6 Community facilities are those that provide a service or function to a local community and include village halls, places of worship, village pubs, libraries and schools. This policy does not include community sport and recreation facilities or village shops which are covered by Policy SR1 and Policy C3.

7.7 The location of new facilities must take into account potential users. The National Park Authority would expect most proposals for new community facilities to be located within or adjacent to settlements, taking advantage of existing buildings.

7.8 No specific sites have been allocated in the Local Plan for new community facilities. Proposals may, however, come forward from both public and private sectors, which will involve new developments or a change of use of land or buildings requiring planning permission.
THIS POLICY HAS BEEN SAVED

Policy C2 Protection of existing community facilities

Development that would result in the loss of or have an unacceptable affect on, an existing community facility will only be permitted if either:

i) it can be demonstrated that the facility is no longer viable and is no longer needed; or

ii) a suitable replacement facility of at least equivalent standard is secured.

Applications should be supported by evidence that the property has been marketed in relation to the Authority’s advertising procedure.

Justification

7.9 The aim of this policy is to protect existing community facilities from development that would result in their loss or decrease the level or quality of the service provided to the community.

7.10 Community facilities are essential to sustainability in the National Park. There is little evidence to suggest that the recent loss of facilities will be reversed. Further contraction is likely, although, because provision is already at a low level, this may appear less dramatic than in the past. Faced with such uncertainties, every effort should be made to safeguard the services that do remain. National policy acknowledges the importance of such facilities for sustaining local rural life and avoiding social exclusion – particularly amongst the low paid, young and elderly. Community facilities can be defined as those that provide an important service or function to a local community. They can include post offices, village halls, pubs, schools and garages etc. In the smaller villages and hamlets, the community service is often provided alongside other uses.

7.11 The National Park Authority has only limited powers to influence the provision of facilities and services that are, for the most part, the specific responsibility of other authorities and agencies or are the product of commercial enterprise. Through the planning system, however, the National Park Authority will resist proposals that would result in the loss of or have a damaging effect on, existing community facilities. Where a proposal includes the loss of a facility in exchange for a new one elsewhere, the replacement must be secured through an approved planning permission.

7.12 Community sport and recreation facilities and village shops are dealt with separately, under Policy SR2 and Policy C3.
Policy C3  Retailing and other services in key service centres

In the settlements of Sedbergh, Grassington, Hawes, and Reeth, proposals for residential or other development that would lead to the loss of a retail premise or other business in the area defined on the inset maps, will only be permitted where it is proven, to the satisfaction of the National Park Authority, that there is no longer a need for a service.

Justification

7.13 The aim of this policy is to retain and enhance the vitality and viability of the main retail centres of the National Park, and to preserve and protect the integrity of the street scene.

7.14 The Government places great emphasis on the role of market towns in helping rural communities to thrive, but notes their vulnerability to rapid changes in business, retail and consumer patterns. Market towns are seen as having a crucial part to play in the future development of the rural economy. The settlements of Sedbergh, Grassington, Hawes, and Reeth contain a sizeable collection of services. Collectively these provide a very important facility for local communities and act as service centres for larger catchment areas. The gradual erosion of shops, pubs and banks threatens the vitality of these centres. Their erosion would eventually reduce the ‘pulling power’ of their remaining services to the point where they could cease to function as a service centre.

7.15 While it is not possible to make people run a business that is fundamentally uneconomic, the judicious use of the policy to restrict residential or other conversions of shops will help to protect the vitality and viability of the key retail centres. Only where the developer can demonstrate that the service is no longer economically viable or capable of being made so will a change of use be approved. Advertising the premises (see advertising procedure) will assess this. The developer may be required to disclose financial information on the business to support such an application.
Policy C4  Village shops

Development that would result in the loss of an existing village shop will only be permitted in exceptional circumstances.

The National Park Authority will consider the importance of the shop to the community, the financial viability of the business and length of time it has been in operation. Applications should be supported by evidence that the property has been marketed in relation to the Authority's advertising procedure.

Development of a new, or an extension to an existing, village shop to serve the needs of local residents principally will be permitted if both the following criteria are met.

i)  It is appropriately located to serve the needs of the local community.

ii)  It will not adversely affect the character of the surrounding area or residential amenity.

New buildings will only be permitted where it can be demonstrated that the conversion or re-use of an existing building cannot accommodate the new shop.

Justification

7.16  The aim of this policy is to support new village shops to serve the needs of local residents and to protect existing shops that are important to the local community.

7.17  Village shops are a key economic and social facility. They are the most basic community service and often provide essential goods for those who do not have access to a car. Changing shopping patterns and increased car ownership have led to shopping trips over longer distances. For those without private access, particularly the young and elderly, the lack of a village shop has meant increased isolation.

7.18  Village shops can stand alone or can be ancillary to another use, for example, as part of a garage. Either way, proposals for new, or extensions to existing village shops are generally supported through the planning system and government policy. To ensure the impacts of new, or extensions to village shops are kept to a minimum, the National Park Authority expect the conversion and re-use of buildings to be utilised before consideration is given to new buildings.

7.19  Setting up a new village shop business obviously brings with it an element of risk and owners may find that it does not meet their profit targets. In considering a proposal that would lead to the loss of a village shop the National Park Authority will take account of the length of time it has been established. Where the business has not been in operation for more than three years, reversion to the previous use will be permissible. In assessing proposals, weight will be given to information obtained on the level of demand for the premises by advertising in a manner specified by the National Park Authority (see the advertising procedure).
There will of course be a strong presumption against proposals that have a negative impact on the quality and level of service provided by village shops in the National Park.
Policy C5  Joint use of community facilities

Development that would result in the joint use of community facilities will be encouraged if all the following criteria are met.

i) It improves the quality and level of facilities and services available for local residents.

ii) It will not adversely affect the character of the surrounding area or residential amenity.

iii) The primary function of the building remains.

Justification

7.20 The aim of this policy is to encourage the joint use of buildings to provide community facilities.

7.21 Joint use of a building can provide services and facilities that would not otherwise be available but which may help to secure long-term economic viability. The National Park Authority will support proposals that encourage the joint use of community facilities where this is appropriate in terms of meeting the needs of local residents and where its location is suitable for the type and level of use proposed.

7.22 Joint use could involve, for example, the use of a village hall for sporting activities or the local pub providing a limited retail or postal service. Access to these services is particularly valuable in remote rural areas where public transport is poor and will be supported in principle, where planning permission is required.
8. UTILITIES

Introduction

8.1 Utilities such as water, electricity, sewage disposal and telecommunications are essential public services. Their provision is important to future development in the Yorkshire Dales National Park and therefore requires long-term consideration.

8.2 The provision of new utilities in a national park requires sensitivity. Some services can by their very nature, harm natural beauty. The National Park Authority must consider what circumstances and what levels of impact are acceptable. Where a development is acceptable in principle the National Park Authority will seek to secure the best possible solution to meet both the requirements of the service and the need to protect the environment.

Objectives

8.3 The utilities objectives for the Local Plan are:

- to ensure a suitable telecommunication network in the National Park, in a way which is sensitive to its special qualities;
- to protect water supplies and the environment to ensure a long-term sustainable water resource;
- to encourage adequate and suitable provisions of sewage facilities and appropriate surface water disposal;
- to support small-scale renewable energy schemes to meet local needs; and
- to encourage the undergrounding of utility service lines where possible.
The Yorkshire Dales Local Plan
Adopted April 2006

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<thead>
<tr>
<th>UTILITIES</th>
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<tr>
<td><strong>THIS POLICY HAS BEEN SAVED</strong></td>
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<tr>
<td>Policy U1  Foul and surface water drainage</td>
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<tr>
<th>Development that would increase the demands on off-site sewerage infrastructure, such as surface water drainage, foul water drainage and waste water treatment, will only be permitted if:</th>
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<tbody>
<tr>
<td>i) adequate capacity already exists; or</td>
</tr>
<tr>
<td>ii) satisfactory improvements can be provided to serve the development without adverse impacts on the environment or residential amenity.</td>
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</table>

Where off-site infrastructure improvements are programmed, the National Park Authority will coordinate the commencement of development with its provision, through the imposition of conditions.

**Justification**

8.4 The aim of this policy is to ensure there is an adequate waste water infrastructure available to serve the needs of new or extended developments.

8.5 In some parts of the National Park the waste water infrastructure is nearing its design capacity. In certain areas, further development could result in severe environmental problems. Therefore, new development should be restricted to locations where adequate infrastructure already exists or where additional provision can be made in time to serve the development.

8.6 Where possible, new developments should be served by public waste water systems and treatment plants rather than by private systems. It is acknowledged that due to problems of cost or other practicalities, this is not always possible, particularly in more remote areas. The installation of alternative forms of waste water disposal in certain areas, however, especially via septic tanks, can result in environmental problems. The National Park Authority will therefore discourage the proliferation of private facilities. Environmentally advantageous systems such as reed bed treatment or dry schemes will be encouraged.

8.7 The onus is primarily on the developer to demonstrate that a proposal can be served by an adequate and appropriate waste water system. Where this is not possible, proposals involving non-mains waste water systems will be required to be assessed in line with Circular 3/99. This assessment will focus on the likely effects on the environment, amenity and public health. Prior formal consent of the Environment Agency is required for any discharge of waste water or trade effluent into the watercourses or underground waters, and may be required for any discharge of surface water into such waters or for any foul discharge into other areas. Applicants are advised to consult with the Environment Agency at project design stage.

8.8 Where possible, developers should use techniques to control surface water runoff as close to its origin as possible before it enters a watercourse. This involves moving away from traditional pipe drainage systems to solutions that minimise...
run-off. Advice on ‘Sustainable Drainage Systems’ is given in Planning Policy Guidance Note No. 25 (Development and Flood Risk).
Development that would lead to an increase in the requirement for water will only be permitted where the applicant can demonstrate that:

i) adequate capacity already exists; or

ii) adequate capacity can be provided without detriment to existing abstractions, water quality or nature conservation.

Where off-site infrastructure improvements are required to serve the new development, the National Park Authority will coordinate the commencement of development with its provision.

**Justification**

8.9 The aim of this policy is to ensure that new development has an adequate water supply without detriment to existing water resources or nature conservation.

8.10 The adequate supply of water to new development in some areas is becoming increasingly difficult. Within the National Park there are a large number of licensed spring water abstractions supplying domestic and agricultural users in remote farmhouses and communities. There are also many exempt private supplies. Although the water resources of the Carboniferous Limestone, the main aquifer in the area, are not in general heavily used, local problems of supply can arise.

8.11 A licence may be required from the Environment Agency for the abstraction of water from any surface waters or underground strata under the terms of the Water Resources Act 1991. Applicants are advised to contact the Environment Agency.
Policy U3  Development by water and sewage undertakers

Development that will enable water and sewerage undertakers to meet their statutory obligations and to comply with the relevant national and European standards, will be permitted subject to a high quality of design and no significantly adverse impact on amenity, landscape, nature conservation or historic interest.

Justification

8.12 The aim of this policy is to support the continued improvement of the National Park’s water supply and waste water treatment facilities whilst safeguarding the local environment and amenity of residents.

8.13 At the moment water companies are upgrading their treatment and waste facilities across the Dales to meet European guidelines for the benefit of the whole community. The companies benefit from permitted development rights which allow them to carry out most of their operational development without the need to obtain planning permission from the National Park Authority. Where permission is required, however, the Authority will seek to ensure that the necessary development fits into the landscape with the minimum impact.
### Utilities

**Policy U4  Telecommunications**

<table>
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<tr>
<th><strong>Telecommunications development, including masts, structures and associated development will only be permitted if:</strong></th>
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<tr>
<td><strong>i)</strong>  the applicant can demonstrate that the proposal is part of a telecommunication code operator's network strategy for the provision of telecommunications within the National Park.</td>
</tr>
<tr>
<td><strong>ii)</strong>  the applicant can demonstrate that the needs of network coverage and capacity cannot be provided through solutions which are less environmentally harmful including locations outside the National Park, sharing existing telecommunications masts or sites, or by using existing buildings or structures.</td>
</tr>
<tr>
<td><strong>iii)</strong>  the siting, size and design of all elements of the proposal are such as to minimise the impact on the landscape and the wider environment of the National Park.</td>
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</table>

Where the National Park Authority considers that the future sharing of a mast or site is desirable the applicant must demonstrate that the proposed mast or site is capable of accommodating other operator's apparatus or structures. Where appropriate a planning obligation will be sought to ensure that the mast or site would be available for sharing.

When permission is granted it will be subject to a condition requiring the removal of the apparatus or structure as soon as reasonably practical after it is no longer required for telecommunications purposes.

The National Park Authority supports the precautionary principle in relation to health effects of mobile phone base stations. In considering proposals that include the development of base stations, applicants will be required to include with their application a statement confirming that the apparatus when operational will meet the International Commission on Non-Ionising Radiation Protection (ICNIPR) guidelines for public exposure.

**Justification**

8.14  The aim of this policy is to ensure telecommunication masts and associated development are located and designed to the optimum environmental solution.

8.15  The modern telecommunication network is continuing to grow as demand increases for better and faster communication. Good quality telecommunications are important to local businesses, home workers, emergency services and domestic use. Businesses and individuals in the National Park should be able to access the latest telecommunication technologies. It is important, however, to reach a balance between those demands and the need to protect the special qualities of the National Park.
8.16 In assessing proposals for telecommunication masts and associated development the National Park Authority will require operators to demonstrate clearly how their proposal will fit into the long-term strategy for providing the service in the National Park. The National Park Authority will not permit sporadic applications that do not relate to a broader plan.

8.17 Essentially, the applicant must demonstrate that a telecommunication proposal is the best solution in terms of limiting visual intrusion. Applicants should consider solutions that involve development outside the National Park, as well as sharing masts and sites, or using existing buildings and structures. Design and location should result in the optimum environmental solution and applicants will be encouraged to consider innovative ideas to achieve this. Where appropriate, the National Park Authority may consider a proposed site as a strategic location for a shared mast. The applicant would then be required to demonstrate that their proposal is capable of mast sharing and is available for use by other telecommunication providers.

8.18 In the past there have been public health concerns relating to telecommunications equipment. The Stewart Report considered the health effects from the use of mobile phones, base stations and transmitters and recommended a precautionary approach to the use of mobile phones. The Government has accepted this and requires emissions from mobile phone base stations to meet the International Commission on Non-Ionising Radiation Protection (ICNIRP) guidelines for limiting public exposure. Applicants will be required to demonstrate that their proposal conforms to these or later guidelines.
**Policy U5 Large-scale renewable energy developments**

<table>
<thead>
<tr>
<th>Large scale renewable energy developments of more than local importance will not be permitted unless it can be demonstrated that the objectives of the designation of the National Park area will not be compromised by the development, and any significant adverse effect on the qualities for which the area has been designated are clearly outweighed by the environmental, social and economic benefits.</th>
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<tr>
<td>In the case of wind energy, development of more than one turbine or a single turbine with a ground to hub height of 25 metres or more will not be permitted.</td>
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</table>

**Justification**

8.19 The aim of the policy is to resist large-scale renewable energy developments in the National Park, particularly large-scale wind turbines, because of their unacceptable visual impact on the quality of the landscape.

8.20 Notwithstanding the National Park Authority’s support for the development of clean, renewable alternatives to fossil fuel, it is concerned at the potential visual impact of large wind turbine towers on the landscape of the National Park. Planning Policy Guidance Note No. 22 (Renewable Energy) advises that the Government’s policy of stimulating the development of renewable energy sources must be weighed carefully with its continuing commitment to protection of the environment, and in national parks with the need to take full account of the special qualities that justified designation. In relation to Policy GP5 (Major development) major energy schemes would have to demonstrate a national need why they could only be located in a national park.

8.21 Major wind power developments inevitably have to be sited in prominent exposed positions. By reason of their form and scale, they are especially intrusive in open upland landscapes and are, therefore, particularly inappropriate in the Yorkshire Dales. Environmental damage during the erection of wind turbines and as a result of ancillary developments, such as access roads and power lines, is also likely. It is therefore considered that neither large-scale renewable energy schemes nor large-scale wind turbine developments should be permitted in the National Park.
Policy U6  Small-scale renewable energy developments

Small-scale renewable energy developments to meet local energy needs will be permitted if all the following criteria are met.

i) It will not adversely affect the character of the landscape, settlements or buildings either individually or as a consequence of a cumulative impact.

ii) It does not adversely affect the nature conservation value, the archaeological interest, residential or recreational amenity of the surrounding area.

The National Park Authority would welcome small-scale renewable energy schemes that result in local environmental benefits through, for instance, the removal or avoidance of the use of overhead wires.

Justification

8.22 The aim of this policy is to support appropriate small-scale renewable energy schemes that are compatible with the special qualities of the National Park.

8.23 Although the National Park Authority supports the principle of renewable energy, a careful balance is required between the benefits of clean energy production and harm to the environment of the National Park. A wide variety of renewable energy generators are now available including individual wind turbines, solar heating, ground source heat pumps, photovoltaics, micro-hydro and woodfuel. Other sources may be become available in the future.

8.24 Small-scale renewable energy schemes can benefit rural and isolated local communities and can provide a suitable alternative to overhead electricity supply lines. ‘Small-scale’ is defined in this context as domestic or community power schemes of a scale that can be carried out within the capacity of the local environment, without causing lasting damage or eroding the special qualities of an area. This will include its cumulative contribution to any existing schemes in the locality. Nevertheless great care must be taken in the detailed design of any proposal to minimise their impact, especially on the landscape. The impacts will vary according to the type of scheme proposed. Small-scale individual wind turbines will require careful siting and colouring to ensure minimal impact on the landscape. Solar energy schemes will only be appropriate where the design is acceptable to the character of the building and surrounding area. The design of solar power panels mean that such schemes may not always be suitable, particularly on listed buildings or in prominent locations in conservation areas. Hydroelectric generators will be carefully assessed for their effects on the flow of watercourses and their impact on nature conservation. It will normally be advantageous to seek the advice of a planning officer before submitting an application.
In situations where new overhead utility service lines would be prominent, the National Park Authority will, subject to technical, operational and economic constraints and the protection of archaeological features and the interests of nature conservation, seek their placement underground or along the least visually intrusive alternative overhead route.

Justification

8.25 The aim of this policy is to ensure new utility service lines are installed with the least visual impact on the landscape, with preference given to undergrounding.

8.26 Adequate electricity and telephone services are necessary for the social and economic well-being of the local community, but overhead transmission lines and cables, together with their supporting pylons, poles and transformers, can be disruptive features in the landscape. Solutions should therefore have the least possible visual impacts on the landscape. The undergrounding of new lines is the preferred option, particularly where they would otherwise be prominent and would serve isolated development.

8.27 In the interests of visual enhancement, encouragement is also given to the undergrounding of existing lines when opportunities arise as a result of services being replaced, improved or diverted. The National Park Authority will encourage utility service providers to fully explore options of undergrounding lines before overhead lines are replaced.

8.28 Proposals for new underground pipelines will be considered under the general policies.
9. NATURAL ENVIRONMENT

Introduction

9.1 The Yorkshire Dales National Park has a distinctive and outstandingly beautiful natural landscape of international importance formed by geology, sculpted by ice and dressed by man. It includes the finest limestone country in Britain. Centuries of human activity have generally blended with the natural landscape assisted by natural processes. In contrast, modern pressures for development, together with the pace of change and economic uncertainty in agriculture, continue to threaten the natural beauty and distinctiveness of the National Park landscape. Development should therefore respect the special natural landscape qualities and features.

9.2 The National Park contains some of the finest examples of natural and semi-natural wildlife habitats in the country, together with some of the rarest and most endangered species. Many of these habitats, such as the substantial areas of upland grouse moor, are internationally important and are given specific protection under European and national legislation.

9.3 Safeguarding existing habitats of high nature conservation value through site protection is a primary objective and will continue to be the main mechanism for halting or reducing losses of biodiversity. Nature conservation is not, however, just limited to sites and species protected by legislation. Sites outside designated areas are also important to local biodiversity and include locally important habitats and species that also require protection. When connected by features such as riverbanks or hedgerows, these fragments of habitat create an ecological network. If they become fragmented, or connecting features are removed, then species can become vulnerable and extinction is possible. Although the level of development in the National Park is relatively small in scale, further loss of these habitats and connecting features should be avoided.

9.4 The conservation of biodiversity is not simply a matter of protecting what is left. It is also about enhancing its quality and restoring what has been lost. New development can impact negatively on biodiversity if not carefully controlled but where development is carefully sited and designed, it can contribute positively through the enhancement of biodiversity.

Objectives

9.5 The natural environment objectives for the Local Plan are:

- to protect designated nature conservation sites and species of international, national and local importance;
- to stop and reverse the fragmentation of habitats and landscapes and the isolation of species populations;
- to maintain and, where possible, enhance the biodiversity of the National Park; and
- to protect, and where possible enhance, the special natural landscape features of the National Park.
Policy NE1  The open upland

In the areas defined as open upland on the proposals map, development will only be permitted where all the following criteria are met.

i) It can be demonstrated that the development is essential for the management or enhancement of the special qualities of the open upland.

ii) It minimises intrusion into the landscape by ensuring that the design, siting and form are sympathetic to the character of the area.

iii) There is no alternative solution that would lessen the impact.

Where planning permission is given, the developer will be required to include appropriate measures to reduce the impact of the development.

Where the development is no longer needed for essential management the developer will be required to remove it and restore any damaged vegetation, as soon as possible.

Justification

9.6 The aim of this policy is to protect the valuable upland areas of the National Park from development that would harm its special and unique qualities.

9.7 At the heart of the National Park there are extensive areas of relatively wild open country, predominately of semi-natural upland vegetation where human influence is limited. The areas of open upland, as defined on the proposal map, include contiguous stretches and mosaics of upland heath, grass moor, blanket peat, bare rock, and mineral soils. Areas of rough pasture and moorland allotments have been included where they have similar qualities of remote wilderness. This land is distinct from more intensively farmed and enclosed land although much of it is managed for game shooting and grazing.

9.8 The open upland, much of which is common land and designated access land, offers special opportunities for informal outdoor recreation and the conservation of wildlife and is highly valued for its tranquillity. The importance of conserving the wild and natural character of such areas was fundamental to the designation of the National Park in 1954. The National Park Authority considers that any development, however small, has the potential to detract from the valuable qualities of wildness and tranquillity of these areas and should be allowed only in exceptional circumstances. The National Park Authority acknowledges the importance of the grouse shooting industry for the local economy. Development that is clearly demonstrated to be essential for the management of the special qualities of the open upland for grouse shooting may provide suitable justification for limited development, subject to the criteria in Policy NE1. Due to its open characteristics, any proposal must be carefully designed and sited to minimise its intrusion.
9.9 Proposals for access tracks will also be considered under Policy TA8 (Access tracks).
## Development that is likely to have an adverse effect, directly or indirectly, on the integrity of a designated, proposed, or candidate Ramsar site, special protection area (SPA) or special area of conservation (SAC) will not be permitted.

Development affecting internationally protected sites will require a thorough evaluation. The applicant will be required to provide such relevant information as required by the National Park Authority, as set out in the Conservation (Natural Habitats &c) Regulations 1994 (Habitats Regulations), as amended, before any application can be determined. The provision of such information will be at the applicant’s cost.

Exceptions will only be made where the National Park Authority is satisfied that the development is directly connected with or necessary to the management of the site or if both the following criteria are met.

i) There are imperative reasons of over-riding public interest for the development.

ii) There is no alternative solution for the development that would lessen the impact.

Where the site includes a priority habitat or species planning permission will only be permitted where there are human health or safety considerations, or benefits of primary importance to the environment.

Where such an exception is approved, the National Park Authority will use planning conditions or seek legal obligations, to ensure the long-term protection and enhancement of the site’s nature conservation interest.

### Justification

9.10 The aim of this policy is to protect international nature conservation sites from development that would have an adverse impact.

9.11 The National Park contains three types of internationally designated sites. Ramsar sites, special protection area (SPA) and special area of conservation (SAC). These cover a total of 39,994 ha 23% of the National Park area). The sites are as follows:

- Malham Tarn Ramsar site.
- North Pennine Moors special protection area (part).
- North Pennine Moors special area of conservation (part).
- North Pennine Dales Meadows special area of conservation (part).
- Ingleborough Complex special area of conservation.
- Craven Limestone Complex special area of conservation.
- Ox Close special area of conservation.
9.12 Although these sites have been designated under several different international laws their protection is enshrined in UK law by the Conservation (Natural Habitats, &c.) Regulations 1994 (The Habitats Regulations), as amended. The level of protection afforded by these regulations is extremely high and protection is required from any damage or destruction to the integrity of the 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.

9.13 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 and whether there are reasons of overriding public interest. The applicant will be expected to provide such information before the application can be considered. If the site includes a priority habitat or species, development proposals will only be allowed if there are no alternative solutions and there are reasons relating to human health, public safety or beneficial consequences of primary importance to the environment. Priority habitats and species are defined in the Habitats Directive and the site designation criteria will show whether the site hosts one or not.

9.14 Planning permission will not be given for any proposal that may have an adverse effect on the protected site. The applicant must prove there will be no adverse effects. If this cannot be proved then the precautionary principle must apply and permission will be refused.

9.15 English Nature will be consulted on any application likely to affect internationally designated sites. They will advise whether the development would have a significant affect on the special ecological value of the site and where appropriate, suggest the measures that might be taken to avoid such effects.
THIS POLICY HAS BEEN SAVED

Policy NE3  National sites of nature conservation importance/sites of special scientific interest

Development that is likely to adversely affect, directly or indirectly, the special nature conservation interest of designated or proposed sites of special scientific interest (SSSIs) will not be permitted unless both the following criteria are met.

i) It is demonstrated that there is essential need for the development that is sufficient to override nature conservation value of the site itself and the national policy to safeguard the network of such sites.

ii) There is no alternative solution for the development that would lessen the impact.

Development affecting SSSIs will require a thorough evaluation. The applicant will be required to provide such relevant information as required by the National Park Authority before any application can be determined. The provision of such information will be at the applicant’s cost.

Where such an exception is approved, the National Park Authority will use conditions or planning obligations to ensure the long-term protection and enhancement of the site’s nature conservation interest.

Justification

9.16 The aim of this policy is to protect sites of special scientific interest (SSSI) from development that is likely to adversely affect the site’s conservation interest.

9.17 All international sites are also SSSIs but there are also a large number of other SSSIs that cover a further 10,511 ha of the National Park. SSSIs are of national importance for their habitats, species or earth heritage interest. Their importance means that development proposals which are likely to directly or indirectly affect them must be subject to special scrutiny and thorough evaluation. The applicant will be expected to provide information as specified by the National Park Authority. Owing to their importance, development that will have an adverse effect on the special interest of a SSSI should generally not be permitted.

9.18 The Countryside and Rights of Way Act 2000 states that the National Park Authority has a duty to further the conservation and enhancement of the features of SSSIs. Planning Policy Statement 9 (Biodiversity and Geological Conservation) advises that development that would have an adverse effect on a SSSI should be refused.

9.19 English Nature will be consulted under Section 28 of the Countryside and Rights of Way Act 2000 on any development likely to have an adverse impact on a SSSI and any advice received will be taken into account in the consideration of the planning application.
9.20 Development outside the boundary of a SSSI can have serious repercussions within the site. Such indirect impacts may, for example, result from alterations to water tables, from pollution or from the impact of recreation use. English Nature is also consulted on proposals outside but in proximity to SSSIs.

9.21 Where development is allowed exceptionally and where there is a risk to a SSSI, 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.
Development that would involve the removal or disturbance of limestone in an area subject to a limestone pavement order will not be permitted unless both the following criteria are met.

i) It is demonstrated that there is essential need for the development that is sufficient to override the special interest of the site.

ii) There is no alternative solution for the development that would lessen the impact.

Development affecting an area subject to a limestone pavement order will require a thorough evaluation at the cost of the applicant before any application can be determined.

Justification

9.22 The aim of this policy is to restrict the removal or disturbance of limestone in an area subject to a limestone pavement order.

9.23 Limestone pavement is a unique and irreplaceable habitat that has significant local, national and international ecological significance. The National Park has the greatest concentration of limestone pavement in the country (about 50% of the total by area).

9.24 Sites of special scientific interest cover many limestone pavements in the National Park. There are, however, a number that are of significant ecological and geological significance that are not covered by a SSSI designation. The National Park Authority has notified these under Section 34 of the Wildlife & Countryside Act (1981) as limestone pavement orders which prohibits the removal or disturbance of limestone.

9.25 The removal of limestone from land covered by an order requires planning permission. As specified by the National Park Authority, a thorough evaluation will be required at the applicant’s cost before the application can be determined. Given the international importance of limestone pavement and the level of damage that has already occurred, the National Park Authority will strongly oppose the working or disturbance of limestone pavements. The Yorkshire Dales Minerals and Waste Local Plan also supports this approach.
Policy NE5  Local sites of nature conservation importance

Development that is likely to cause damage, directly or indirectly, to the nature conservation value of regional or local sites of nature conservation importance will not be permitted unless both the following criteria are met.

i) It is demonstrated that there is essential need for the development that is sufficient to override nature conservation considerations.

ii) There is no alternative solution for the development that would lessen the impact.

Development affecting regional or local sites of nature conservation importance will require a thorough evaluation. The applicant will be required to provide such relevant information as required by the National Park Authority before any application can be determined. The provision of such information will be at the applicant’s cost.

The National Park Authority will use conditions or seek the use of planning obligations to provide appropriate mitigation measures, including the creation, enhancement or restoration of habitats, to compensate for the impact.

In all cases, the National Park Authority will seek mitigation measures that would result in no net loss of biodiversity and preferably lead to a net gain in biodiversity.

Justification

9.26 The aim of this policy is to resist development that would cause damage to the nature conservation value of regional and local sites of nature conservation importance.

9.27 The importance of the National Park for nature conservation is by no means confined to the internationally and nationally designated sites. Many other areas provide valuable wildlife habitats that contribute greatly to the overall character and interest of the National Park. It is important that these sites are also protected from development that would adversely affect their ecological value. Any proposal with the potential of affecting a regional or local site of nature conservation importance will require a thorough evaluation at the cost of the applicant. The National Park Authority will specify the information required from the applicants and may require seasonal information where relevant.

9.28 In order to establish the extent of all wildlife habitats, a phase 1 vegetation survey was conducted in the mid 1980s. This was used to define the importance of wildlife habitats in the Local Biodiversity Action Plan. As a result regional and local sites of nature conservation importance have been identified including:

- local nature reserves and other non-statutory reserves
• herb-rich meadows and pastures of Grade 4 and 3b (or equivalent) botanical quality as defined by the methodology of the Phase 1 Habitats Survey or equivalent
• semi-natural broad-leaved woodlands and scrub
• calcareous grassland, limestone pavements, caves, crags and other karst features.
• heather moorland
• blanket bogs, mires, fens and marshes
• open water, lakes, pools, rivers, streams and the banks and margins of water areas
• metalliferous mining spoils of botanical interest
• road and rail verges identified as being of botanical importance

9.29 Inappropriate development or changes in land use could have a damaging impact on these areas and the National Park Authority, within the powers at its disposal, will seek to ensure the long term survival of their important plant and animal communities. Where planning permission is exceptionally given for proposals that would cause material damage to sites of regional and local nature conservation importance, such damage will be kept to a minimum.
**Policy NE6  Regionally important geological/geomorphological sites**

<table>
<thead>
<tr>
<th>Development that is likely to damage the integrity of a regionally important geological/geomorphological site will only be permitted if all the following criteria are met.</th>
</tr>
</thead>
<tbody>
<tr>
<td>i) It is demonstrated that there is essential need for the development that is sufficient to override conservation considerations.</td>
</tr>
<tr>
<td>ii) There is no alternative solution for the development that would lessen the impact.</td>
</tr>
<tr>
<td>iii) Any negative impacts are minimised and, where possible, compensatory measures to enhance the site taken.</td>
</tr>
</tbody>
</table>

**Justification**

9.30 The aim of this policy is to protect important geological and geomorphological sites and features from development that could unacceptable damage their value.

9.31 The geology and geomorphology of the National Park underpins its unique identity. They are responsible for the spectacular limestone scenery; the assembly of habitats and species, past industrial activities such as lead mining and the very materials used to construct its settlements, buildings and dry stone walls.

9.32 Important geological and geomorphological sites and features have been either statutorily protected through SSSI designation or identified as regionally important geological/geomorphological sites (RIGs). RIGs are non-statutory sites that are considered worthy of protection for their educational, scientific and historic or landscape significance. A local group of experts in geology and geomorphology have the responsibility of selecting these sites. It is recognised that these sites and features are valuable to the special landscape qualities of the National Park and should be conserved.
Policy NE7  Protection of species

Development that is likely to affect internationally or nationally protected species adversely will not be permitted unless both the following criteria are met.

i) It is demonstrated that there is essential need for the development that is sufficient to override nature conservation considerations.

ii) There is no alternative solution for the development that would lessen the impact.

Development affecting protected species will require a thorough evaluation at the cost of the applicant before any application can be determined.

Where development proposals are likely to have an adverse affect on a locally important species listed in the Local Biodiversity Action Plan ‘Nature in the Dales’, the National Park Authority will use conditions or planning obligations, to ensure the conservation of the species threatened is taken fully into account.

Justification

9.33 The aim of this policy is to conserve important species of conservation importance.

9.34 Protection of many species is covered by protection of their habitat through site based designations such as sites of special scientific interest. A number of species, however, have further protection under the Habitats Regulations (1994) the Wildlife & Countryside Act (1981), as amended, and the Countryside and Rights of Way Act 2000. Priority species for conservation are also listed in the UK Biodiversity Action Plan and in the Local Biodiversity Action Plan ‘Nature in the Dales’. Many of these species of wild birds, animals and plants are given some protection under national and international legislation.

International Importance
• European protected species under the Habitats Regulations (1994)

National Importance
• Species protected under Section 1 and Schedule 1, 5 and 8 of the Wildlife and Countryside Act (1981), as amended
• Badgers protected under the Badgers Act (1992)
• Priority species listed in the UK Biodiversity Action Plan

9.35 The level of protection afforded to individual species varies with some given full protection and others protected only at certain times of the year. It is only in respect of certain species that legislation protects habitats or places of shelter from damage or disturbance. Old buildings, particularly traditional buildings, provide habitats for endangered species of birds and other animals including bats. Where the presence of such a species is established, the design and implementation of any approved alterations or change of use to the building...
should take account of the need to safeguard that habitat in consultation with English Nature. Before an application affecting an internationally or nationally protected species can be determined, the applicant will be required to undertake a thorough evaluation as specified by the National Park Authority.

9.36 Where development is likely to have an adverse affect on locally important species listed in Nature in the Dales (the Local Biodiversity Action Plan), the National Park Authority may request, through the use of planning conditions or obligations, that the conservation of the species is taken into account. Where a site is particularly valuable for an important local species it may be appropriate to assess it in the same way as if it were listed in the UK Biodiversity Action Plan.
Development that is likely to impact on the movement of species along wildlife corridors or result in the fragmentation of habitats will only be permitted if it can be demonstrated that the importance of the corridor or habitat to species conservation and the wider ecological network is not adversely affected.

Justification

9.37 The aim of this policy is to resist development that would have an adverse affect on species conservation and the wider ecological network.

9.38 Most designated sites represent the remaining fragments of what were once more extensive areas of natural and semi-natural habitats. In addition, many important species are not necessarily found on protected sites and may be widely dispersed throughout the landscape with populations isolated from each other.

9.39 These fragments of habitat when combined with connecting landscape features (wildlife corridors) such as riverbanks or hedgerows and stepping stones such as ponds and small woodlands create an ecological network. This ecological network is vital in allowing species to migrate and disperse into new areas enabling genetic change, which is essential to ensure the survival of species. When habitats become fragmented, or connections between them are removed, species become vulnerable to extinction, have reduced genetic diversity, are less able to adapt to external factors such as climate change and cannot migrate to colonise new habitats. Development proposals should avoid culverting of watercourses and should retain hedgerows in order to protect wildlife corridors.
Policy NE9  Trees, woodlands and hedgerows

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

The National Park Authority will give priority to the conservation of broadleaved trees and woodlands.

Justification

9.40 The aim of this policy is to conserve trees, woodlands and hedgerows that are special features of the landscape, nature conservation or historic value.

9.41 Upland woods, wet woods, scrub and semi-natural ancient woodland is identified as having a high importance in the Biodiversity Action Plan. The small area of wood pasture and Parkland in the Yorkshire Dales has a medium importance for local biodiversity. Whilst these habitats cover only a small proportion of the National Park they make a disproportionately important contribution to its character. The designation of sites of special scientific interest affords protection to some woodland areas of nature conservation importance and conservation area designation gives the National Park Authority powers to protect trees that are important features in villages. The National Park Authority can also make tree preservation orders (TPOs) in response to threats to individual trees or groups of trees that make a contribution to the local landscape. Special consent from the National Park Authority will be required prior to any work to a tree covered by a TPO.

9.42 Despite the predominance of dry stone field boundaries in the National Park, hedgerows are a distinctive landscape feature in some areas. They are often of historic interest and can be important wildlife corridors. Hedgerows can also prevent soil erosion and water run-off and shelter and control livestock. The Government has recognised the threat to the remaining hedgerows, not only through their removal to allow for agricultural change but also because they have become derelict through lack of management. Under the Hedgerows Regulations 1997, it is against the law to remove countryside hedges without first getting the permission of the local authority (the National Park Authority). The provisions of the Regulations even cover permitted development that might otherwise lead to the loss of hedgerows.

9.43 Roadside hedgerows and trees are particularly vulnerable to the requirements to meet highway visibility standards and the National Park Authority will try to ensure they are protected from unnecessary loss or damage.

9.44 Protection is required for woodland and hedgerow features which are not safeguarded through statutory designation but which make a special contribution to the quality of the National Park. In determining applications the National Park Authority will make an assessment as to whether the feature at risk is special or not in its context.
Development in close proximity to existing healthy trees will only be permitted if both the following criteria are met.

i) Adequate space has been left around existing healthy trees so as not to lead to future loss or damage.

ii) The developer has specified how the trees will be protected in the course of development.

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

Justification

9.45 The aim of this policy is to ensure healthy trees close to new development are fully considered in the overall design and construction of the scheme so as to secure their long-term survival.

9.46 The retention of existing healthy trees is an effective way of assimilating new development into the landscape. Where new development is proposed in close proximity to existing trees, however, it is essential that sufficient space is left to allow for future growth. This will not only prevent nuisance and potential hazard to the new buildings or its occupiers but will give adequate room for any future replacement planting. Trees can be seriously damaged during construction operations and developers must therefore demonstrate how they will be protected.

9.47 In most cases development should be sited so as to retain valuable trees on the proposal site and to incorporate them within any landscape enhancement schemes (Policy GP4). 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 the condition of the trees, details of how the applicant will protect them and how the trees will be managed in the long term once the development has been completed.
As part of an acceptable development proposal, the National Park Authority will encourage opportunities for restoration and enhancement of the nature conservation value of existing sites and for the creation of new areas of nature conservation interest.

All proposals must conform to Policy GP4 (Landscape schemes).

Justification

9.48 The aim of this policy is to encourage development proposals to enhance and create new areas of nature conservation value with the aim of ensuring no net loss in the overall biodiversity of the National Park.

9.49 In addition to seeking to protect important habitats through the control of development, the National Park Authority will encourage developers to enhance areas of nature conservation interest, or create new ones where there is an opportunity to do so.

9.50 Restoration and enhancement is a fundamental part of biodiversity conservation. Without the means to achieve net gains in biodiversity the landscapes of the National Park will never be any richer in wildlife than at present and, in all probability, will become even poorer and less diverse. Restoration and enhancement provides the opportunity to rebuild what has been lost. This is a key element of the UK and Local Biodiversity Action Plans, which set targets for the restoration and enhancement of key species and habitats.

9.51 The creation of new areas of nature conservation interest does not necessarily need to be extensive or involve large amounts of money. The National Park Authority will provide advice to developers on creating or enhancing habitats as part of their proposals. Where a landscape enhancement scheme is required, proposals must meet the requirements of Policy GP4.
10. BUILT HERITAGE AND THE HISTORIC ENVIRONMENT

Introduction

10.1 The villages, traditional buildings and the historic environment of the Yorkshire Dales National Park contribute greatly to the character and quality of its landscape and are an irreplaceable record of the social and cultural development of the area. Their character, interest and settings should therefore be carefully protected. This does not mean a freeze on all change. New buildings, and alterations to existing ones, are necessary to meet modern needs and expectations but the aim should be to ensure that these take place without harm to a built heritage that has developed gradually over a long time. This objective, of safeguarding the historic environment whilst allowing essential change to take place in a sensitive manner, is supported in government, regional and structure plan policy.

10.2 The National Park Management Plan ‘The Yorkshire Dales: Today and Tomorrow’ also emphasises the importance of the built heritage and the historic environment of the Yorkshire Dales and pledges the National Park Authority’s support for conservation work. The Authority seeks to provide a comprehensive policy basis for protecting the historic environment of the Dales. This includes protecting the character and setting of settlements, preserving the appearance and interest of historic buildings, ensuring a high standard of design of new buildings, guiding the sensitive conversion of traditional buildings, and safeguarding archaeological sites.

Objectives

10.4 The built heritage and historic environment objectives are:

- to protect, and where possible, enhance the historic and cultural landscape of the National Park;
- to safeguard archaeological sites;
- to perpetuate the presence in the landscape of buildings and other features which help to explain the social and economic development of the area;
- to encourage new development which respects the character and appearance of its setting;
- to encourage the re-use of existing buildings where this can be accommodated without harming the character of the building, or its contribution to the character of the area;
- to give special protection to listed buildings and buildings within conservation areas;
- to protect agricultural land from encroachment by piecemeal development around settlements; and
- to control the numbers and types of advertisements and signs.
Development that would cause loss or damage to the integrity of historic landscapes or introduce incongruous elements into such landscapes will only be permitted if all the following criteria are met.

i) It can be demonstrated that the development is essential and that there is no suitable or less damaging alternative.

ii) The wider social benefits of the proposal clearly outweigh the negative impacts, particularly visual impacts.

iii) Any negative impacts are minimised.

Justification

10.5 The aim of this policy is to protect the integrity of the historic environment of the National Park.

10.6 There are extensive areas of the National Park that contain a range of historic features that may not be of sufficient individual importance to justify statutory protection but which, collectively, comprise an historic landscape. These landscapes are characterised by:

- ridge and furrow or other evidence of past farming practices.
- medieval settlement.
- the lead mining industry.
- the enclosure of common land.
- barns and walls.
- isolated features such as limekilns and sheepfolds.
- the ancient route network

10.7 It could be argued that the whole of the National Park is a historic landscape not just those parts of it that have been specifically designated for their historic importance as scheduled ancient monuments, historic parks and gardens or conservation areas.

10.8 The traditional enclosed farmland of the National Park is characterised by the intricate pattern of dry stone walls and the many hundreds of isolated stone field barns. This landscape is one of the most outstanding and distinctive in Western Europe and gives the area a clear identity. The removal of economic incentives to maintain these features has, however, led to many barns and walls falling into disrepair. To help slow down the decay of this historic agricultural landscape, the National Park Authority has designated barns and walls conservation areas (Policy B11). Where barns and walls are special elements of the landscape but lie outside conservation areas, the National Park Authority will try to safeguard them and seek to minimise any visual impact that modern buildings may have on this distinctive farmed landscape.
Policy B2  Scheduled ancient monuments and other nationally important archaeological sites

Development that would remove damage or obscure a scheduled ancient monument or other nationally important archaeological sites or their setting will not be permitted.

A thorough archaeological field evaluation of the impact of the proposal must be submitted before the determination of any planning application affecting a scheduled ancient monument or other nationally important archaeological site. Planning permission will not be granted without adequate assessment of the nature, extent and significance of the remains present and the degree to which the proposed development is likely to affect them. The developer will be required to provide the evaluation at their expense in accordance with a specification supplied by the National Park Authority.

Where appropriate, protective and mitigation measures will be secured by condition or legal agreement.

Justification

10.9 The aim of this policy is to protect scheduled ancient monuments and other nationally important archaeological sites from damaging developments.

10.10 The National Park is rich in sites of archaeological interest that, because of their quality, quantity and variety are of great significance. As a result, 243 archaeological sites have been identified as nationally important in the Yorkshire Dales and these enjoy special protection as scheduled monuments. English Heritage’s Monuments Protection Programme has extended the number of sites recently and this figure is likely to increase further as sites continue to be assessed. The priority must be to preserve those remains of recognised national importance whether they are scheduled or not.

10.11 When assessing the archaeological significance of a site or area, the National Park Authority will have regard to the Secretary of State’s criteria for determining national importance, as set out in Annex 4 to Planning Policy Guidance Note No. 16 (Archaeology and planning). It will also consider its landscape and ecological importance, the potential for public access and interpretation and any local associations with the site.

10.12 A thorough archaeological evaluation of the site may be required. Where evaluation work itself might lead to unacceptable damage, however, it will not be requested.

10.13 Where the National Park Authority is aware of a potential threat to a known archaeological site of importance through the exercise of permitted development rights, it will, where necessary, seek a Direction under Article 4 of the Town and
Mitigation procedures for archaeological sites

10.14 In the exceptional cases where planning permission is given for a development that might affect an archaeological site or feature, the developer will be expected to minimise the impact. In-situ preservation is the preferred form of mitigation with excavation only being undertaken as a last resort. In-situ preservation will require sympathetic design of all aspects of development including landscaping and open areas. When in-situ preservation is not justified, the developer will be required to make adequate provision for excavation and recording before and during development. Any features which would otherwise be destroyed but which are capable of conservation should be removed for safekeeping prior to development commencing.

10.15 The National Park Authority will seek mitigation measures through agreement with developers. In some circumstances it may be necessary to attach conditions to the planning permission to prohibit development until the required archaeological work is completed. The National Park Authority will approve a brief for mitigation before work commences.
**Policy B3  Other sites of archaeological significance**

<table>
<thead>
<tr>
<th>Description</th>
<th>Details</th>
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<tbody>
<tr>
<td>Development that would damage a regionally or locally important or potentially important archaeological site or its setting will not be permitted unless both the following criteria are met:</td>
<td>i) The wider benefits of the development outweigh the importance of the archaeological site.</td>
</tr>
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<td></td>
<td>ii) There is no alternative solution for the development that would have a lesser impact.</td>
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<tr>
<td>Where research indicates that archaeological remains are likely to exist, proposals for development will not be determined until suitable archaeological field evaluation has been undertaken. The developer will be required to provide the evaluation at its expense in accordance with a specification supplied by the National Park Authority.</td>
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</tbody>
</table>

**Justification**

10.16 The aim of this policy is to conserve important regional and local archaeological sites from harmful development except where the benefits from the proposal outweigh the importance of the site and no alternative is available.

10.17 Archaeological remains are an irreplaceable component of the National Park landscape. They are of increasing educational value, but remain fragile and vulnerable. Protection through designation and planning control, together with appropriate site management, are needed to ensure that archaeological features survive in good condition. As a finite resource, the National Park Authority aims to resist any unnecessary loss. Regionally and locally important sites vary in their historical significance and although some may not individually be of major importance in their own right, collectively they may constitute an historically important archaeological landscape. Some of these areas will receive protection by inclusion within designated or proposed SSSIs and conservation areas but the National Park Authority is concerned that too much emphasis on the ranking of individual archaeological sites may weaken its ability to protect historic landscapes.

10.18 Over time archaeological sites may change in the status of protection given as our understanding of their value changes or as sites become damaged or they decay through natural processes.

10.19 Developers should include as part of their research into the development potential of a site an initial assessment of whether the site is known or likely to be of archaeological interest. Consultation with the Sites and Monuments Record (SMR) held by the National Park archaeologist is encouraged. The SMR provides information about the locations where archaeological remains are known or thought to exist. The register is constantly updated and is now linked to digital maps of the National Park.
10.20 Whenever there is evidence of archaeological interest in a site, it is essential that archaeological considerations are taken into account at an early stage. In such cases prospective developers are advised to consult the National Park Authority before proceeding with design work. In most cases, an archaeological field evaluation will need to be carried out before the planning application is determined.

10.21 Where the National Park Authority is aware of a potential threat to a known archaeological site through the exercise of permitted development rights, it will, when necessary, seek a Direction under Article 4 of the Town and Country Planning (General Permitted Development) Order 1995, (see Policy GP6).

10.22 Where necessary, mitigation measures will be sought.
THIS POLICY HAS BEEN SAVED
Policy B4  Historic parks and gardens

Development that would affect sites or settings of historic parks and gardens will only be permitted if both the following criteria are met.

i) The development would not involve the loss of features considered to form an integral part of the special character of appearance of the park or garden.

ii) The development would not otherwise detract from the enjoyment, layout, design, character, appearance, or setting of the park or garden.

Justification

10.23 The aim of this policy is to protect sites and settings of historic parks and gardens from unacceptable development.

10.24 English Heritage is responsible for maintaining the Register of Parks and Gardens of Special Historic Interest. Each is graded according to the level of historic interest (Grade I, II* and II) and is independent of the grading for any Listed Buildings which may stand within the site. There are no additional statutory controls but Planning Policy Guidance Note No. 15 (Planning and the Historic Environment) advises that planning authorities should protect registered parks and gardens through the planning process.

10.25 Parcevall Hall is currently the only site designated. English Heritage may recommend the formal designation of others in the future. For this reason the Authority will protect all historic parks and gardens that are representative of the cultural heritage of the National Park.
**THIS POLICY HAS BEEN SAVED**

**Policy B5  Open spaces in settlements**

Within defined settlements, development will not be permitted in those areas identified on the proposals map as important open spaces, or elsewhere where development would result in the loss or would significantly harm the character of open space which:

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<td>i)</td>
<td>provides a recreational resource to the local community; or</td>
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<tr>
<td>ii)</td>
<td>allows important public views into or from within the settlement; or</td>
</tr>
<tr>
<td>iii)</td>
<td>is of historical significance in contributing to an understanding of the development of the building pattern of the settlement, or is recognised as representing an important archaeological resource; or</td>
</tr>
<tr>
<td>iv)</td>
<td>contributes to the setting of an important building, or is of value in contributing to the appreciation of its historical interest; or</td>
</tr>
<tr>
<td>v)</td>
<td>is important to the character or setting of the village.</td>
</tr>
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</table>

**Justification**

10.26 The aim of the policy is to ensure that the mosaic of undeveloped and developed land within settlements is maintained.

10.27 The strategy at national, regional and local level is for development to take place within rather than outside settlements. It is important to ensure, however, that this is not at the expense of those open spaces, which add distinctiveness to the character and interest of settlements and the quality of life of their inhabitants. Registered village greens and commons already benefit from statutory protection against development.
THIS POLICY HAS BEEN SAVED

Policy B6 Streets and plots

Within a settlement, development will not be permitted that would result in the loss of or obscure building layout and plot patterns, where these provide evidence of the historic development of the settlement, and contribute to its character.

Justification

10.28 The aim of this policy is to protect those aspects of settlement character that derive from historic development and redevelopment.

10.29 Valuable historic evidence of the origins of settlements and the ways in which they have developed often survives in the shapes of individual plots of land and the relationship of these with each other. This evidence is vulnerable to permanent loss from modern infill development because of increased land values which outweigh the cost of overcoming ancient constraints and encourage plot amalgamations.

10.30 Plot amalgamation also tends to result in increased uniformity of building style and the loss of special character and diversity.
BUILT HERITAGE

THIS POLICY HAS BEEN SAVED

Policy B7  Building design

| All new buildings must be in sympathy with their surroundings in terms of siting, scale, form and design meeting the requirements of Policy GP2. |
| The use of external materials consistent with local building traditions will be required where this is necessary to maintain the character of the area. |

Justification

10.31 The aim of this policy is to protect and where appropriate enhance the unusual degree of architectural homogeneity, which survives in the built environment of the Yorkshire Dales.

10.32 One of the defining characteristics of the National Park is the extent to which the use of locally obtained natural building materials and the concentration of development have resulted in a particularly distinctive and narrow range of building types. To ensure the protection of the special distinctiveness of the area, it is important to avoid the introduction of building types, materials and features that introduce disharmony.

10.33 Agricultural buildings and structures are specifically considered under Policy F1.

10.34 Developers will generally be encouraged to use natural external walling and roofing materials where this is required to protect the character and appearance of surrounding area. In view of their scarcity, however, the use of sandstone roofing flags will only be required in particularly sensitive locations, and developers will be encouraged to use new flags from working quarries rather than second hand flags stripped from existing buildings, or flags imported from abroad.

10.35 Wherever possible, sustainability principles will be applied in decisions relating to the choice of materials and building techniques. Approved developments should be designed for long life spans, and should be undertaken in ways that minimise the use of energy and scarce resources, utilise renewable energy sources, and use recycled, or locally supplied, efficiently produced, materials.

10.36 The National Park Authority has produced a design guide for the benefit of architects, agents and residents who are planning to carry out building work in the Park. It sets out principles for fitting new development into existing environments. It has been subjected to public consultation and adopted as supplementary guidance for use in the determination of planning applications.
BUILT HERITAGE

THIS POLICY HAS BEEN SAVED

Policy B8  Conservation areas

The National Park Authority has a duty to have special regard to the desirability of preserving or enhancing the character or appearance of designated conservation areas. Development will only be permitted where there is no adverse impact on:

i) the character and appearance of the area in terms of design, scale and use of materials.

ii) important landscape features including trees, hedgerows, walls, open areas and footpaths.

iii) important public views from and into the conservation area.

Justification

10.37 The aim of this policy is to preserve and enhance the individual character and appearance of conservation areas in the National Park.

10.38 The designation of conservation areas gives greater control over the demolition of most buildings and the felling of trees. It also requires wider local publicity for planning applications and ensures that development proposals are subject to wider scrutiny. Designation puts an onus on prospective developers to produce a high standard of design reflecting the particular character of a conservation area. Designation does not, however, add complexity to the process of applying for planning permission provided the proposal does not include demolition of an existing building.

10.39 Conservation areas have been designated in 34 towns and villages in the National Park, together with the Upper Swaledale/Arkengarthdale and Littondale Barns and Walls Conservation Areas and the Settle and Carlisle Railway Conservation Area. The town and village conservation areas are listed below:

<table>
<thead>
<tr>
<th>Appletreewick</th>
<th>Burnsall</th>
<th>Grassington</th>
<th>Long Preston</th>
</tr>
</thead>
<tbody>
<tr>
<td>Arkcliffe</td>
<td>Carderby</td>
<td>Gunnerside</td>
<td>(part)</td>
</tr>
<tr>
<td>Askrigg</td>
<td>Castle Bolton</td>
<td>Hebden</td>
<td>Muker</td>
</tr>
<tr>
<td>Bainbridge</td>
<td>Clapham (part)</td>
<td>Hubberholme</td>
<td>Reeth</td>
</tr>
<tr>
<td>Bell Busk</td>
<td>Dent</td>
<td>Hudswell (part)</td>
<td>Sedbergh</td>
</tr>
<tr>
<td>Bolton</td>
<td>Eastby (part)</td>
<td>Ingleton (part)</td>
<td>Settle (part)</td>
</tr>
<tr>
<td>Abbey (part)</td>
<td>Embsay (part)</td>
<td>Kettlewell</td>
<td>Starbotton</td>
</tr>
<tr>
<td>(part)</td>
<td>Farfield Mill</td>
<td>Langcliffe (part)</td>
<td>Thwaite</td>
</tr>
<tr>
<td>Buckden</td>
<td>Gayle</td>
<td>Linton</td>
<td>West Burton</td>
</tr>
</tbody>
</table>
10.40 Increased development pressures are adversely affecting the character and appearance of many settlements. There is a need, therefore, for the National Park Authority to identify all areas of special architectural or historical interest which merit conservation area status.

10.41 The need to protect distinctive characteristics of individual conservation areas is recognised by the Authority. Conservation area statements are being prepared for a number of villages with the involvement of local communities. They will help to define the special character and interest of each area and identify what action is needed to protect and enhance it. Once published and approved they will help to inform planning decisions.

10.42 Within designated conservation areas, the protection of their distinctive qualities will normally be the overriding consideration in assessing proposed development. Proposals should demonstrate how they will respect and, wherever possible, enhance the area. The Authority’s aim is to preserve the character of conservation areas through the careful control of new development. Necessary change will be accommodated if it respects the special character of an area without damaging or diminishing its interest.

10.43 The materials used for the roofs and external walls of all new buildings play a major part in determining their appearance and the extent to which they harmonise with their surroundings. This is particularly true of the National Park, where there is a very strong tradition of using a narrow range of local building materials. As well as the particular characteristics of the materials themselves (their dimensions, shape, colour and texture) it is also the limitations which their use imposes upon construction techniques, as well as upon the sizes and shapes of the buildings of which they are constructed, that are important. Designation does not, however, mean an absolute restriction on the use of non-traditional materials where this can be accommodated without harm to the character of the area, and this is acknowledged in the Authority’s design guide.

10.44 Conservation areas are particularly vulnerable to the clutter and intrusion of telephone and electricity lines. Where overhead lines have been relocated underground in villages such as Askrigg and Gayle the result has been a clear enhancement of their character. Consequently in considering proposals for development in conservation areas the National Park Authority will have regard to Policy U7 (Utility service lines).

10.45 Outline planning applications do not usually provide sufficient information to enable full assessments of the impact of proposals on conservation areas. Additional information, including detailed plans, sketch elevations, means of access and, where appropriate landscape enhancement schemes, will be requested where necessary.

10.46 Permitted development rights, such as those relating to the alteration and extension of buildings, have allowed cumulative changes that are becoming a serious threat to the special architectural quality of a number of conservation areas. The National Park Authority may consider it necessary, to bring such ‘development’ under planning control, by means of directions under Article 4 of
the Town and Country Planning (General Permitted Development) Order 1995 (see Policy GP6).
### Policy B9  Demolition within conservation areas

The demolition or substantial destruction of any building that makes a positive contribution to the character and appearance of a conservation area will not be permitted unless a very strong case can be made that it cannot be retained.

Where demolition is to be followed by redevelopment, consent may be subject to a condition to provide that demolition will not take place until a contract for the carrying out of works of redevelopment has been made and planning permission has been granted.

Opportunity must be given for the recording of any building or structure to be demolished.

#### Justification

10.47 The aim of this policy is to prevent the avoidable loss of buildings in conservation areas that contribute to their amenity. It also provides a procedure to ensure that permissible demolition will be followed up immediately by redevelopment to avoid blight.

10.48 There will be a general presumption in favour of retaining buildings that make a positive contribution to the character or appearance of conservation areas. Proposals involving the demolition or substantial destruction of such buildings will be considered against the criteria set out in current government guidance.

10.49 Where a building or structure is proposed to be demolished in a conservation area it will be important to ensure that redevelopment takes place as quickly as possible to avoid blight to its character. Permission for demolition will therefore be dependent on the approval of the subsequent redevelopment scheme and its completion within an agreed timescale.
Policy B10  Shop fronts

Traditional shop fronts should be retained, wherever possible.

New shop fronts, or the replacement, or alteration of existing shop fronts, will be permitted only if the design and materials are traditional and appropriate to the character of the building and its surroundings.

Internally illuminated signs, fixed projecting canopies and fascias will not be permitted.

Justification

10.50 The aim of this policy is to conserve the character of shopping streets by exercising tight control over alterations to shop fronts.

10.51 Traditional shops fronts tend to be constructed attractively in wood and stone with well proportioned glazing and contribute to the character of the high streets in Grassington, Sedbergh and Hawes. Wherever possible the Authority will encourage owners to conserve, repair and carry out maintenance rather than replace them with wholly new fronts.

10.52 Where opportunities arise to replace existing unattractive shop fronts with something better, the National Park Authority will try to ensure that the design, proportions and materials used are appropriate. In general the use of aluminium, plastic and inappropriately large areas of glazing will be resisted.

10.53 Externally illuminated signs and the addition of fixed canopies and modern fascias can also undermine the character of otherwise attractive shop fronts. These works normally require planning consent and the National Park Authority will therefore attempt to restrict incongruous adaptation if it would erode the character of shop fronts and their contribution to the quality of the National Park.
**Policy B11  Development within barns and walls conservation areas**

Development involving the total or substantial destruction of a traditional barn or a significant length of wall in a barns and walls conservation area will not be permitted if the barn and wall is:

i) sound and substantially complete and important to the landscape, or

ii) of architectural or historic interest.

Demolition of modern ancillary elements of a barn may be acceptable where this would help to secure the long-term integrity of the main structure.

In all cases, where demolition of a barn is permitted, the barn must be recorded in advance of demolition, if considered necessary by the National Park Authority.

**Justification**

10.54 The aim of this policy is to prevent the erosion of character of the barns and walls conservation areas and is complementary to Policy B8 (Conservation areas).

10.55 The National Park Authority has designated barns and walls conservation areas to help slow down the decay of the fabric of the historic agricultural landscape. The areas included cover extensive parts of Upper Swaledale, Arkengarthdale and Littondale.

10.56 It would be unrealistic, however, to try to save all of these structures. Some are in such poor condition that the expense of carrying out repairs would be difficult to justify, unless the building is of particular significance. Proposals involving the total or substantial destruction of barns in the conservation areas will, therefore, be determined by the condition of the buildings, their intrinsic architectural or historic interest and their contribution to the landscape. Where demolition is acceptable, the National Park Authority will encourage the re-usable materials to be carefully salvaged and used for repairs to other traditional buildings on the holding or within the conservation areas.

10.57 Where a demolition of a barn of architectural or historic importance is approved, the National Park Authority may require the applicant to record the details in accordance with a specification.
Policy B12  The Settle-Carlisle Railway Conservation Area

At the four stations at Garsdale, Dent, Ribblehead and Horton in Ribblesdale within the areas defined on the proposals map, development should aim to preserve or enhance the special character and appearance of the Settle-Carlisle Railway Conservation Area. In addition the following details will apply.

i) The change of use of buildings will only be permitted if the new use can be substantially confined within the building and does not harm its character.

ii) The development of land will be permitted if the design and form of new buildings reflects the ‘Midland Railway’ architecture of the line.

iii) The siting and design of new development does not prejudice the character or setting of existing buildings.

iv) Development accords with Policy TA7 (Rail facilities along the Settle-Carlisle Railway).

Justification

10.58 The aim of this policy is to safeguard and enhance the unique nature and importance of the Settle-Carlisle Railway Conservation Area and is complementary to Policy B8 (Conservation areas).

10.59 The National Park Authority considers there is a need to safeguard and enhance the historic and architectural interest of the railway. With this aim it has, in conjunction with other relevant planning authorities and with the support of English Heritage, designated the railway line between Carlisle and Hellifield, together with its associated buildings, as a conservation area. In conserving and restoring the stations and other buildings, priority should be given to upgrading the facilities to meet passenger needs and to provide for the railway’s operational requirements. Whenever possible, such uses should be reinstated in parts of the buildings used originally for these purposes. Emphasis on the conservation of structures, coupled with the improvements of facilities, should boost the attractiveness of the line both as a working railway and as a heritage feature, encouraging visitors to gain access to the National Park by rail rather than by private car.
Policy B13  Listed buildings

Development related to listed buildings or structures, including their settings, will be considered against the following criteria.

i) The demolition, or substantial destruction, of a listed building or structure will not be permitted unless a very strong case is made why the building or structure, or part thereof, cannot be retained or is not worthy of retention.

ii) External alterations, internal alterations, or extensions to a listed building or structure, or to a building attached to, or within the curtilage of a listed building or structure, will only be permitted if the development is in keeping with the character of the building, or structure and does not detract from or prejudice its special interest. Materials, components and finishes must be appropriate in all respects to the retention of the character of the building.

iii) The attachment of incongruous features will not be permitted where they would materially detract from the appearance or character of the listed building or structure.

iv) The change of use of a listed building or structure will only be permitted where it would increase the likelihood of the survival of the building and where the consequent alterations can be achieved without harm to its character or special interest.

v) Works affecting a listed building or structure must be accompanied by a detailed survey and proposal drawings of sufficient detail and accuracy as to enable an assessment of every proposed change to the structure and fittings of the building or structure to be made.

vi) Works that would result in the loss of, or would obscure, parts of a listed building or structure which contribute to its interest will be conditional upon the deposition in an approved archive of a drawn and/or photographic record of the part of the building affected.

Any development proposal that affects the setting of a listed building or structure should fully respect the architectural and historic interest of the building. Applications for such development must include full proposal details. Development which would adversely affect the setting of a listed building will not be permitted.

Justification

10.60 The aim of this policy is to ensure that those buildings which are listed by the Government as being of architectural or historic interest are protected from development that would result in a loss of their special character.

10.61 There are about 1,700 listed buildings in the National Park which are afforded protection by special legislation which supplements normal planning controls.
These buildings represent the best preserved examples of their type and they make a particularly important contribution to the overall character of the National Park.

10.62 Proposals for the demolition of listed buildings, or alterations in any manner which affect their character, require listed building consent. This applies to external and internal alterations and to demolition. It also applies to buildings and structures attached to or within the curtilage of listed buildings. Listed building consent applications will be considered against national criteria rather than Policy B13 above. Where works to a listed building also require planning permission, however, then the National Park Authority will determine those applications against Policy B13.

10.63 Generally the best way of maintaining historic buildings is to keep them in active use. For the great majority this must mean economically viable uses if they are to survive. New and continuing uses will often necessitate some degree of adaptation.

10.64 Many historic buildings have been changed and adapted over the years. In many instances, it is possible to carry out such alterations, to suit modern needs, without diminishing the special character of the building. The National Park Authority has a duty, however, to ensure that alterations and extensions to listed buildings do not destroy their essential character, or important features, and all proposals affecting such buildings need to be given very careful consideration. Modern attachments such as satellite television antennae, solar panels and meter boxes, are generally incongruous on traditional buildings and, in prominent positions, can detract significantly from their appearance or character. Change of use to residential, particularly of simple but distinctive farm buildings, is especially difficult to achieve without significantly harming their traditional character. Where necessary, the National Park Authority will support the relaxation of building regulations, highway and other standards, in order to avoid damage to the character of listed buildings.

10.65 As well as contributing to the character of the National Park, listed buildings also have considerable historic importance in providing examples of past architectural styles, and evidence of the way these have developed through time. It is, therefore, important that where changes are allowed, which would result in this evidence being lost or lost from view, it is adequately recorded by other means, and that this record is available for public study.

10.66 The special appearance and character of listed buildings is often enhanced by their visual and functional relationships with the buildings and spaces, which surround them. It is, therefore, important that special consideration is given to proposals for development, which would change these relationships.

10.67 The National Park contains many historic road bridges, some 63 of which are currently listed as being of special architectural or historic interest, designed to carry much smaller vehicles and lower volumes of traffic than those which now use them. Many are now showing signs of structural deterioration, much of which can be attributed to the increased numbers and weight of goods vehicles using...
the road network. These bridges make an important contribution to the architectural heritage of the area and the National Park Authority sees their conservation as part of its statutory duty. Therefore, it will seek to ensure that works to all traditional bridges employ appropriate natural materials and where the need for work to listed bridges and others of more local interest is unavoidable, that it does not significantly affect either their interest or their appearance. It is accepted that it is important to keep most road bridges in a sound condition, as they are vital to the economic vitality of the area.

10.68 A proposal related to a listed building that is likely to accommodate a protected species will be considered against Policy NE 7.

**Development requiring listed building consent**

*If an owner wishes to demolish a listed building, or to alter or extend it in a way that affects its character as a building of special architectural or historic interest, they must apply for 'listed building consent'. Even relatively minor works, such as painting, may affect the character of a listed building. Listed building consent will be in addition to any planning permission which may be needed although applications for both are usually considered together. It should also be noted that certain of the developments relating to dwellinghouses permitted by the Town and Country Planning General Development Order do not apply to listed buildings.*

*It is a criminal offence to demolish, alter or extend a listed building without consent, and the penalties for this can be heavy.*

*Buildings are listed in their entirety: there is no such thing as just a listed façade or interior. Some parts of a listed building (interior as well as exterior), however, may be more important than others, and this could be significant in the determination of applications for listed building consent for partial demolition or alteration.*

*In addition, any object or structure fixed to a listed building is treated as part of the building. Also any object or structure included within the curtilage of the building, which, although not fixed to the building, forms part of the land, and has done so since before 1 July 1948 is included in the listing.*
Policy B14  Extensions and alterations to buildings

Development involving the extension or alteration of a building that is not listed will be permitted if the proposal accords with Policy B7 (Building design) and GP2 (General design policy) and would not:

i) be seen in public views to dominate the existing building in terms of shape, height, materials or fenestration.

ii) result in any unacceptable loss of amenity for occupiers of neighbouring properties.

iii) result in a loss of curtilage, including parking provision, leaving insufficient space to meet the needs of the property as altered or extended.

The extension should respect the architectural integrity of the existing building and its setting in terms of design and use of materials.

Justification

10.69 The aim of this policy is to protect the contribution to the overall character of the National Park made by the cumulative appearance of the many ‘ordinary’ buildings which are not specifically protected by being listed.

10.70 The National Park is rich in buildings that are not listed but have a vernacular architecture and construction that is fundamental to the character and interest of settlements and the landscape. There are many changes and additions that owners can make without needing to obtain planning permission. Where the National Park Authority is able to exercise control, however, it will endeavour to ensure that the important contribution made by these buildings is not diminished.

10.71 Piecemeal alterations to traditional buildings very often bring about gradual decline in their appearance and in the integrity of any groups of buildings of which they are a part. One of the most common agents of change is replacement windows and doors, encouraged by active marketing and a wide choice of ‘off-the-peg’ products. Unfortunately replacement units can be of inappropriate design or poor copies of the originals. Increasingly they are constructed of unsympathetic modern materials. When installed in traditional settings they usually erode architectural and historic interest and dilute the built heritage of the area. The same is true of conservatories. Many of the standard products now available are derived loosely from traditional designs but may lack all-important detailing and may be wholly inappropriate for the style and period of house to which it is proposed to be attached.

10.72 The enjoyment of neighbouring properties by their occupiers can be unreasonably affected by unsympathetic building extensions that reduce levels of privacy and light or create an overbearing presence close to the property boundary. It is, therefore, important that this consideration is taken into account in determining the overall acceptability of alterations.
10.73 A proposal involving the extension or alteration of a building that is likely to accommodate a protected species will be considered against Policy NE7 (Protection of species).

10.74 There is a danger in the National Park that where new housing development is restricted, pressure will be created to intensify the use of existing dwellings. Such intensification becomes unacceptable when it results in a transformation of the character of the building, or the reduction of amenity space around it, to the degree that it adversely affects the way in which the property functions. Intensification and extensions to housing which amount to the creation of additional dwellings will be considered against criteria set out in the housing policies.
Policy B15 Conversion of traditional buildings

The conversion of buildings of traditional design and materials in accordance with other land use policies in the Local Plan will only be permitted where:

i) the building is large enough to accommodate the uses proposed without the need for alterations to the roof line or significant extension.

ii) the building is capable of conversion to the proposed use without such change to its external appearance as to detract significantly from its contribution to the character of the area.

iii) the building is capable of conversion without the need for substantial rebuilding and the external walls are structurally sound. The National Park Authority reserves the right to require a full structural survey where the condition of the building is in doubt or dispute.

iv) the proposal includes the retention of all existing external features which contribute significantly to the building’s character including any surviving original openings or roofing materials.

v) the original roofing material is absent, or in need of replacement, the building is roofed with a material and in a manner consistent with its age and location.

vi) the proposal does not detract from the vernacular architecture of the building, nor adversely affect the contribution of its character to the local scene through the insertion, attachment, or erection of additional openings, accoutrements, or buildings which are other than essential to the proposed use. Planning permission granted for conversion of traditional buildings will be conditional upon the withdrawal of permitted development rights relating to such ancillary development.

vii) the proposal does not result in any unacceptable loss of amenity for occupiers of neighbouring properties.

Where conversion of a traditional building is likely to result in the loss or obscurity of historical evidence important to an understanding of the development or the vernacular architectural traditions of the area, the developer will be required to provide an appropriate level of recording of the building in advance of works commencing, or during the period of development.

Justification

10.75 The aim of this policy is to ensure that changes in the use of traditional buildings are achieved with as little impact upon the character and appearance of the building and its setting as possible, and to preclude changes which can not be achieved without unreasonable harm to these qualities. It is also concerned with
ensuring that conversions are limited to those buildings which make a positive contribution to the character of the area in their existing condition.

10.76 The conversion of traditional buildings can be beneficial in terms of avoiding the loss of interesting but redundant buildings, perpetuating the building patterns and roofscapes of settlements without introducing modern buildings, and assisting the local economy. Some conversion schemes, especially for residential accommodation, however, cannot be achieved without significant change to the building’s external appearance and may be refused for this reason.

10.77 Non-listed traditional buildings often contain features which are of architectural or historic interest. It is important that where changes are allowed, which would result in these being lost or lost to view, the existing features are adequately recorded. This may be through the submission of drawings or photographs of other parts of the building considered to be of special interest, as specified by the National Park Authority.

10.78 As a general indication conversions will be considered to constitute rebuilding where more than 25% of the existing external walls need to be dismantled.
Policy  
B16  Re-occupation of former houses

The re-occupation of former houses outside settlements will be permitted provided that:

i) the building is listed or it can be demonstrated that it is otherwise of such architectural or historic interest that its restoration in the landscape is justified.

ii) the re-occupation can take place without the need for substantial rebuilding in that external walls of the buildings are structurally sound. The National Park Authority reserves the right to require a full structural survey where the condition of the building is in doubt or dispute.

iii) the re-occupation of the building does not give rise to the requirement for an additional curtilage which would adversely affect the character of the building or its setting.

Justification

10.79 The aim of this policy is to conserve listed buildings and other buildings of significant architectural merit or local historic interest. In this case the mechanism to achieve that is to permit conversion of some former houses in the countryside to residential use. The conversion should be achieved without detrimental impacts on the building or surrounding landscapes in accordance with Policy B15.

10.80 The National Park contains a number of isolated, former houses, the residential use of which has either been abandoned or changed, most commonly to a low-key agricultural function. It should be sufficient to meet the objectives of the policy to demonstrate that the building has been used as a former house for a significant period of its existence. Some of these buildings are listed and as most receive minimal or no maintenance they represent a particular category of buildings at risk. Other former houses that are not listed may nevertheless be of local historic interest or architectural merit. The reintroduction of residential use would bring them back into economic use and repair.

10.81 Re-occupation of some isolated former houses in the quieter and more exposed areas of the National Park may however introduce development and activity at odds with tranquillity or other special qualities. This would outweigh the conservation gain to the building itself and would be a reason for refusing consent.

10.82 Many former houses have relatively limited curtilages. Extensions to curtilage may adversely affect the setting of such buildings, or the character of the area, and will be subject to control where necessary.
**Policy B17  Changing land to domestic use**

<table>
<thead>
<tr>
<th>Development involving the change of use of land to form domestic gardens and amenity space will only be permitted if it can be achieved without adverse effect on the special qualities of the area.</th>
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<tbody>
<tr>
<td>Where permission is granted it will be conditional upon the withdrawal of permitted development rights in respect of ancillary development within the curtilages of dwelling houses, and to the erection of means of enclosure compatible with the character of the area.</td>
</tr>
</tbody>
</table>

**Justification**

10.83 The aim of this policy is to ensure that the predominantly rural character of the National Park is retained without encroachment by domestic development, particularly around the edges of settlements and building groups.

10.84 The usually well-defined boundaries between dwellings and surrounding agricultural land can be lost through the creation of new gardens and garden extensions into surrounding farmland. This change can result in a cluttered appearance, but even where the use of the garden is limited to planting, the change in land management through the withdrawal of farm animals can result in significant changes in appearance, to the overall detriment of landscape character.

10.85 In some cases a change of use can be accommodated without harm to the landscape provided the garden is used unobtrusively. In such cases, normal permitted development rights allowing ancillary domestic development within the curtilages of dwelling houses can be withdrawn. In others the acceptability of the changed use may rely on the erection of walls or hedges which, if of the same type as others in the vicinity, can have the effect of binding the new garden to the settlement and reducing the extent to which it could be seen as an incongruous projection.

10.86 Where agricultural land has been changed to form a domestic garden or amenity space without prior planning permission, the National Park Authority may invite the owner to enter into a planning agreement to remove permitted development rights as an alternative to pursuing enforcement action.
THIS POLICY HAS BEEN SAVED

Policy B18  Signs and advertisements

Fascia and hanging advertisement signs will only be permitted if both the following criteria are met.

i) They are designed to be sympathetic in appearance to traditional signs and use simple lettering and colours appropriate to the character of the area.

ii) They are not unduly large or out of proportion to the building on which they are to be displayed, and not so positioned on the building as to detract from its appearance or from its contribution to the landscape.

Internally illuminated signs or fixed projecting canopies will not be permitted.

Justification

10.87 The aim of this policy is to ensure signs and advertisements do not disfigure buildings and their settings.

10.88 There is a need to protect the appearance of the National Park from an unnecessary proliferation and clutter of signage. Advertisement signs by their very nature need to be noticeable and can, therefore, have a marked effect on the appearance of buildings and the character of villages. Signs that are in principle acceptable should be designed to be compatible both with the building to which they are attached and with the local scene. In considering individual signing proposals the National Park Authority will have regard to the existing level of signage in the locality. This is because the cumulative effect may be visually disruptive.

10.89 Internally illuminated signs and fixed projecting canopies are features that are not typical of the National Park and are considered to be out of character. Extending canopies and externally illuminated signs, which are reasonably necessary for their purpose, are more likely to fit harmoniously into the character of the National Park.
Advance signs and advertisements beyond the premises to which they relate will only be permitted if all the following criteria are met.

i) There would be no material harm to the landscape.

ii) There is no prejudice to road safety.

iii) It would be impractical for the facility being advertised to be included on a composite sign for other facilities in the immediate area, whether or not such a sign is currently in existence.

Justification

10.09 The aim of this policy is to protect the landscape of the National Park from advertising and signage clutter, and to protect the safety of road users.

10.91 Signs sited off the highway are regarded as advertisements under planning legislation and require permission. The National Park Authority seeks to limit the number of signs and advertisements in the countryside that relate to individual establishments and attractions, to those that are necessary for the reasonable operation of their businesses. Composite signs for groups of facilities within villages and other locations some distance from main visitor routes may, however, be acceptable. These may, in appropriate circumstances, be incorporated by ‘white on brown’ tourist signs or by signs specially designed for a particular location.

10.92 ‘White on brown’ signs for tourist attractions are agreed by the Regional Tourist Board and will be recommended to the Highways Authority for approval and erection, at the operators’ expense. The National Park Authority will seek consultation with the Highways Authority under the terms of this policy.
11. ENVIRONMENTAL PROTECTION

Introduction

11.1 This chapter deals with a range of issues related to the protection of generic resources such as air, water and land. It also deals with light and noise pollution, unstable and contaminated land and flooding. The planning system has a responsibility not only to protect national parks from development that would have a detrimental affect on the environment but must also consider the impact of development on the health and safety of the public.

11.2 The Yorkshire Dales National Park is enjoyed by many people for its special qualities of tranquillity, cleanliness and relative wildness (Appendix 1). These are some of the special and, increasingly rare qualities, of the English countryside that must be preserved for today’s population and for future generations to enjoy. Proposals for incompatible activities in the National Park threaten these special qualities and the National Park Authority will resist such development through the planning system.

11.3 Other issues relate more specifically to the health and safety of the public, including land at risk of flooding, unstable land and contaminated land. Areas subject to flooding can seriously harm properties, businesses and threaten human life. The National Park Authority will seek to steer new development away from areas of risk.

Objectives

11.4 The environmental protection objectives for the Local Plan are:

- to conserve the natural resources of the National Park including water, land and air quality;
- to protect the special qualities of the National Park from damaging effects of all types of pollution, including those caused by noise and light; and
- to minimise the effect of pollution on the amenities and the health and safety of residents and visitors to the National Park.
Development will not be permitted where it would result in an unacceptable impact on either:

i) the quality or quantity, or flow of surface or ground water; or

ii) the quality of the air, land or soil; or

iii) the level of noise, dust, vibration or light; or

iv) the health and safety of the public.

**Justification**

11.5 The aim of this policy is to protect the sensitive environment of the National Park and the health, safety and amenity of the public against development that would create an unacceptable level of pollution.

11.6 There are a number of important watercourses within the National Park and the majority of the area is underlain by the Millstone Grit and Carboniferous Limestone aquifers which are of importance for both local water supplies and in supplying base flow to rivers. In some areas these aquifers are of great importance in providing a supply of water where no mains water alternative is available. Therefore, the quality of surface and ground water is vitally important to a wide range of uses and users within the National Park including domestic, agricultural and industrial. 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 distributed and diffused sources of pollution that can accumulate over many years.

11.7 The special qualities of the National Park are based on the open spaces, sense of remoteness and tranquillity that are valued by local communities and visitors (Appendix 1). The impacts of noise, air or light can significantly affect these qualities if not carefully controlled. Although not all potentially polluting activities require planning permission, the National Park Authority can ensure that the type and scale of new development will be acceptable to its location. 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.
THIS POLICY HAS NOT BEEN SAVED

Policy EP2 Flood risk

Within areas of high flood risk, as shown on the flood zone maps prepared by the Environment Agency, development will not be permitted unless:

i) the land has been previously developed or

ii) the location is essential and an alternative lower risk location is not available and

iii) the appropriate minimum standard of flood defence can be maintained for the lifetime of the development.

In other areas of flood risk permission will only be granted where:

i) adequate flood precautions are taken, and/or surface water storage features are incorporated to protect against flooding; and

ii) there will be no adverse effect upon the flood storage capacity of the flood plain; and

iii) there will be no significant risk of flooding elsewhere; and

iv) all necessary flood defence and surface drainage works are secured in phase with the development.

Where flood prevention measures are required an agreement under Section 106 may be sought to ensure that the developer carries out the necessary works and that future maintenance commitments are met.

Where sites are suspected of being at risk from flooding and flood risk information is not available applicants will be required to carry out a detailed technical investigation to evaluate the risk of flooding.

The National Park Authority will encourage the use of sustainable urban drainage systems in all developments affecting river catchment areas.

Justification

11.8 The aim of this policy is to reduce the risk of flooding, both at the site of development and elsewhere as a consequence of it.

11.9 Flooding from rivers is a natural process that plays an important role in shaping the natural environment. The damage that results to property (and sometimes human life) is a consequence of previous human decisions about the location and nature of settlements and land use. Such change cannot be prevented entirely, although its effects can be reduced.
11.10 Government advice contained within Planning Policy Guidance Note No. 25 (Development and Flood Risk) aims to strengthen the coordination between land use planning and the operational delivery of flood defence strategy. It is based on the precautionary principle, which acknowledges the uncertainty inherent in flood estimation, and on the Government's strategy for sustainable development, which makes it necessary to consider the forms of development which would be inappropriate in areas of flood risk. It identifies the primary responsibility for safeguarding land and other property against natural hazards such as flooding with the owner, and provides guidance relating to the preparation of flood risk assessments. It also outlines responsibilities for the Environment Agency and local authorities for implementing the Government's flood protection policies.

11.11 Flooding is an important land use consideration within the National Park. There are a number of watercourses that experience flooding problems. Unless carefully sited and designed new development or redevelopment adjacent to rivers can be at risk from flooding and can exacerbate the risk of flooding elsewhere by reducing flood storage capacity. Land raising in such areas can also reduce flood storage capacity and increase the risk of flooding elsewhere.

11.12 The areas thought to be at risk from flooding are identified on flood zone maps prepared by the Environment Agency in accordance with the requirements of PPG25. These are only indicative, however, and where land is at risk of flooding, developers should consult with the Environment Agency to receive the most up to date flood information available and seek advice at the earliest opportunity.

11.13 The assessment of development proposals in areas at risk of flooding will be undertaken against the sequential test set out in PPG25. The objective will be to steer new development into Flood Zone 1 (low probability of flooding).

11.14 New development can also increase the risks of flooding by accelerating surface water run-off. In such cases hydrological/hydraulic surveys may be necessary and works may be required to control/attenuate surface water run-off, such as on-site storage. The use of sustainable drainage techniques as described in para 8.8, will be encouraged.

11.15 In exceptional cases where development is permitted in areas prone to flooding, developers will be expected to include appropriate flood protection and mitigation measures. These will be identified in consultation with the Environment Agency and provided and maintained for a period of 30 years at the developer's expense.
Policy EP3  Contaminated and unstable land

| Development on or near to land known or suspected of being contaminated or unstable will only be permitted where the site has been fully assessed and it has been demonstrated that development of the site will not result in an unacceptable risk to human health or the environment (air, land and/or controlled waters). |

| Where appropriate the National Park Authority will require suitable remedial works to be carried out prior to the development of the site to address actual or potential risks to public safety and the environment. |

**Justification**

11.16 The aim of this policy is to ensure new development on or near unstable or contaminated land has been fully assessed against risks to public safety and the environment.

11.17 There are two sorts of unstable land in the National Park. Slope instability problems (landslips) and voids in the ground, (limestone cavities and mine workings).

11.18 The District Councils have prepared contaminated land strategies. The strategies provide information on how the Councils prioritise contaminated land sites for inspection and the action required to deal with the risks identified. The National Park Authority will take this information into account when assessing development proposals on or near contaminated land.

11.19 The National Park Authority will require the developer to carry out suitable investigations to assess the extent and nature of the risks. Based on the outcomes of the assessment, the National Park Authority will expect the developers to carry out appropriate works, taking in account the actual and intended use of the site, before the start of any development.

11.20 Development may not be acceptable on sites which are known, or suspected to be contaminated, particularly where watercourses are vulnerable to the release of contamination, unless the applicants have provided information to demonstrate that they have investigated the risks and proposed adequate mitigation. This approach is supported by planning Policy Guidance Note No. 23 (Planning and Pollution Control).
12. SPORT AND RECREATION

Introduction

12.1 There is a growing awareness of the importance of sport and recreation to health and well-being and the benefits that participation can bring. Increasing disposable income coupled with more leisure time and greater usage of private vehicles, has exposed the Yorkshire Dales National Park to greater recreational activity.

12.2 Recreational uses vary from formal, organised sport through to the informal enjoyment of open spaces and the countryside. The Government is committed to creating and maintaining networks of recreational facilities and open spaces that are accessible to all.

12.3 The rural nature of the National Park leads to a widely dispersed population. As a result access to formal facilities is difficult for many residents. Journeys of up to fifty miles to a swimming pool are not uncommon. Proposals to meet identified shortfalls in sports facilities more successfully are important to the quality of life, health and well-being of residents. Local strategies provide an important framework for the development of community sport and recreational facilities. For example, Richmondshire District Council’s Sport and Recreation Strategy has been prepared to guide the development of sport and recreation facilities in Richmondshire over a five year period. The National Park Authority supports the general need to improve community facilities and will assess proposals against the policies in this chapter.

12.4 Visitors are attracted to the National Park to partake in informal recreation and to enjoy the unspoilt landscape and its tranquillity. Many recreational activities are compatible with National Park purposes and provide opportunities for visitors to understand and enjoy its special qualities.

12.5 In all cases, the recreational needs of both visitors and local communities will be assessed against the protection of the special qualities of the National Park.

Objectives

12.6 The sport and recreation objectives for the Local Plan are:

- to protect existing sport, recreation and open spaces where their loss would reduce the quality, quantity and accessibility of recreational opportunities for local people;
- to support the provision of new or improved community recreational facilities and open spaces where they meet an identified need and do not conflict with National Park purposes; and
- to encourage sustainable sport and recreation developments for visitors that respect and are compatible with the special qualities of the National Park.
**THIS POLICY HAS BEEN SAVED**

**Policy SR1  Provision of community sport and recreation facilities**

New, or improvements to existing community sport and recreation facilities will be permitted if all the following criteria are met.

i) There is a proven local community need for the facility.

ii) It is appropriately located within or adjacent to settlements to serve the needs of the local community.

iii) It will not adversely affect the character of the surrounding area or residential amenity.

Development of facilities ancillary to the sport and recreation site must remain subservient to its existing function.

Land is allocated for sport and recreation purposes on the inset map for Hawes.

**Justification**

12.7 The aim of this policy is to ensure that all new or improved formal sport and recreation facilities are designed primarily to meet the needs of local communities rather than visitors.

12.8 The rural character of the National Park means that there is an abundance of open space and this is mainly enjoyed through informal recreational pursuits such as walking, cycling, and riding. Whilst formal recreational facilities are available in the larger towns outside of the National Park, facilities inside the National Park are often inadequate.

12.9 It is therefore important to provide new facilities. There are still some villages that lack certain facilities and the National Park Authority will provide planning support to improve provision of community facilities. The Yorkshire Rural Community Council, district councils, Sport England and the Yorkshire Dales Millennium Trust can assist with funding.

12.10 The Wensleydale Sports Facilities Strategy, prepared by Richmondshire District Council, assesses the present levels of community access to sports facilities within Wensleydale and recommends how sport can be improved and developed. In support of these recommendations, the National Park Authority has granted permission for a new swimming pool and associated facilities at Hawes. Land for this use is allocated on the inset map.

12.11 In the more remote areas of the National Park, the dual use of school and community facilities to provide access to sports facilities for the local community will be encouraged and proposals will be considered under Policy C5.

12.12 The National Park Authority will seek disabled access as part of such projects (Policy GP3).
12.13 Proposals for golf course developments are referred to separately in Policy SR5.
Policy SR2  Protection of existing community sport and recreation facilities

Development that would result in the loss of, or will unacceptably affect the use of, existing community sport and recreation facilities, or recreational open spaces, will only be permitted if either:

i) an up-to-date recreational needs assessment clearly shows the site being surplus to requirements; or

ii) an alternative facility has been secured within or adjacent to the settlement and is of at least equivalent size, quality, accessibility, usefulness and attractiveness, to serve the needs of the local community.

Justification

12.14 The aim of this policy is to prevent the loss of existing sport and recreation facilities.

12.15 It is important to residents that the existing (formal and informal) open spaces for sport and recreation are protected from development pressures. They are important community resources used by local sports and youth clubs for formal and informal sporting activity. Some are also used for regular community events such as village shows or fêtes that are an essential part of community life.

12.16 Planning Policy Guidance Note No. 17 (Planning for Open Space, Sport and Recreation) requires local planning authorities to adopt policies for the protection of existing facilities based on a robust assessment of need which should be used to set recreational standards for their areas. These are to be prepared by district councils rather than the National Park Authority, as it is the district councils who provide the leisure services within the National Park. Recreational need assessments should not only consider formal facilities but also informal ones such as play areas, parks and allotments. The assessments will assist the National Park Authority in its consideration of applications that would cause the loss of such facilities.

12.17 Assessments are required in advance of any planning application. A developer must be able to demonstrate that the community sport and recreation facility is surplus to requirements.

12.18 In some circumstances, it may be appropriate to seek the relocation of a facility. If this is appropriate, then it is reasonable to expect that its replacement is of at least equal value and matches the original in all aspects, or better still provides an improved facility to the original. Any such alternative facility must be secured through an approved planning application.
Development relating to recreational activities to be used primarily by visitors to the National Park will only be permitted where it meets the requirements of Policy VF1 (Visitor facilities).

Justification

12.19 The aim of this policy is to support and encourage the development of recreational activities that support informal recreation.

12.20 Informal recreation can be taken to be any leisure activity which takes place within the National Park, taking advantage of the landscape and special qualities and without causing detriment to the landscape or nature conservation interests of the area. Such activities include walking, riding, or cycling using the network of footpaths, bridleways and roads. These are all activities, which are available to all and need little or no organising, are free of charge and require no purpose-built infrastructure or accommodation to support them. Informal recreation is generally compatible with the purposes of the National Park. Indeed recreational activities such as these can provide excellent opportunities for the understanding and enjoyment of the area’s special qualities.

12.21 Planning Guidance Note No. 17 (Planning for Open Space, Sport and Recreation) identifies formal recreation facilities as tennis courts, sports halls, shared sport and community halls, golf courses or water parks. The National Park Authority will resist recreational proposals that create formal facilities primarily catering for the needs of visitors. Whilst the activity itself may be unobtrusive, the facilities needed to support it, such as car parks, toilet blocks, picnic sites etc will need to be considered carefully.

12.22 All proposals must also comply with the policies relating to the design and siting of new development (Policies GP2 and B7). Golf courses (Policy SR5) and equestrian centres (Policy SR6) are dealt with separately.
Noisy sports and recreational activities will only be permitted if all the following criteria are met.

i) There would be no adverse effect upon the peace and quiet of remote or tranquil areas.

ii) No significant harm would be caused to the amenity of residents and visitors to the National Park.

iii) The special qualities of the National Park, including nature conservation and archaeology, would not be adversely affected.

iv) The site is capable of sustaining the proposed level of use.

Justification

12.23 The aim of this policy is to ensure that where the National Park Authority has control, the impact of noisy sports and recreational development on the public’s enjoyment of the areas special qualities and on residential amenity, will be minimised.

12.24 Activities such as motor rallies, trials riding and clay pigeon shooting can impact greatly on the tranquillity of remote areas. The Government does not advocate blanket bans on noisy sports, and indeed some are allowed under permitted development rights. The creation of unacceptable noise levels or more general disturbance, however, often spoils the opportunities for the wider public to enjoy the special qualities of the National Park, such as its solitude and tranquillity (Appendix 1).

12.25 The National Park does not suffer from many forms of noisy activity. Some forms of motor sport which occasionally take place, however, can impact adversely on other quieter forms of recreation. They can also lead to the disturbance of wildlife and damage to areas of nature conservation or archaeological interest. Where possible, the National Park Authority will work with the organisers of such events and activities to attempt to address the management conflicts arising from these activities and will seek the cooperation of other agencies in the management of their affects.
THIS POLICY HAS BEEN SAVED

Policy SR5  Golf courses

Proposals for new golf courses or the extension or improvement of existing facilities will not be permitted unless,

i)  It can be demonstrated that the development is justified by local need and is not intended as a visitor facility and

ii)  It can be demonstrated that the development would positively contribute to and enhance the special character of the area.

Justification

12.26 The aim of this policy is to prevent the development of new golf courses and associated development in the National Park. Development associated with existing golf courses may be considered acceptable where there is minimal impact on the landscape and environment, and where there is a need for the development.

12.27 Although golf is a popular recreational pursuit in rural areas, the impact of building new golf courses and their ancillary development can have a significant impact on the character of the countryside. The laying out of courses, and subsequent intensive management inevitably involves a significant change in landscape character. It results in the formalisation of extensive tracts of unspoilt countryside to provide manicured fairways, tees and greens and the loss of traditional landscape features such as hedgerows and boundary walls. This can also lead to the loss of or damage to wildlife habitats, natural features and the diversion of public rights of way. A facility attracting users from outside the area is incompatible with the basic concept that national parks should accommodate only those recreational needs that are based on their inherent qualities.

12.28 The tendency for large-scale ancillary commercial developments, such as restaurants, hotels and conference centres, to be proposed in conjunction with golf courses, perhaps on the basis of securing the economic viability of the course itself, causes further concern in a national park context. In addition the extra traffic generated by the development of a new course may give rise to congestion on the local road network.

12.29 The National Park Authority therefore resists the development of new golf courses and driving ranges, or the development of existing ones, unless justified by local need alone. New courses and improvements to existing ones must be able to demonstrate positive enhancement of special qualities.
This Policy has been Saved

Policy SR6  Equestrian centres

The development of a new equestrian centre, or the extension of existing establishments, will be permitted if all the following criteria are met.

i) It conforms to Policy VF1 (Visitor facilities).

ii) It makes use of existing buildings and does not give rise to a demand for significant new buildings or for new residential accommodation.

iii) It is well related to an adequate and readily accessible network of safe and otherwise suitable riding routes that are capable of sustaining an expected level of use.

iv) It makes adequate provision on the site for training and exercise areas that are acceptable in terms of their impact on the landscape.

Justification

12.30 The aim of this policy is to provide guidance for the development of new, or the extension of existing, equestrian centres, including pony trekking centres and livery stables.

12.31 Horse riding is a popular recreational activity and one that is generally appropriate within the National Park. The establishment of new, or extension of existing, pony trekking or equestrian centres creates a potential demand for new buildings in the countryside and associated structures such as jumps, fencing and all-weather exercise areas. The National Park Authority will encourage the re-use of existing agricultural buildings to provide facilities for horse riding in preference to new buildings, as this is an obvious way to reduce visual impact. The development of land for associated uses will be closely monitored and any new development will be subject to landscaping conditions.

12.32 If not carefully managed, the use of riding routes by pony trekking or equestrian centres could cause erosion and conflict with other users. The National Park Authority must be satisfied that the riding routes are accessible and adequate for the type of use proposed and would be capable of sustaining the expected level of use. Issues relating to the management and maintenance of existing bridleways will also be a consideration in the assessment of proposals for new or expanded centres.

12.33 Proposals related to the horse racing industry will also be considered against the employment policies (Policy E2 to E5). Private equestrian developments will be considered against Policy SR7.
Policy SR7  Private equestrian developments

The erection of a stable or loosebox, or other associated development for horses kept for private recreational use, will only be permitted if it is located within or adjacent to an established settlement or a residential curtilage and where it can be demonstrated that the conversion or re-use of an existing building cannot accommodate the need.

In all cases, a proposal will only be permitted if all the following criteria are met.

i) Its scale, character and location would not adversely affect the special qualities of the surrounding area.

ii) It will not adversely affect residential amenity.

iii) It accords with Policy B7 (Building design).

Justification

12.34 The aim of this policy is to ensure that private equestrian development is located close to existing development and not in isolated locations, which could lead to the degradation of the landscape and pressures for further development.

12.35 Applications for the development of one-off stables and loose boxes are quite common, as horse riding on a small private scale is a popular form of recreation in the countryside. The National Park Authority will support proposals for well designed and located buildings for horses kept for private use.

12.36 Buildings must be sited within or on the edge of existing settlements or residential curtilages. They should be constructed in a manner which is acceptable in relation to the siting and design of new buildings. Where necessary, a condition requiring the inclusion of a landscape enhancement scheme (Policy GP4) will be included on the grant of permission.
13. VISITOR FACILITIES

Introduction

13.1 7.73 million day visits were estimated to have been spent in the Yorkshire Dales National Park and its gateway towns during 2003. A further 1.39 million visitors were estimated to have stayed overnight. The tourist industry has become a major part of the local economy and is estimated to be responsible for a total of 2,500 jobs in the National Park generating an income of £89 million. The continued demand for visitor-related development helps to support local jobs in a wide range of interdependent activities, including accommodation, catering, transport, visitor attractions and information.

13.2 Government Planning Policy Guidance Note No. 21 (Tourism) seeks to find a balance between conserving the environment of the National Park and ensuring opportunities exist to allow appropriate visitor development to take place. The National Park Authority receives planning applications for a wide variety of developments that seek to provide services and facilities for visitors. The Local Plan provides a framework for considering applications that balance the needs and demands of visitors and the local economy with conservation of the special qualities (Appendix 1) of the National Park.

13.3 The National Park has long been a popular area for holidays and outdoor recreation. More recently it has attracted increasing numbers of day visitors. The provision of accommodation and other commercial services and facilities to serve the needs of visitors has grown to become a major sector of the local economy, providing employment and income. Although the National Park Authority has a responsibility to conserve and enhance the special environment of the National Park, it also recognises the importance of sustaining the local tourist industry. New visitor development should therefore encourage activities that are compatible with the special qualities of the National Park.

13.4 To supplement the control of visitor developments through the implementation of policies in the Local Plan, the National Park Authority produced a Traffic and Visitor Management Strategy. This strategy considers how people come to the National Park and how they move around once they have arrived. It was concerned with where visitors go and what activities they participate in. In January 2005 it was replaced by an Integrated Access Strategy.

Objectives

13.5 The visitor facilities objectives for the Local Plan are:

- to support and encourage the development of facilities, including accommodation that are compatible with National Park purposes;
- to support sustainable levels of visitor movement within the National Park in line with the objectives of the Traffic and Visitor Management Strategy; and
• to recognise ‘honeypot’ areas within the National Park where the cumulative effect of development needs special consideration, and also those quieter areas which need to be safeguarded.
**VISITOR FACILITIES**

**THIS POLICY HAS BEEN SAVED**

**Policy VF1  Assessment of visitor facilities**

<table>
<thead>
<tr>
<th>Development that provides facilities or services that support appropriate informal recreation will be permitted provided that:</th>
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<tr>
<td>i) it provides a material conservation gain.</td>
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<tr>
<td>ii) it is in scale and character with the surrounding landscape and built environment.</td>
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<tr>
<td>iii) it does not generate unacceptable levels of traffic to the detriment of the road network in general or create unacceptable demand for car parking.</td>
</tr>
<tr>
<td>iv) it is located, when appropriate and possible, where it is accessible to public transport and rights of way.</td>
</tr>
<tr>
<td>v) it does not, in itself, or cumulatively cause unacceptable harm to the special qualities of the National Park or residential amenity.</td>
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<td>vi) it does not provide for peak demand.</td>
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New buildings will only be permitted where it can be demonstrated that the conversion or re-use of an existing building cannot accommodate the facility.

Any proposals for large-scale development will also be considered under Policy GP5 and those that generate journeys under TA5.

**Justification**

13.6 The aim of this policy is to support proposals for visitor facilities whilst avoiding development that is in conflict with national park purposes.

13.7 The Government’s view, stated in Planning Policy Guidance Note No. 21 (Tourism), is that there should be no objection to tourism developments that are not in conflict with the purposes of National Parks provided that their number, location and extent are strictly controlled.

13.8 The National Park Authority will support proposals that it considers would bring a positive conservation gain or provide services and facilities that support the quiet, informal recreational environment of the National Park.

13.9 To be considered appropriate, development proposals must fully respect all aspects of the National Park’s distinctive landscape character, natural beauty, wildlife and cultural heritage. They should be well designed and in keeping with the building traditions of the locality and should be in scale with their surroundings without detracting from the amenity of local residents. When assessing proposals for visitor facilities the Authority will need to consider whether the capacity of the
roads serving the development are adequate for the amount of traffic likely to be generated.

13.10 Self-catering accommodation is classed as provision of a dwelling and is therefore covered by the housing policies or by Policy F3 where it is proposed as a farm diversification scheme. The development of communal hostel facilities which may contain an element of self-catering will however be treated separately from this definition and may therefore be permissible under this policy.

13.11 The National Park Authority will need to consider not only the nature of the proposal but also whether, when aggregated with existing facilities, the cumulative impact would be detrimental. This is relevant because experience has shown that many of the current problems faced in the so-called ‘honeypot’ areas, stem in part from the overall impact of a growing number of relatively small-scale developments that may, individually, be acceptable.

13.12 Proposals for visitor development in recognised ‘honeypot’ areas will therefore be rigorously assessed with regard to the capacity of the site and the surrounding area to accommodate visitors and activities without giving rise to physical or ecological damage; loss of rural tranquillity; erosion of the attractiveness of villages, or overstretching the physical and environmental capacity of the local road system and other public services.

13.13 During the year there are considerable fluctuations in the numbers of visitors, with pronounced peaks during school holidays and at bank holidays. At these times of peak demand, certain areas and locations are used beyond their environmental capacities and the further provision of facilities to cater for such a level of use would serve only to increase environmental damage. It makes little environmental sense to provide facilities that cater for a maximum demand that arises on only a few days or weeks in the year and are substantially under-used for the remainder. Moreover, the provision of, for example, a car park to cater for peak demand could have a damaging knock-on effect by attracting even more visitors to an area already under pressure. A better solution will normally be a visitor management scheme in a village or area, which might include provision of temporary facilities. Policy TA 13 provides further guidance on the development of public car and coach parks.

13.14 Major tourist developments such as ‘holiday villages’ will conflict with Policy GP5 (Major Development). The next scale down might include large hotel and conference centres. Although not necessarily ‘major development’ this type of large-scale visitor proposal is also likely to be of a character inappropriate to the predominantly open landscape of the National Park and the compact nature of its settlements.
The conversion to bunkhouse accommodation of traditional barns that are located within a group of buildings or beside a road will be permitted provided that the following criteria are met.

i) The building can be effectively managed and supervised.

ii) Conversion would not have a significant adverse impact on the character and appearance of the building or its setting within the landscape.

iii) Parking provision and access arrangements will not be detrimentally intrusive to the landscape.

iv) The proposal will not be detrimental to residential amenity.

The conversion of a traditional barn in an isolated position to provide camping accommodation for walkers will only be permitted where there are no material alterations to the external appearance of the barn or its setting.

Justification

13.15 The aim of this policy is to support an alternative form of visitor accommodation.

13.16 The conversion of traditional barns into bunkhouses can provide inexpensive, communal self catering accommodation which tends to support activities such as walking and cycling which are compatible with the quiet enjoyment of the National Park.

13.17 Such conversion is, however, likely to involve some alteration to the fabric of the original building, the provision of services, vehicular access and nearby parking. This type of conversion is therefore not suitable in isolated locations and should be restricted to the conversion of traditional buildings within existing building groups or in roadside locations. To prevent potential disturbance and nuisance, bunkhouse barns should be capable of effective management by operators who have ownership or control of the surrounding land and who can provide regular supervision of the site. The National Park Authority will use planning conditions to restrict the bunkhouse to holiday use only.

13.18 The re-use of remote barns with no facilities for the purpose of camping barns will be considered on their own merits.
Policy VF3  Tented camp sites

The use of land as a tented camp site will be permitted provided that:

i) the site is located so that it has a minimal impact on the landscape and is appropriately screened at the time of application.

ii) it is located close to a group of buildings with residential content.

iii) it does not require the provision of new or improved vehicular access, new buildings or overground utility services.

iv) it will not result in detrimentally intrusive parking provision.

v) it will not have a significant adverse effect on residential amenity or on the special qualities of the National Park.

Justification

13.19 The aim of this policy is to support small-scale camping sites in appropriate locations.

13.20 The role of these small sites in supplementing local incomes is recognised and camping is considered to be an appropriate form of quiet recreation within the National Park. Development needs to be carefully controlled, however, because inappropriate siting can detract from the special character of the landscape.

13.21 Access is an important consideration as most users arrive by car, often towing a trailer. Now that large, brightly-coloured frame tents are common, the distinction between the respective visual impacts of camp sites and touring caravan sites is much less pronounced. Larger scale sites will therefore be resisted unless they would be very well screened at the time of application. It is important that the size of the site is proportionate to the number of tents proposed.

13.22 Seasonal restrictions may be required where there are concerns about the environmental impact during the winter months. The quieter off-season period usually offers some respite for residents from the pressures of the main visitor season and environmental damage to vegetation and soils by walkers is exacerbated by significant off-season use. Also, natural screening of sites by trees and other vegetation is reduced during the winter months, causing them to be a more prominent feature in the landscape.
**THIS POLICY HAS BEEN SAVED**

**Policy VF4  Sites for touring caravans**

Other than certificated sites, the establishment of new sites for touring caravans will not be permitted.

The conversion of existing static caravan sites to seasonal use, either wholly or in part, by touring caravans and/or tented camping will be permitted if both the following criteria are met.

i) The site has satisfactory access.

ii) Conversion would produce a significant overall visual or environmental improvement.

**Justification**

13.23 The aim of this policy is to resist the development of touring caravan sites that are subject to planning controls.

13.24 Large-scale touring caravan sites can be difficult to assimilate satisfactorily in the open landscape. Touring caravans constructed of light coloured, reflective materials are visually disruptive. Moreover, the roads on the park are generally narrow, winding and steep, unsuitable for vehicles towing caravans. Large sites requiring planning permission are therefore considered to be incompatible with national park purposes.

13.25 Each year an annual programme of caravan rallies is discussed, often including sensitive sites and large numbers of caravans. These events, which are organised by The Caravan Club and the Camping and Caravanning Club, are exempt from planning control. The clubs are, however, required to submit their programme to the National Park Authority and to take reasonable heed of any observations that are made. Through consultation, the National Park Authority will seek to ensure that caravan rallies are sensitively managed and cause minimal harm.
THIS POLICY HAS BEEN SAVED
Policy VF5  Sites for static holiday caravans

New sites for static caravans, for multiple or single units, will not be permitted.

Temporary planning consents for individual static caravans will not be renewed.

Extensions to, or increases in the number of pitches on existing sites, will only be permitted as an exception where they form part of a comprehensive re-modelling scheme that produces significant overall visual or environmental improvements.

Development related to the site for the erection or conversion of buildings will only be permitted for uses necessary to meet environmental health requirements and regulations.

Justification

13.26 The aim of this policy is to resist the development of new sites whilst allowing for possible enhancements to be made to existing unsatisfactory sites.

13.27 Static caravan sites are considered to be an inappropriate form of visitor development in the National Park because they represent incongruous features in a predominantly open landscape or within the context of traditional villages. Invariably they have a proportionately greater impact on the landscape than more permanent buildings and yet make similar demands on services and utilities.

13.28 In some areas of the National Park there are significant numbers of single static caravans used either as holiday lets or exclusively by their owners. Most have only the benefit of temporary planning permission which is due for renewal at regular intervals. These individual caravans are often visually intrusive and, notwithstanding the recreational opportunity they afford to their occupiers, the National Park Authority considers that collectively they erode the quality and character of the landscape. Where sites and individual caravans have permanent permission, the Authority will continue to encourage owners to reduce their visual impact by painting, planting or other forms of mitigation.

13.29 Occasionally, the Authority may be presented with a proposal for an existing site that would bring about a significant positive enhancement in visual terms. Such proposals will be considered on their merits and extensions or increased number of pitches will be approved where this would result directly in a significant visual enhancement of the site. In such cases, the National Park Authority may seek a planning obligation to withdraw permitted development rights on the site.
VISITOR FACILITIES

THIS POLICY HAS BEEN SAVED
Policy VF6  Holiday chalets

New wooden chalets will only be permitted as replacements for existing established static caravan sites where they are satisfactorily screened in the landscape subject to:

i) the chalets are of an appropriate design and materials, and

ii) the chalets are used only as holiday accommodation.

Justification

13.30 The aim of this policy is to permit the replacement of caravans by wooden holiday chalets where this would provide a visual improvement to the landscape of the National Park.

13.31 The legal definition of a caravan includes structures designed for human habitation that are capable of being moved on a motor vehicle or trailer. That can include quite sizeable units and does lead to caravans being replaced by prefabricated chalets without the need for planning permission.

13.32 The problem is that chalets have a much bigger footprint than the single unit caravans they replace and will therefore tend to reduce the amount of greenspace between units, possibly increasing their impact within the landscape and reducing the overall amenity of the site for users.

13.33 A better solution which may be appropriate on some static caravan sites in the National Park, might be to permit replacement with more permanent wooden holiday lodges, constructed on-site. This would require planning permission (because they are not classified as caravans) but could be permissible if they enhanced the site and helped fit it better into the landscape. A lot, however, would depend on materials, form, density and context. A wooded site offering low density and good internal landscaping may well offer potential for enhancement in this way. An exposed, open or prominent site that is already closely occupied by static vans will have less scope for replacement by wooden holiday lodges, without complete re-modelling and significant reduction in density.

13.34 By providing this policy concession the National Park Authority may enable some site operators to enhance their sites for the benefit of the landscape and the enjoyment of the visiting public.
14. TRANSPORT AND ACCESS

Introduction

14.1 The effective movement of people in and around the Yorkshire Dales National Park is essential for both residents and visitors, particularly in terms of the social and economic well-being of the area. How the movement of people is undertaken can greatly affect the area’s special qualities and local quality of life, especially during peak visitor season. High dependency on the car continues to be a major problem, yet to be resolved.

14.2 Reducing the need to travel and encouraging alternative forms of transport (including bus and rail) will play an important role in solving the problem of vehicle congestion and dependency. Whatever the solution, it is important to provide a safe, effective and fully integrated transport system. Responsibility for roads and traffic management, however, lies with the county councils (North Yorkshire and Cumbria). Much of the work undertaken by them does not require planning permission and is not therefore within the control of the National Park Authority.

14.3 The Authority is, however, responsible for developing access opportunities and for managing the public rights of way network under delegation agreements with the county councils. The access routes are critical recreational resources for visitors and local residents, providing opportunities to enjoy the special qualities of the National Park (Appendix 1).

14.4 The emphasis of government transport policy is now to reduce the use of private cars and to encourage alternative means of travel. Meeting these objectives can be difficult in a National Park context where there is a lack of alternative transport provision. However the Local Plan can play an important role in influencing the location of new development and thereby potentially reducing the need to travel and making it easier for people to use alternative forms of transport, where it exists.

Objectives

14.5 The transport and access objectives for the Local Plan are:

- to support the development of a safe, effective and integrated transport system including bus and rail to serve the needs of local residents and visitors;
- to support road improvements that are required for road safety reasons and to address local traffic problems, subject to design that accords with the special qualities and character of the National Park;
- to support opportunities for the expansion of the pedestrian, cycle and horse network;
- to reduce the impact of traffic on the special qualities of the National Park;
- to reduce dependency on motor cars for travelling to and within the National Park.
Policy TA1 Protection of public rights of way and access opportunities

Permission will not be granted for development which would obstruct, damage or lead to an unacceptable use of a public right of way unless an agreed alternative route has been included in the planning application.

Any permission will be subject to a condition that work does not commence on the development until the alternative has been provided.

Justification

14.6 The aim of this policy is to protect public rights of way and other public access opportunities from development proposals that would reduce the integrity of the network.

14.7 The extensive network of rights of way is of major importance to the provision of access to all parts of the National Park. The National Park Authority’s policies for the provision, maintenance and management of footpaths, bridleways and other rights of way are set out in the National Park Management Plan and Integrated Access Strategy. It is important for developers to be fully aware of the existence of rights of way and to avoid new development from impinging upon access points to areas of open countryside.

14.8 Where development will affect a public right of way the applicant should be notified that a formal diversion will be necessary in order to prevent an obstruction. A diversion can be made under the Town and Country Planning Act and this is usually preferable to making one under the Highways Act. An application for diversion can, however only be made once planning permission has been granted. It is a separate procedure to the processing of the planning application.

14.9 The National Park Authority’s area rangers will be available to advise prospective developers on their possible options for diversion. This will enable the developer to take account of the re-routing in their planning application. Once a new route is agreed informally, the planning application can be submitted. Planning permission can then be used as justification for the diversion application. Once the diversion order is issued development can commence.

14.10 It is important, however, not to begin work until the diversion order has been issued otherwise the right of way may become obstructed, in which case diversion can only be pursued under the Highways Act which is likely to be much more expensive and time consuming. Occasionally where a development proposal would affect public safety along a right of way, a temporary closure order may be required for the period of engineering or building works.
THIRD POLICY HAS BEEN SAVED
Policy TA2  New or improved public rights of way and public access opportunities

New or improved public rights of way or public access opportunities will be supported by:

i) protecting existing and potential public access routes or areas from development that would inhibit their use;

ii) ensuring new development, where appropriate, is linked to the public access network; and

iii) securing, where appropriate, the extension or improvement of the public access networks including footpaths, cycle and equestrian ways and provision for people with disabilities.

Justification

14.11 The aim of this policy is to support new or improved public rights of way and other public access opportunities.

14.12 Proposed new or improved public access routes including public rights of way, will be protected from proposals that may prejudice their development in the future. Where possible the National Park Authority will support the provision of new or improved public access opportunities when considering a development proposal, especially where links can be created within the existing footpath, cycle and equestrian network.

14.13 Developers will be expected to provide access links to the public access network from new developments that are likely to generate a significant increase in activity levels. This will ensure new development is more accessible and should help to encourage travel by means other than the car, for example, by foot, bicycle or horse.
The design and layout of development proposals will where appropriate be required to include measures that address the needs of pedestrians, cyclists, equestrians and people with disabilities, including acceptable means of access to and within the site.

Applicants must consider the needs of public transport users and include appropriate facilities in their scheme to improve the quality and accessibility of public transport for both residents and visitors.

Justification

14.14 The aim of this policy is to ensure the needs of pedestrians, cyclists equestrians and people with disabilities are considered in the design and layout of new developments.

14.15 Government guidance identifies walking and cycling as an important mode of travel in rural areas. Although walking accounts for a large number of journeys particularly those of less than a mile, there has been a significant decline in journeys walked since the mid 1980s. At a national level the Government wishes to see a reverse in the decline and encourage walking. One of the aims of the Authority’s Traffic and Visitor Management Strategy (now replaced by the Integrated Access Strategy 2005) is ‘to increase the use of alternative forms of transport to the private car and to encourage more sustainable modes of transport for travel to and within the National Park’ for visitors and residents by encouraging cycling, walking and riding.

14.16 It is essential that the needs of pedestrians, cyclists and equestrians, and not just vehicles, be considered from the outset in the design and layout of new development. In making decisions on new development proposals, the National Park Authority will seek safe and direct routes to encourage walking, cycling and riding and where necessary the provision of facilities, for example, cycle parking.

14.17 Developers are encouraged to consider the need for public transport facilities in any proposal e.g. bus stops, shelters and level access and correct height of access to the transport. To increase the use of public transport in the National Park, it is important to provide quality facilities and good information.
THIS POLICY HAS BEEN SAVED
Policy TA4  Public transport facilities

Development will be permitted for facilities that would help to maintain or improve the public transport network subject to all the following criteria being met.

i) It is fully integrated with the public rights of way network.

ii) It would not significantly affect residential amenity of the surrounding area.

iii) It reflects the special qualities of the surrounding area.

iv) It is fully integrated with the transport network of the National Park.

Justification

14.18 The aim of this policy is to support proposals for public transport facilities that would help to maintain or improve the public transport network.

14.19 The National Park Authority has no specific powers or responsibilities relating to the provision of scheduled public transport services such as rail and bus services. It does, however, fully recognise the benefits of public transport and supports the expansion of the public transport network. The National Park Traffic and Visitor Management Strategy aims to provide an attractive public transport network that will afford the resident population a level of service compatible with its needs.

14.20 Planning applications for public transport facilities will be encouraged where they help to maintain or improve the network in terms of its quality, safety, security and reliability. Proposals may include new bus shelters, railway stations, community transport, taxi parking or transport interchanges. All proposals will be expected to take advantage of the public rights of way network by providing opportunities to link into it. This will assist National Park purposes by improving opportunities for public enjoyment. Proposals must be located and designed in a way that minimises the impact on the amenity of the area.
Policy TA5  Journey generating developments

Development that would either individually or cumulatively generate significant numbers of journeys will only be permitted if both the following criteria are met.

i) It is adequately served by public transport.

ii) It is accessed from the public rights of way network.

Justification

14.21 The aim of this policy is to limit development that would generate significant numbers of journeys, either individually or cumulatively, to locations that are served by public transport and linked to the public rights of way network.

14.22 New development should encourage the use of alternative forms of transport to the car. This will not only reduce the number of journeys made by private vehicles but will enable all potential users to have access to the development, and not just those with a car. By locating development that is likely to generate significant numbers of journeys in locations accessible by public transport, a sustainable form of transport can be secured. For proposals that are likely to generate significant numbers of journeys, the National Park Authority may require the applicant to submit a transport assessment as part of their planning application, as set out in Planning Policy Guidance Note No. 13 (Transport).
THIS POLICY HAS BEEN SAVED
Policy TA6  Protection of former railway lines

Development that would prejudice the reinstatement of any of the railway lines listed below or their use for recreational purposes will not be permitted if, at the time of application, it can be demonstrated that the reinstatement or recreational use is likely to commence within five years.

The routes to be safeguarded are listed below and indicated on the proposals map.

- Wensleydale Railway Line (Garsdale to Redmire)
- Swinden Quarry Line
- Clapham-Sedbergh-Dillicar

Justification

14.23 The aim of this policy is to protect the routes of former railway lines from development that would disrupt or obstruct them.

14.24 Disused railway lines provide a valuable resource for informal recreation in the National Park which are worthy of protection from development. Routes may offer opportunities for long distance footpaths or cycleway/riding routes. The use of the line for recreational purposes will not necessarily fall within planning control. Where recreational uses have occurred, this policy should not be interpreted as preventing future railway reinstatement.

14.25 The National Park Authority has not formulated policy, but in broad terms would support the reintroduction of railways into areas they once served provided they can demonstrate a local need and a net environmental benefit. The reintroduction of railway services that can serve the needs of local communities and visitors may be supported. The National Park Authority will work in partnership with any organisation to avoid conflicts and allow proposals to be worked into the context of wider visitor management objectives and the interests of local communities. Every proposal to reinstate a line will not necessarily be acceptable in relation to the National Park’s primary objective to conserve and enhance the natural beauty, wildlife and cultural heritage. It would need to be subject to an environmental assessment, and to demonstrate that:

- it accords with National Park purposes.
- that the reintroduction of a train service would help reduce car journeys into and through the National Park, in line with the principles of sustainable development.
- no undue harm would be caused to the interests of landowners, residents and local businesses located on, or close to the route.
- no lasting harm would be caused to areas of nature conservation, archaeological or historic interest.
- existing public access routes would not be disrupted or their quality reduced.
14.26 Where staged or partial reinstatement is proposed measures shall be taken to integrate the proposals into connecting transport services. Reinstatement that does not take place from a mainline connection will not be supported.
Policy TA7  Rail facilities along the Settle-Carlisle Railway

At the four stations at Garsdale, Dent, Ribblehead and Horton in Ribblesdale on the Settle-Carlisle Railway, as defined on the inset maps, development comprising the change of use of buildings, the erection of new buildings or other works will only be permitted if all the following criteria are met.

i) It is necessary for or enhances the provision of facilities for rail users, or would provide a beneficial employment or commercial use of the site, or would benefit understanding of the National Park.

ii) It assists the use of rail services and aids the viability of the line.

iii) The proposal accords with Policy B12 (Settle-Carlisle Railway Conservation Area)

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

Development adjoining the railway line in the countryside between the stations will not be permitted, except where the development is directly related to a proposed new station, halt or sidings.

Justification

14.27 The aim of this policy is to limit development at the four stations along the Settle–Carlisle Railway to proposals that enhance facilities for rail users or that offer benefits to the local economy or the understanding of the National Park.

14.28 In addition to its importance, both to visitors and the local community, as a public transport link into the National Park, the Settle-Carlisle Railway, running through dramatic upland scenery, is a visitor attraction in its own right. Moreover, as a significant engineering achievement, the line, with its original buildings and other structures substantially intact, is an important feature of the National Park’s heritage (see Policy B12 The Settle-Carlisle Railway Conservation Area).

14.29 The National Park Authority recognises that there is some development potential within the Settle-Carlisle corridor that could benefit sections of the local economy and support the retention and improvement of rail services. The railway buildings themselves, however, are small in scale and the land in railway use or ownership, within the Park, is limited in extent. Moreover, much of the railway line and many of the station buildings are very prominent in an area of outstanding landscape beauty and, as a consequence, there is little scope for new non-railway buildings, structures or uses, except at the risk of causing significant visual or other environmental damage.

14.30 Where surplus space in railway buildings does genuinely exist, there may be scope for small-scale interpretive facilities and income-generating tourist-related development focused on the railway and its history, and serving its passengers.
TRANSPORT AND ACCESS

This could also include businesses offering alternative forms of transport, for example, cycle hire.
New or improved access tracks including forestry, agricultural and moorland tracks will only be permitted if all the following criteria are met.

i) The proposal would be essential for the efficient operation of the business.

ii) All other possible opportunities have been fully considered.

iii) The layout and design is to a high standard, reflecting the surrounding environment and located to minimise impacts on the special qualities of the National Park.

iv) Opportunities for public access are provided where appropriate.

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 and nature conservation value, will be refused. Proposals for tracks within the open upland area must also accord with Policy NE1 (The open upland).

Justification

14.31 The aim of this policy is to ensure new access tracks, whether agricultural, forestry or moorland, are allowed only where essential to the operation of a business and where their impact on the environment is acceptable.

14.32 If poorly sited or surfaced with inappropriate materials, access tracks may appear intrusive in the landscape. The National Park Authority will require that tracks are carefully designed to have minimal intrusion.

14.33 The increase in moorland management has meant an increase in the demand for more access tracks in the open upland. The need for new upgraded access tracks across moorland is a controversial issue. On the one hand it can be argued that they are necessary for effective management which has significant nature conservation, economic and informal recreation benefits. On the other hand, the wide expanse of open moorland was fundamental to National Park designation and access tracks across these areas have detracted from the special qualities of wilderness and tranquillity. The National Park Authority will therefore thoroughly assess applications for moorland tracks. It will only permit proposals that clearly meet an essential need and are sited and designed to a high quality to avoid adverse impacts on landscape, wildlife, cultural heritage and public recreation.

14.34 Where appropriate, the National Park Authority will secure opportunities for public access where this will provide links between existing and proposed public rights of way and open access areas.
Development will be assessed to ensure that the physical and environmental capacity of the roads that would serve them are adequate for the traffic likely to be generated.

**Justification**

14.35 The aim of this policy is to ensure that traffic fits the existing road network rather than roads being improved to meet the demands of traffic. This approach will help to retain the special character of roads in the National Park. The evolving road hierarchy which is being agreed with North Yorkshire and Cumbria Highway Authorities will be used as a tool to help determine the suitability of specific locations for specific forms of development.

14.36 The National Park Policies Review Committee 1974 recommended that a hierarchy of roads should be defined in National Parks. In 1981, the National Park Authority, in conjunction with the North Yorkshire and Cumbria Highway Authorities, published an Advisory Hierarchy of Roads for the Yorkshire Dales National Park. After 25 years the hierarchy is being revised in conjunction with North Yorkshire and Cumbria County Councils.
THIS POLICY HAS BEEN SAVED
Policy TA10 Public road developments

The construction of new public roads, or significant road improvements, that would cater for or encourage through traffic will not be permitted unless all the following criteria are met.

i) There is an overwhelming need for the proposal in terms of national considerations or it is required for essential road safety reasons.

ii) No reasonable alternative routes exist or are feasible outside the National Park.

iii) No unacceptable harm would result to either the residential amenity or the special qualities of the surrounding area.

Where such an exception is acceptable, the design, materials and construction of the road must take full account and reflect the special qualities of the surrounding area.

Justification

14.38 This policy sets out the criteria the Authority will use if consulted on road improvements in the National Park. The aim is to resist road improvement that would provide for additional through traffic, unless there is an overwhelming national or safety requirement for the proposal.

14.39 The construction of new public roads or significant road improvements often results in a loss of road character and may have wider environmental impact on the areas through which they pass. Government guidance clearly states that no new route should be constructed through the National Park, or existing road upgraded unless it has been demonstrated that there is a compelling need which could not be met by any reasonable alternative. The National Park Authority will resist any proposal for a major road development that will encourage greater use by through traffic.

14.40 If in exceptional circumstances, a proposal is accepted, the developers will be expected to ensure the details of the scheme take full account and reflect the special qualities of the surrounding area. In order to avoid standardised urban design solutions, the National Park Authority will encourage:

- kerbing in natural materials, and introduced only where absolutely necessary;
- lighting kept to a minimum to avoid unnecessary light pollution;
- verges of limited width and avoiding an artificial sculptured appearance; and
- boundaries being formed by dry stone walls built with stone appropriate to the locality except where other forms of traditional boundary predominate.

14.41 A study of the A65 has revealed that there is no longer an economic justification for the Long Preston bypass. The route, which was protected from alternative development, is unable to meet modern alignment standards. The Highways
Agency does not intend to implement the scheme and the National Park Authority does not therefore intend to continue safeguarding the route from alternative development.
Policy TA11 Design and construction of roads

The design and construction of roads, related to a development proposal, will only be permitted where the proposal takes full account and reflects the special qualities of the surrounding area.

Justification

14.42 The aim of this policy is to ensure that new roads which are related to a development proposal, reflect the special and unique character of the National Park.

14.43 Although the National Park Authority does not usually have planning control over the design and maintenance of existing highways, new roads which are part of a development proposal do fall within the planning system. The design of roads must reflect their surroundings - particularly in terms of layout, materials and detailing. Standard highway designs are not always suitable in the National Park and may harm its character. Careful consideration needs to be given to highway design standards so that the affect on the environment is minimised.

14.44 The National Park Authority considers that careful attention to detail is vital in ensuring that highway design and construction are sympathetic to the rural landscape setting. In order to avoid standardised, urban type solutions, the National Park Authority will encourage:

- kerbing in natural materials, and introduced only where absolutely necessary;
- lighting kept to a minimum to avoid unnecessary light pollution;
- verges of limited width and avoiding an artificial sculptured appearance; and
- boundaries being formed by dry stone walls built with stone appropriate to the locality except where other forms of traditional boundary predominate.

14.45 Roads to be adopted as highways maintainable at the public expense must be to a standard acceptable to the local highways authority.
Policy TA12 Access from the highway

Development requiring a new or altered vehicular access from the highway will only be permitted if all the following criteria are met.

i) It does not adversely affect the visual quality or character of the surrounding area.

ii) It is safe and convenient.

iii) It retains the existing traditional boundary features and other roadside features where possible.

Where features require to be altered to meet road safety standards, acceptable replacement of traditional boundary features must be secured.

Justification

14.46 The aim of this policy is to ensure vehicular access from the highway meets safety requirements and respects local character and traditional boundary features within the National Park.

14.47 Traditional boundaries (e.g. dry stone walls) and other roadside features (e.g. established trees and milestones) are special qualities of the landscape. Creating a new access onto a classified road requires planning consent and is subject to safety standards set out by the local highway Authority. The National Park Authority will seek to protect the traditional boundary and roadside features from unsympathetic access proposals. Where boundary features need to be altered and all other options have been considered, suitable replacements must be provided which are acceptable to the National Park Authority.
Development will only be permitted for public car or coach parks if all the following criteria are met:

i) It forms an integral part of an overall traffic management strategy and substantially resolves identified traffic or environmental problems in the area.

ii) Its scale, siting and design would not have an adverse impact on the special qualities or residential amenity of the surrounding area.

iii) The needs of both local residents and visitors are fully considered.

iv) It is compatible with the conservation and visitor management proposals for the area including links to the public access network and accords with Policy VF1 (Assessment of visitor facilities).

Justification

14.48 The aim of this policy is to ensure that new or extended public car and coach parks support the overall traffic management strategy for the area and are located and designed for the benefit of visitors, residents and conservation interests.

14.49 Informal roadside parking is a major problem in some parts of the National Park causing safety hazards for other road users, congestion especially during the peak visitor season and inconvenience for residents. In the National Park there are a number of existing car and coach parks. Although many of them are well used for much of the year, an effective solution to parking problems requires control and management over all parking facilities, both roadside and off-street. Unless an overall traffic management scheme can be implemented there is a danger that the provision of a car park may only serve to attract more vehicles and benefit neither visitors nor residents. Car and coach parks should aim to manage existing demand but not simply increase capacity for more vehicles.

14.50 New public car parks will need to be carefully designed and located, respecting their surrounding environment. They should be carefully considered in the light of the wider visitor management strategy including links to the public access network.

14.51 Although the National Park Authority supports the principle of park and ride schemes to help manage traffic within the National Park, finding a suitable site for a large-scale car park is unlikely. Due to their impact, large-scale park and ride schemes are unlikely to be acceptable inside the National Park. If, however, a suitable site is found near to or straddling the park boundary the Authority will consider an application on its merits.
Policy TA14 Parking standards

Parking provision for development proposals must meet the parking standards required by the National Park Authority.

In exceptional circumstances, parking standards will be varied to allow development, which is acceptable in all other respects, to be satisfactorily related to its surroundings.

Justification

14.52 The aim this policy is to ensure development proposals meet the parking standards for the National Park.

14.53 Planning Policy Guidance Note No. 13 (PPG 13 Transport) states ‘the availability of car parking has a major influence on the means of transport people choose for their journeys’. It emphasises the need to reduce the amount of parking in new development, as part of an overall approach to promote sustainable travel choices. Car dependence in rural areas is very high, however, and parking will be permitted where this is necessary for residents and visitors.

14.54 In determining the level of parking provision, the National Park Authority will use the parking standards set out by North Yorkshire County Council. A county-wide review of car parking standards was adopted in March 2003 to bring them into line with the requirements of PPG13. They set maximum rather than minimum standards.

14.55 In determining the level of car parking provision, standards may, on occasions, need to be relaxed to ensure that a development that is otherwise acceptable, can be satisfactorily related to its surroundings. Such cases may occur where the provision of car parking in connection with the desirable re-use of a building, would be incompatible with the historic and architectural character of the locality.
Policy TA15 Rail transport for quarry and other bulky products

Infrastructure and facilities that would result in an increase in the use of rail for the transport of freight including quarry products, will be permitted where there is no unacceptable impact upon the special qualities of the National Park.

Justification

14.56 The aim of this policy is to reduce the impact of haulage vehicles by supporting the use of rail for transporting bulky products, particularly quarry products.

14.57 The impact of freight vehicles on the environment of the National Park and on the amenity of residents can be great. Quarry transportation by road is particularly significant in the south of the National Park. The majority of quarry traffic moves southwards along Wharfedale and Ribblesdale, with a lower level of movement northwards from Ribblesdale and eastwards from Grassington towards Pateley Bridge and Ripon.

14.58 The increased use of rail facilities in place of road transport would be of considerable benefit to the National Park and its communities. Some quarries such as Swinden Quarry in Wharfedale, are already linked to the rail network, while others have the potential for rail links. It is recognised that there are difficulties to overcome before further rail links are feasible. Nevertheless because the potential benefits are so great, the Authority will continue to seek to increase the use of rail for the transport of quarry products. In addition, it will encourage the transportation of other bulky products by rail, particularly forestry products.
GLOSSARY OF TERMS

Amenity
The physical and social features of the surroundings which contribute to a comfortable and desirable living environment. Developments that are not good neighbours have a negative impact on amenity.

Ancillary development
Supporting the main purpose of a development.

Article 4 direction
Article 4 of the Town and Country Planning (General Permitted Development) Order 1995 allows the local planning authority to restrict the scope of permitted development rights in defined areas.

Barns and walls conservation area
Extensive areas of Upper Swaledale, Arkengarthdale and Littondale designated to protect their historic agricultural landscape.

Biodiversity
Biodiversity is the variety of life on earth. It is the interaction between all living things and their environment.

Bunkhouse barn accommodation
Inexpensive, hostel type accommodation that supports activities such as cycling, walking and riding.

Caravan
A structure designed or adapted for human habitation which is capable of being moved from one place to another and any motor vehicle so designed or adapted.

Circular
Advice issued by the Government, usually, but not always, in support of legislation.

Common land
Land which is registered under the Commons Registration Act 1965.

Community facility
A service of facility which supports or enhances a community. It can be public, for example, a village hall or private, for example, a children's nursery.

Conservation area
A conservation area is an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. Such areas are designated by local planning authorities under the Planning (Listed Buildings and Conservation Areas) Act 1990. The local planning authority has a few additional powers over the demolition of buildings and the removal of trees within such areas.

Conversion
Altering all or part of an existing building.
Cumulative impact
A number of developments in a locality or a continuous activity over a period of time which together may have an increased net impact on the environment, local community or economy.

Curtilage
Usually a small area forming part or parcel in close association with a house or building which it contains or to which it is attached.

Countryside
The area lying beyond the housing boundaries defined in the Local Plan inset maps.

Countryside Agency
The national body working: to conserve and enhance the countryside, to promote social equity and economic opportunity for the people who live there. In October 2006 the Countryside Agency became part of Natural England, the new government agency formed by bringing together English Nature, the landscape, access and recreation elements of the Countryside Agency and the environmental land management functions of the Rural Development Service.

Design guide
A document published by the National Park Authority as Supplementary Planning Guidance, which includes guidelines for new building design.

Development
The carrying out of building, engineering, mining or other operations, in, on, over or under land, or making of any material change in the use of any buildings or other land.

Development control
The process for determining whether a proposed development should receive planning permission.

Development plan
The approved regional plan, structure plan and adopted local plan makes up the development plan for an area.

English Heritage
The Government's advisor on the historic environment.

English Nature
The national body responsible for advising central and local government on nature conservation and for monitoring, research and promotion of wildlife and natural features. In October 2006 English Nature became part of Natural England, the new government agency formed by bringing together English Nature, the landscape, access and recreation elements of the Countryside Agency and the environmental land management functions of the Rural Development Service.

Environment Agency
The national body responsible for conserving and managing water resources; pollution control; flood defences; water conservation and recreation.
GLOSSARY OF TERMS

Environmental impact assessment
A process by which information about the environmental effects of a proposal is collected, and taken into account by the local planning authority in informing their judgement about whether or not to grant planning consent. The Town and Country Planning (Environmental Impact Assessment) Regulations 1999 sets out the types of projects for which an environmental assessment is required.

Exception site
Relates to land within or adjoining existing villages which the local planning authority would not normally release for house building but which may be granted permission for the development of affordable housing.

Agricultural business
A business presenting certificated accounts, on land registered as an agricultural holding, whose primary purpose is the production of livestock, food and fibre.

Flood zone maps
Areas thought to be at risk from flooding identified by the Environment Agency.

Full planning application
An application that includes full details of the proposal.

Habitats
Distinctive areas where a number of different species interact with each other and the environment.

Highways authority
The authority responsible for roads and traffic. Within the National Park this responsibility lies with the two County Councils (North Yorkshire and Cumbria).

Honeypot areas
Areas of the National Park that attract large numbers of visitors particularly during the peak tourist season.

Housing association
An independent, non-profit making organisation with access to government grants to build, improve and manage affordable housing for sale or rent.

Infill development
A vacant, derelict or redundant site or building within an otherwise built up frontage within a settlement suitable for development.

Informal recreation
Any unorganised recreational activity that takes advantage of the special qualities of the National Park without causing detriment to these qualities.

Key service centre
Sedbergh, Grassington, Hawes/Gayle and Reeth. They provide the main services for a surrounding area and have the main employment and housing opportunities.
**Landscape character**
A distinct and recognisable pattern of elements that occur consistently in a particular type of landscape. Patterns of geology, landform, soils and vegetation, land use, field patterns and human settlements combine together to create character.

**Landscape character assessment**
An objective, value-free assessment of landscape concerned with character rather than the quality or value.

**Landscape enhancement scheme**
A landscape scheme which helps to fit a development into the landscape. Schemes may include tree and shrub planting, creation of habitats, earth mounds and hard landscaping.

**Limestone pavement order**
Where areas of limestone pavement outcrop are of special ecological or geological interest, Section 34 of the Wildlife and Countryside Act 1981 enables the local planning authority to make an order to prohibit the removal or disturbance of material.

**Listed building**
The Secretary of State, as advised by English Heritage, compiles a list of buildings of ‘special architectural or historic interest’. Provisions relating to listed buildings are contained in the Planning (Listed Buildings and Conservation Areas) Act 1990.

**Listed building consent**
Any material alteration to or development involving the total or substantial destruction of a listed building, whether external or internal, requires an application for listed building consent to be submitted to the local planning authority.

**Local plan**
The plan that develops the policies and general proposals of the regional plan and county structure plan and relates them to the local level. It includes a written statement and a proposals map.

**Local retail centre**
An important local shopping area identified within a key service centre in the local plan.

**Local transport plan**
The Transport Act 2000 makes the preparation of local transport plans a statutory requirement. Local transport plans cover a period of five years and have a central role in coordinating and improving local transport provision. North Yorkshire County Council and Cumbria County Council have responsibility for preparing local transport plans in the National Park.

**Mitigation**
Works carried out during and/or after construction to reduce the environmental impact of the development.
National nature reserve
Site of national importance for nature conservation, owned leased or managed under agreement by English Nature.

National Park Management Plan
A plan developed through consultation setting out the collective aspirations for the future of the National Park.

National park purposes
The national park purposes are set out in the Environment Act 1995. National Park authorities have a statutory duty as the local planning authority to have regard to these purposes in determining planning applications.

Open upland
Land defined in the local plan as upland heath, grass moor, blanket peat, bare rock, and mineral soils plus areas of rough pasture and moorland allotments of where they have similar qualities of remote wilderness.

Outline planning application
An application submitted to the local authority providing an indication of what development is intended without the need for detailed drawings. Once an outline application is approved, development can not proceed until the planning authority has approved reserved matters (details).

Permitted development
The Town and Country Planning (General Permitted Development) Order 1995 permits certain minor alterations and extensions to be undertaken without the need to apply for planning permission from the local planning authority. Such development is known as permitted development.

Planning application
An application made to the local planning authority for development or change of use.

Planning conditions
A local planning authority can grant planning permission subject to conditions. The conditions will vary but are important in that they permit development which might otherwise be unacceptable.

Planning obligation/Section 106 agreements
Planning obligations are made under Section 106 of the Town and Country Planning Act 1990 between a developer and the local planning authority. The Agreement is legally binding and normally restricts the use of the land in a stated manner or requires specified operations or activities to be carried out in association with the site.

Planning permission
The permission given by the local planning authority allowing the development or change of use to go ahead.

Planning Policy Guidance Notes (PPGs) and Planning Policy Statements (PPS)
GLOSSARY OF TERMS

PPGs are issued by the Government, after consultation, to provide guidance on Government policy and the operation of the planning system. PPGs are subject to periodic review. The determination of planning applications must have regard to these statements. PPGs are now being replaced by PPSs which have a very similar role.

Precautionary principle
Where the effects of doing something are uncertain, the action taken should err on the side of caution rather than risk damage that cannot be repaired.

Previously-developed land
Previously-developed land is that which is or was occupied by a permanent structure (excluding agricultural or forestry buildings), and associated fixed surface infrastructure. Definition taken from PPG3 (Housing).

Priority species
Species identified in the Habitats Directive, which are in danger of disappearance and for the conservation of which the European Union has particular responsibility.

Proposals map
Some policies in the local plan cannot be fully expressed in the written statement and need to be shown in detail on maps. The proposals map include village inset maps and a National Park wide proposals map showing large-scale policy boundaries.

Public rights of way
Routes along which the public has a right of access. They comprise of byways, which are open to any user; bridleways, which can be used by those on foot, horse or bicycle; and footpaths which are open to those on foot only.

Ramsar site
The Ramsar Convention requires the protection of wetlands of international importance particularly those containing large numbers of water fowl. Ramsar sites are listed by the Government.

Renewable energy
Energy derived from a source which is not significantly depleted by its utilisation. Examples include energy derived from the wind, water, tidal power or the combustion or decomposition of waste materials.

Regional important geological/geomorphological sites (RIGs)
Geological/geomorphological sites of local importance complementing the national network of geological SSSIs.

Regional Planning Guidance
Regional Planning Guidance is an important part of a development plan and provides planning guidance at a regional level.

Reserved matters
The details of the development submitted to the local planning authority after an outline application has been approved.
Ribbon development
Development that follows the line of a road into the open countryside.

Scheduled ancient monument
The Secretary of State, as advised by English Heritage, compiles a schedule of ancient monuments which, by reason of period, rarity, fragility, potential, etc. appear to be of national importance. Provisions relating to scheduled ancient monuments are contained in the Ancient Monuments and Archaeological Areas Act 1979 and the National Heritage Act 1983.

Secretary of State
Refers to the Secretary of State responsible for the departments of Transport, Local Government and the Regions. This is also the Deputy Prime Minister. In relation to Listed Buildings and Scheduled Ancient Monuments this will be the Secretary of State for Culture, Media and Sport.

Service village
A settlement that provides a limited range of key services to communities within an immediate area.

Settle and Carlisle Railway Conservation Area
The railway together with associated buildings between Carlisle and Hellifield.

Site of special scientific interest (SSSI)
Section 28 of the Wildlife and Countryside Act 1981 enables English Nature to designate areas of land which, by reason of their flora, fauna or geological features, it is in the national interest to conserve.

Small holding
Agricultural holding, smaller than a farm.

Small village
A settlement that has very limited services, provides a focal point for the community and is a village with a definable core of at least 10 existing residential properties.

Special area of conservation (SAC)
Areas of international significance established under the EC Directive on the Conservation of Natural Habitats and of the Wild Fauna and Flora (the Habitats Directive), selected to safeguard certain important rare habitats and species.

Special protection area (SPA)
Areas of international significance established under the EC Directive on the Conservation of Wild Birds to protect important habitats and thereby conserve populations of certain species of birds.

Special qualities
The special qualities make up the National Park’s unique sense of place. They are a combination of visual qualities of the landscape, the qualities of the natural environment, and the cultural heritage of the National Park giving the added dimension of a sense of
time, depth and history, together with the more intangible qualities such as peace, solitude, wildness, space and inspiration.

**Sport England**
The national body responsible for providing opportunities for everyone to take part in sport and supporting the country's top sportspeople in their quest for excellence.

**Structure plan**
Provides strategic policies and proposals providing a strategic framework for the way land should be used in the area. The structure plan underlies and informs the local plan.

**Sub-division**
Dividing an existing building into two or more separate units.

**Supplementary Planning Guidance (SPG)**
Supplements the policies in the local plan where a considerable level of detail is needed. SPG will be consistent with plan and will be taken into account as a material consideration when considering planning applications.

**Sustainable development**
Development that maintains and where possible enhances the special qualities of the National Park for the benefit of present and future generations.

**Sustainability**
The principle that the economic, social and environmental needs of this generation should not compromise the ability of future generations to meet their needs.

**Sustainability appraisal**
The systematic appraisal of the policies against a list of sustainable development criteria.

**Traditional building**
Buildings of traditional design and materials.

**Traffic and Visitor Management Strategy**
A strategy prepared by the National Park Authority concerned with where people go, how many go there, what activities are appropriate and when they use the area.

**Tree preservation order**
An order made by the local planning authority to preserve trees or woodlands in their area which they consider to have a high amenity value.

**Vernacular**
The style of architecture, use of materials or decoration of a feature associated with a location, culture or period of time.

**Wildlife corridors**
Connecting features such as riverbanks and hedgerows that link habitats together and allow the movement of species.
Yorkshire Dales Minerals and Waste Local Plan
The local plan including the policies on minerals and waste for the National Park. In the Yorkshire Dales this is prepared as a separate document.
Special Qualities of the Yorkshire Dales National Park

The Yorkshire Dales have been a home and a workplace for generations of hunters, herdsmen, farmers, foresters, monks and miners over thousands of years. Today, the Yorkshire Dales National Park is still a home and a workplace for nearly 20,000 people. It is also a place that millions of people visit every year. They visit it because it is a special place: a place to be refreshed and reinvigorated, a place to enjoy the challenges of the hills, a place of natural beauty and diversity.

These special qualities have been recognised by the nation as worth conserving for the enrichment of us all, and are valued by millions of people in this country and world-wide.

In the Yorkshire Dales, the interaction of people with nature through history has produced a landscape of remarkable beauty, distinctive character and immense interest that is cherished and enjoyed by the nation. The area’s uniqueness is created by the combination of many elements the most important of which are listed here.

NATURAL BEAUTY

The area straddles the Pennines, the backbone of England. Geology and natural processes have been the fundamental force behind the creation of this familiar landscape and of the variety found within it. They are the bedrock of the Yorkshire Dales and have expression in numerous dramatic and impressive features.

- This is an expansive area of hill country that rises to over 700 metres (2,300 feet) in the Millstone Grit capped ‘Three Peaks’. Glaciers and rivers have cut deep valleys (dales) of which there are over 20 named examples, each distinctive in character and atmosphere.
- The south of the Park displays one of the best examples in Britain of classic limestone (Karst) scenery, with its scars such as those at Gordale and Attermire, pavements including those above Malham Cove, and extensive cave systems.
- The National Park’s northern landscape is equally striking. Its valleys with distinctive stepped profiles, the product of differential weathering of the Yoredale Series, are separated by extensive moorland plateaux.
- To the west of the Dent Fault are The Howgills, a series of grassy rounded hills formed from Silurian metamorphosed slates and grits, cut by deep ravines.
- This is a landscape shaped by ice, with significant glacial and post-glacial landforms and features, notably drumlin fields such as the one at Ribblehead, erratics including those at Norber, moraines and post-glacial lakes of Semer Water and Malham Tarn.
- Spectacular waterfalls, such as Hardraw Force with its 90ft (27 metre) single drop, the famous series of Aysgarth Falls, Cautley Spout with a broken drop of 600ft (180 metres), and Thornton Force, and cascading streams bring movement and sound.
- It is a landscape of striking contrasts, most notably between the deep, sheltered dales and the open, exposed, sweeping fells above.
WILDLIFE

Geology, natural processes and human influences have created the particular conditions that now support a rich and diverse wildlife. This is one of the most valuable parts of the United Kingdom and has the largest area of nationally and internationally important habitats of any National Park. Its most significant habitats and wildlife include the following:

• The Yorkshire Dales is renowned for its flower-rich hay meadows and pastures, which are the product of traditional, low intensity management of grazing land over many decades. These are now very scarce nationally, this being one of the few areas where they survive in any number.

• The National Park’s range of rare limestone habitats are linked directly to the geology of the southern Dales. The area’s limestone country is of international biodiversity importance, including rare wet meadows and upland pastures, limestone pavement and limestone woodland and scrub.

• There are extensive areas of moorland, much managed as grouse moor, that contain important areas of upland heath and blanket and raised bog. These habitats cover vast areas and contain a variety of plant species.

• Deciduous woodland is a scarce yet important component of the landscape and of its mosaic of habitats. Areas are generally small, representing remnants of former more extensive broadleaved woodland or later plantings. They are crucial to scenic beauty and contribute to the different character of each dale, whilst surviving areas of ancient woodland are of particularly high biodiversity value.

• In terms of species there are nationally important populations of breeding waders, black grouse, yellow wagtail and skylark; rare and scarce 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

Despite its harsh and challenging conditions the Dales has supported communities and industry over several millennia. In turn, these communities have helped to shape much of what we now think special about the Dales. The amount and variety of evidence of the generations of occupation and activity that can still be seen today is exceptional. It provides an intriguing and highly visible record of the area’s social and economic history, including:

• In the past, the way of life and culture of Dales’ communities was shaped by the area’s physical environment and remoteness, nurturing self-dependency and closely knit communities. Whilst the area’s traditional dialects and culture are now harder to find, community spirit, self-sufficiency, determination and self-belief survive.

• What we see today reflects the impact of many different people and cultures, from Roman forts to the construction camps of the migrant workers who built the Settle-Carlisle Railway Line. Each has left lasting reminders of their toil and
added extra dimensions to Dales’ culture. Strength of ‘place’, continuity and history still shape and influence Dales’ communities today.

- Livestock farmers over several centuries created a traditional pastoral landscape much of which survives. This historic landscape is of great beauty and is acknowledged as of international importance, including:
  - an intricate network of dry stone walls (hedgerows in Lower Bishopdale and Dentdale/ Sedbergh) that create a patchwork of enclosures across valleys and valley sides; and
  - traditional stone-built field barns, the density of which in some parts of the Dales, notably Swaledale, Wharfedale and Wensleydale, is unique.

- Underlying this farming landscape is the clear evidence of even earlier patterns of cultivation, notably the stepped medieval lynchets of Wharfedale, the similarly-aged ridge and furrow of lower Bishopdale and around Castle Bolton in Wensleydale, and the extensive prehistoric/Iron Age/Romano-British fields in Wharfedale between Grassington and Kettlewell.

- The area’s long history of livestock farming has given rise to distinct sheep breeds, a strong culture of upland cattle rearing; and a tradition of cheese making. Livestock farming is still deeply interwoven into Dales life and culture, with livestock sales and local agricultural shows playing an important part in the lives of its people.

- The range, importance and condition of its archaeology are exceptional, recording continuity of human activity from the Palaeolithic to its 19th century and 20th century industrial remains.

- The legacy of former rural industries adds to the character and interest of its landscape. Their influences on the area’s culture and social fabric are still evident today. The National Park is scattered with the remains of former mineral extraction and processing sites, especially lead and lime industry remains most of which date from the 18th century and 19th century. The Dales’ 18th century and 19th century water mills are imposing reminders of how the area’s resources were harnessed. Many are ancient mill sites that served their community over the centuries.

- The area’s rich history includes periods of dominance by large estates and religious houses. In the medieval period substantial areas of the Dales were hunting forest, or managed as parts of the huge estates controlled by monasteries such as Fountains and Jervaulx Abbeys. Place names and some surviving structures, such as Bolton Castle, Bolton Abbey, Barden Tower and Marrick Priory are powerful reminders of this period.

- Traditional Dales architecture is distinctive and through the local building materials used it links directly to the area’s geology. This strong identity generates a strong sense of place and history.

- The Dales is characterised by numerous scattered farmsteads as well as small, attractive and compact villages and hamlets most of which have been there for over a thousand years. They are still largely unspoilt and retain a very traditional and intimate atmosphere as well as a sense of continuity and stability. Many are still bordered by small, ancient, often unimproved fields accessed by narrow lanes.
and tracks between meandering stone walls, giving the villages an historic, timeless setting.

- The Dales has managed to retain its network of meandering valley roads, bordered by dry stone walls or hedgerows and flower-rich verges. These have a particular charm and add to the strong sense of place. Higher up unfenced roads cross open moorland and offer dramatic panoramas across the open landscape and the valleys below.

- 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.

**ENJOYING THE EXPERIENCE OF BEING THERE**

Most of the people who come to the National Park will experience a range of emotions, triggered by its beauty, grandeur and other, less tangible qualities. These all help create the ‘spirit of place’ that is unique to the Dales. This impacts differently on different people, as the experience is personal to the individual. High on the list of elements that inspire are those that touch and excite the senses, the sounds, sights and qualities that stir the emotions, that allow people to relate to nature and that enhance true enjoyment. The following add to making the Dales very special:

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

- This tranquillity is enhanced by the natural sounds of wind, water and birdsong. These are important to the recreational experience, the ‘spiritual exercise and enjoyment’ that lies at the heart of national park designation in this country.

- With its open fells and numerous valleys the Dales offers expansive views that show to advantage the area’s beauty and variety.

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

- The Dales is special in retaining the darkness of night across much of its area. As it suffers little from light pollution, the moon, night sky and atmospheric effects can be fully appreciated.

- Fresh air, clear water and clean environment are notable and enhance the area’s appeal for healthy exercise, refreshing the body and the spirit.

- The area is important for the range and quality of natural and cultural resources it offers for outdoor recreation and its opportunities for accessing them. Its historic and extensive network of footpaths, bridleways and tracks, extensive areas of public access, rivers, crags and caves mean that it has some of the best walking, caving, climbing, paragliding and cross-country mountain biking to be found anywhere in the country.
General Planning Procedures

The following are general planning procedures referred to throughout the Yorkshire Dales Local Plan and will be used by the National Park Authority in considering planning applications.

Environmental impact assessments

All development has an impact on the environment. What needs to be assessed through the planning system is whether that impact is acceptable and part of the natural process of change or whether it is likely to cause significant long-term harm. Consideration of the likely environmental impact is fundamental to the assessment of all proposed development in the National Park. The aim of such scrutiny is to ensure that, as far as possible, development is consistent with the long-term conservation of the National Park environment.

The Town and Country Planning (Environmental Impact Assessment) Regulations 1999 specify that certain types of project that may have a significant impact on the environment (by virtue of their scale, location or operation) must be the subject of a full assessment of those impacts prior to implementation. Major developments such as motorways and power stations automatically require an environmental impact assessment (EIA). In sensitive areas such as National Parks, however, all developments listed in Schedule 2 of the Regulations may require an EIA and are not dependent on any threshold. Schedule 2 developments include intensive livestock farming, quarrying and wind turbines. It can also include development that would otherwise be classed as permitted development, such as water pipelines and land drainage. The National Park Authority will screen all development proposals that fall into Schedule 2 to decide whether an EIA is necessary.

Due to the small-scale of most development in the National Park, EIAs are rarely necessary. The National Park Authority would normally expect a prospective developer to have first considered alternative solutions that would have a lesser impact on the National Park. However where an EIA is necessary this will be prepared by the developer and submitted alongside a planning application.

Where a full EIA is not required but the proposal is of significant nature or size, the National Park Authority will still require sufficient information to enable the environmental impacts to be fully taken into account and to assess any proposals designed to minimise these.

Planning obligations

The key aim of the planning system is to achieve good quality development. Some development proposals can provide the opportunity to secure wider community or environmental benefits. Most development in the National Park tends to be small-scale and the benefits that can reasonably be secured are limited. However where the scale or type of development is appropriate, the National Park Authority will seek to negotiate
with the developer the provision of benefits through the use of conditions attached to planning approval or where appropriate through a planning obligation.

An offer of benefits by the developer or owner cannot justify development that is contrary to the policies of the Local Plan. Circular 1/97 (Planning Obligations) states that ‘planning obligations may enhance the quality of development and enable proposals to go ahead which might otherwise be refused.’ It also advises that planning obligations ‘can provide means of reconciling the aims and interests of developers with the need to safeguard the local environment or to meet the costs imposed as a result of development’.

Planning obligations are legal agreements between the developer and the local planning authority which relate to the use or development of land. They are made under Section 106 of the Town and Country Planning Act 1990. Planning obligations must meet the criteria set out in Circular 1/97. They must be:

- necessary to make the proposal acceptable in land-use planning terms;
- relevant to planning;
- directly related to the proposed development;
- fairly and reasonably related in scale and kind to the proposed development; and
- reasonable in all other respects.

The types of benefit will be considered in relation to each individual development proposal and will vary accordingly. Listed below, however, are some of the benefits which the National Park Authority may consider appropriate:

- Securing affordable housing.
- Offsetting the loss of or impact on a resource through replacement, substitution or regeneration of habitats and species.
- Improving public access or public transport facilities.
- Providing community and recreational facilities.

**Advertising procedure**

The procedures set out below will be used to deal with the advertising of premises where a change of use is proposed on the grounds of lack of continued demand for them. The Local Plan refers to the advertising procedures in relation to development that would lead to a loss of a business premise, village shop or village pub etc.

The starting point is to establish the viability of the business and the potential of the premises to support a new use. The applicant may be required to provide information, such as a business plan to determine likely viability. If there is doubt, the National Park Authority will seek independent assessment using estate agents with experience of commercial property in the area.

Applicants will be required to provide evidence of having advertised the premises for a minimum of six months, or in exceptional circumstances a longer period as may be defined by the National Park Authority, at a price which fairly reflects its value. The price
should be agreed with the National Park Authority in advance, and the estate agents should be advised to register expressions of interest with the National Park Authority.

The following advertising procedure should be used:

i) The National Park Authority will arrange for an independent valuation of the property (viability should be independently verified at the same time if considered necessary). This will be 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 National Park 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 National Park Authority. The applicant will bear the costs.

iv) If they have failed to sell the property after six months, or in exceptional circumstances a longer period as may be defined by the National Park Authority, they may use the evidence obtained through this process to support their application.