



**YORKSHIRE DALES**  
National Park Authority

**Yorkshire Dales National Park Authority**  
**Local Plan 2023-2040**  
**Consultation No. 5 - Preferred Options**  
**June 2022**

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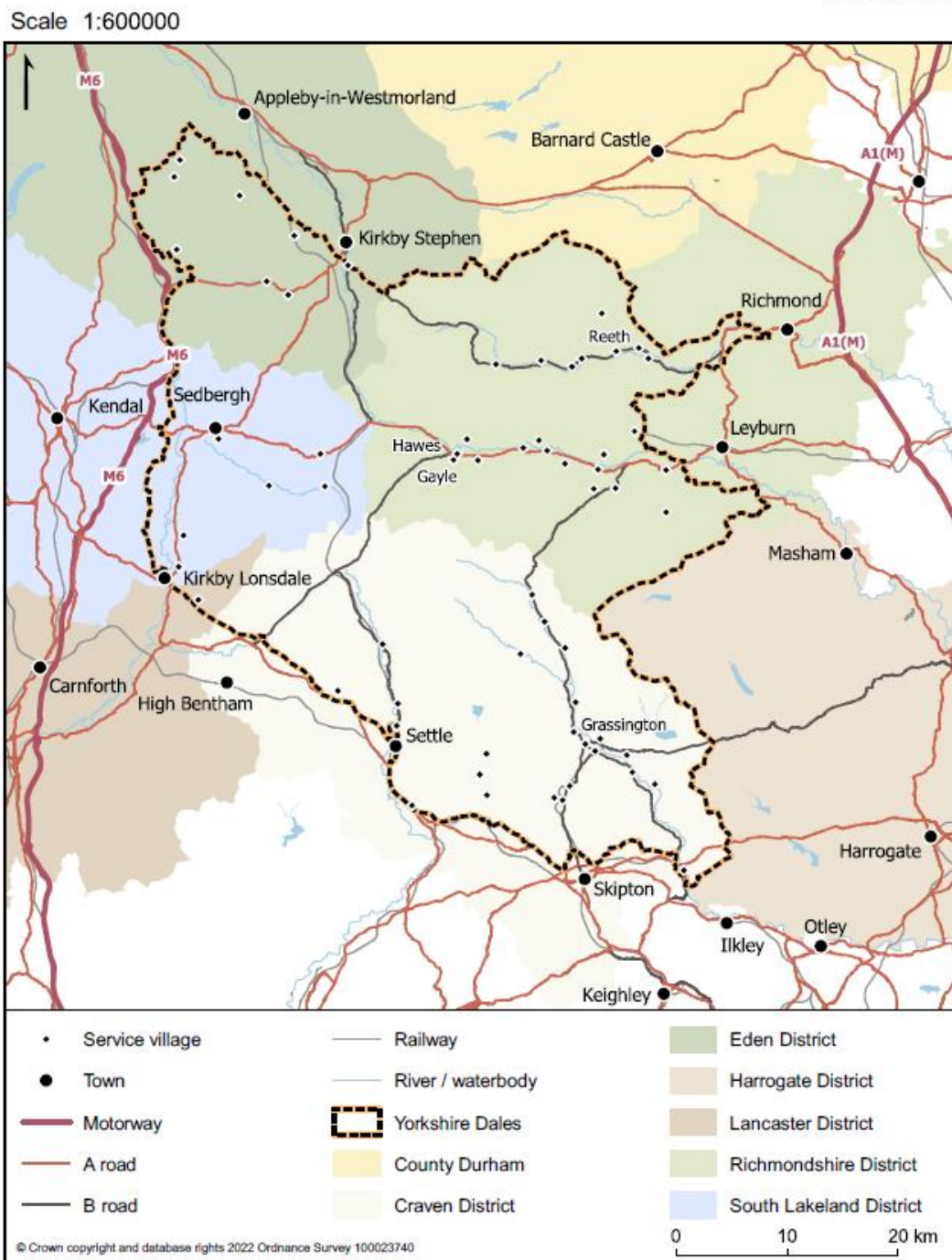
## Contents

INTRODUCTION .....	3
How to take part in Consultation No.5 – Preferred Options .....	5
LOCAL PLAN VISION.....	6
CORE POLICY .....	7
CP1 - Sustainable Development .....	8
CP2 - Landscape Character.....	9
CP3 – Biodiversity .....	10
CP4 – Design .....	12
CP5 – Energy .....	14
CP6 – Flood Risk.....	15
CP7 – Major Development.....	17
CP8 – National Park Purposes .....	17
CP9 – Spatial Strategy and Housing Land Target.....	18
ACCESS & CONNECTIVITY .....	23
AC1 – Infrastructure needed to support development .....	24
AC2 – New and improved infrastructure.....	25
AC3 – Walking, Cycling and Pedestrian travel .....	25
AC4 – Railway related development .....	26
AC5 – Vehicle movements.....	26
ARCHAEOLOGY & BUILT HERITAGE.....	28
AB1 – Archaeology .....	29
AB2 – Buildings, Conservation Areas and Historic Parks & Gardens.....	30
AB3 – Conversion of Traditional Buildings and acceptable uses.....	36
AB4 – Conversion of Traditional Buildings – Building treatment.....	39
AB5 – Demolition and alteration of Traditional Farm Buildings.....	40
COMMUNITY.....	42
C1 – Housing in Towns and large Villages..	43
C2 – Housing in Small Villages .....	44
C3 – Rural Exception Sites .....	44
C4 – Rural Workers’ Housing.....	44
C5 – Sub-division, Replacement and Residential caravans.....	45
C6 – Accommodation for the Elderly and Vulnerable Adults .....	46
C7 – Community Facilities .....	46
C8 – Important Open Space .....	47
C9 – Waste Management.....	47
ECONOMY.....	49
E1 – Business Development Sites.....	50
E2 – Rural Land-based Enterprises.....	51
E3 – Re-use of existing buildings and Brownfield Land.....	52
E4 – High Street and Retail uses.....	53
E5 – Safeguarding existing employment and tourism uses.....	54
E6 – Rural Estate Plans .....	54
E7 – Home Working .....	55
E8 – New Build Live/Work Units .....	55
E9 – Campsites .....	56
E10 – Touring Caravan Sites.....	56
E11 – Sustainable Self-catering Visitor Accommodation.....	57
E12 – Facilities for enjoying the Park.....	57
E13 – Visitor Facilities .....	58
LANDSCAPE.....	60
L1 – Crushed Rock Quarrying .....	61
L2 – Building Stone .....	62
L3 – Re-working Mineral Waste.....	62
L4 – The Open Land.....	62
L 5 – Mineral Safeguarding.....	63
L6 – Dark Night Skies.....	63
NATURAL ENVIRONMENT .....	65
NE1 – Wildlife Sites, Species and Networks	66
NE2 – Protecting irreplaceable habitat, trees, hedgerows and walls .....	67
NE3 – Safeguarding the water environment	67
APPENDIX 1 - Basic Biodiversity Enhancement .....	68
APPENDIX 2 - Housing Value Areas.....	70
APPENDIX 3 - Affordable Housing .....	71
APPENDIX 4 - Local Occupancy Housing ..	72

# INTRODUCTION

1. This is the latest round of consultation on the emerging Local Plan for the Yorkshire Dales National Park. It is inviting comment on the Authority's preferred planning policies for the development period 2023 – 2040. These are the policies that will eventually replace the current National Park Local Plan 2016 and the other extant local plans covering the parts of Eden, South Lakeland and Lancaster that were designated National Park landscapes in 2016.

## Yorkshire Dales National Park, Local Plan area



2. The Local Plan will be the starting place for determining planning applications for future development in the area. The function of the Local Plan is to set out policies that will encourage appropriate building and the development of land in ways that will deliver long term benefits for the community, the local economy and the environment. Over the last two years' consultations have been held to:
  - No.1 - Set out the development issues facing the area (February 2020)
  - No.2 - Gauge the level of ambition for new housing, consider the future for farm development and respond to climate change through planning policy (September 2020)
  - No.3 - Propose a spatial strategy to describe the sustainable locations for development and invited the submission of new sites for housing (February 2021)
  - No.4 - Suggest options for the reuse of traditional buildings and a review of local housing occupancy criteria (September 2021)
  
3. This latest consultation (No.5) brings the policy development together and sets out the Authority's preferred direction of travel. It is not yet a draft of the Local Plan but is instead a list of the Authority's preferred policies covering most of the development topics that will be in the next plan. It is asking stakeholders for their comments. The response from consultees will help the Authority to understand if the Plan is on the right track and where a fundamental change in direction may be necessary.
  
4. There are seven sections covering; Core Policies; Access & Connectivity; Archaeology & Built Heritage; Community; Economy; Landscape and Natural Environment. Each section contains a list of development objectives and a set of policies covering specific topics. For each policy there is an aim that describes what its intended outcome is.
  
5. The Local Plan is the vehicle for changing local planning policy, for example to respond to the latest evidence, to respond to a change in priorities or to maintain conformity with national policy. The main policy changes being proposed here are:
  - to prepare a single Local Plan covering the whole of the post 2016 Yorkshire Dales National Park;
  - to set a housing target of 50 new dwellings per annum (850 over the plan period) spread across four housing market areas;
  - to meet the target primarily on new allocated housing sites (see below) and from existing permissions;
  - a requirement for 50% affordable housing on sites in Wharfedale and 30% elsewhere;
  - a requirement for new development to demonstrate climate adaptation and low carbon measures;
  - a requirement that new development will deliver biodiversity net gain;
  - flexibility for some new housing in the smaller settlements;
  - all new homes to be for permanent occupancy only;
  - less flexibility for the conversion of traditional buildings to holiday uses;
  - a wider mix of uses on some allocated business sites, to stimulate delivery;

- less flexibility for intensive agricultural development and more flexibility for nature friendly farming;
  - more flexibility for non-retail high street uses such as offices, food and drink, leisure, health services;
  - a new initiative to explore ‘rural estate development plans’;
  - stronger protection of ancient woodland, ancient trees, water courses and the dark sky resource.
6. Not all policies need to change however and many are simply being rolled forward into the next development period.
7. Meanwhile a supply of land to deliver the housing target is being investigated following a call for sites to landowners and developers in 2021. A review of housing development boundaries around each town and village will also release additional plots for new homes on small non-allocated sites. A list of potential housing site options and the revised housing development boundaries will be published for consultation in the Autumn.
8. Following that, the new Local Plan will be put together for its first formal stage of ‘publication’ next year. That will provide stakeholders the opportunity to make representations on a first complete version of the new Plan. The Authority will probably recommend further changes after that and then submit the Plan for examination by a Government inspector. Once adopted the Plan will provide a unified set of planning policies across the National Park area.

## How to take part in Consultation No.5 – Preferred Options

9. This stage of consultation is about engaging stakeholders on the direction of policy travel. It is not a draft document so there is no justification, evidence, policy map or explanation about how each of the policies will be implemented.
10. What we are asking for is your comments about the direction the policies are taking and whether you think that is appropriate or not to the issues we are facing and the degree of influence we may have through planning policy. We are asking you to **send your comments by email to [localplan@yorkshiredales.org.uk](mailto:localplan@yorkshiredales.org.uk) before 19 August 2022.**
11. You may wish to suggest ways in which the policies could be improved and to point to any relevant evidence that you think may support that.
12. The Authority will consider your comments and they will inform the draft version of the Local Plan next year.

## LOCAL PLAN VISION

The Local Plan shares the same vision as the National Park Management Plan <https://www.yorkshiredales.org.uk/about/national-park-management-plan/>. Planning policy is one of the tools that the National Park Authority and its partners can use to deliver shared local ambitions and national planning objectives.

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

*By 2040, it will be:*

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

# CORE POLICY

## Main changes

- A national policy requirement for biodiversity net gain as part of planning permission;
- A new requirement for developers to indicate how their proposals will adapt to climate change and their proposed measures to minimise carbon emissions;
- A new housing target of 50 new dwellings per annum. 850 over the plan period 2023 – 2040;
- The target to be met primarily on newly allocated housing sites (to be determined);
- Identification of new or revised housing development boundaries for windfall<sup>1</sup> contributions (to be determined);
- Greater use of Landscape Character Assessment to inform decisions about the fit of new development into the countryside;
- Recent amendments to national planning policy limit large scale development within designated landscapes and require development that would affect the setting of the Park to be located and designed to minimise adverse impacts.

## Objectives

These are the broad development objectives that the Local Plan policies and its land allocations are intended to deliver:

- Support locally-sustainable development that will improve the National Park as a high quality place to live, work and visit.
- Steer development into locations with the best access to existing services, facilities and people, and where it will be less vulnerable to flooding and the other impacts of climate change.
- Encourage development that will support a growing, diverse and resilient economy, and which will help make the National Park a more attractive option for young adults and people of working age to live in.
- protect existing jobs, homes, businesses and services for the benefit of local communities.
- Identify sites and support development of new affordable housing that will meet the needs of local communities, the economy and the long term objective of stabilising population decline.
- Ensure new development will be adapted to the changing climate and will minimise avoidable carbon emissions.
- Use the planning system to help deliver the statutory National Park purposes of: conservation and enhancement of natural beauty, wildlife and cultural heritage; and, the promotion of opportunities for the understanding and enjoyment of the Special Qualities of the National Park by the public.
- Support innovative, high-quality and more sustainable building design that complements the distinctive character of the National Park.
- Permit the landscape of the National Park to be responsive to change while at the same time conserving and enhancing its character.

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<sup>1</sup> Unallocated sites that are developed for housing

## CP1 - Sustainable Development

The Yorkshire Dales National Park Authority will presume in favour of development that is sustainable. Sustainable development in the Local Plan area is development that either achieves or does not prejudice the following:

- makes the National Park a high quality place to live, work and visit;
- improves or retains existing services, infrastructure and facilities;
- expands or makes better use of the residential housing stock and workplaces;
- encourages mixed uses, reducing the need to travel;
- develops new infrastructure of benefit to communities and improves access to public transport;
- contributes positively to the built environment by having regard to site context and the National Park Design Guide<sup>2</sup>;
- conserves or enhances landscape character through use of high quality design, appropriate landscaping, and removal of unsightly development;
- improves biodiversity by enhancing habitat and species or creates new priority habitat;
- conserves or enhances the historical environment and helps secure a sustainable future for assets at risk;
- improves public access to, and enjoyment of, the National Park's Special Qualities<sup>3</sup>;
- reduces waste and greenhouse gas emissions through compliance with the Plans' spatial strategy (CP9), improved energy efficiency, development of renewable energy and quality design;
- avoids areas at risk of flooding and is resilient and responsive to the impacts of climate change.

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

- the health and well-being of local communities;
- the supply of housing to meet the area's needs;
- access to local services and community facilities;
- the diversity, quality and local distinctiveness of the natural and cultural landscape, wildlife or historical environment;
- the strength and diversity of the local economy;
- the quality of the air, soil, water or flow of rivers, watercourses and groundwater;
- the most versatile agricultural land;
- the special qualities of the National Park such as its areas of tranquillity or the darkness of its night skies.

### Aim

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

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<sup>2</sup> <https://www.yorkshiredales.org.uk/wp-content/uploads/sites/13/2019/06/Yorkshire-Dales-Design-Guide.pdf>

<sup>3</sup> See page 8 <https://www.yorkshiredales.org.uk/wp-content/uploads/sites/13/2019/05/NPMP-2019-24.pdf>



## CP2 - Landscape Character

Development proposals within the protected landscapes of the National Park will need to conserve or enhance local character.

The Authority will refer to the classifications set out in the Yorkshire Dales National Park Landscape Character Assessment 2019<sup>4</sup>. The Authority will have regard to the following in assessing whether a proposal would conserve local landscape character or not:

- the design, layout and scale of proposals and their fit with the physical and natural character<sup>5</sup> of the landscape in which they would be located;
- the degree to which the proposals would affect the perceptual qualities<sup>6</sup> of the landscape;
- the impact on views<sup>7</sup> and the recreational landscape experience;
- the Impact on cultural and historical associations<sup>8</sup> such as field barns, the pastoral landscape and industrial heritage;
- the impact of development on settlement pattern and identity<sup>9</sup> and the integrity of predominantly open and undeveloped land between settlements.

Where new development can help to enhance the landscape by restoring features that have been lost or replacing visual detractor's, development will be supported.

### Aim

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

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<sup>4</sup> <https://www.yorkshiredales.org.uk/about/landscape/landscape-character-assessment/>

<sup>5</sup> landform, land cover, landscape elements, natural heritage designations with particular reference to Special Qualities eg. waterfalls; stepped dale sides, significant glacial/post glacial features; flower-rich hay meadows and pastures; broadleaf woodland and ancient woodland etc

<sup>6</sup> scenic value, rural character, remoteness and tranquillity (lack of human activity or disturbance), landscapes with perceived naturalness that tend to have higher levels of sensitivity than those with a high degree of human disturbance/activity. High scenic value and dark night skies also increase sensitivity in relation to this criterion.

<sup>7</sup> visual character of the site, including openness or enclosure, skylines, and impact on sensitive views particularly from tourist attractions and national trails but also rights of way, open space and access areas. Private views will be considered to have less sensitivity than public viewpoints.

<sup>8</sup> particular reference to historical landscape and heritage assets eg. barns, pastoral landscapes; lynchets, prehistoric field systems; historic parklands; former industrial landscapes and conservation areas.

<sup>9</sup> settlement identity and distinctiveness eg. gateway views; views to distinctive local features and landmarks; relationship of settlement to surrounding landscape; role of boundary features; settlement form and pattern, perceived gap between settlements (the loss of which would increase coalescence).

## CP3 – Biodiversity

The requirements of this policy are to be evidenced in a Sustainability Statement to be submitted with the planning application.

To ensure new development does not further erode local habitat, proposals will require to make provision for nature. Measures will be consistent and proportionate to the impact of the proposal on biodiversity.

Biodiversity net gain is an additional planning requirement to the protection of existing wildlife sites and species in Policy NE1 and NE2.

The biodiversity requirements of new development are outlined below.

Type of development	Biodiversity enhancement requirement
Householder development, extensions, permitted development, prior approval, and small applications on sites that do not contain habitats.	<i>Submit a Sustainability Statement to the Authority and make on site provision for Basic Biodiversity Enhancements (Appendix 1)</i>
Conversion of a redundant building to form one or more dwellings.	
Residential development of 1- 2 new dwellings on a site less than 1ha.	
Where the number of dwellings to be provided is not known and the site area is less than 0.5 hectares	<i>If these types of development are on a site where there is no priority habitat present within the development area (excluding hedgerows and arable margins), the Small Sites Metric<sup>10</sup> may be used to demonstrate biodiversity net gain.</i>
Residential development of 3-9 new dwellings on a site less than 1ha.	
Non-residential development where the site area is less than 0.5ha or has a floorspace less than 5000m <sup>2</sup> .	
Any development on a site where priority habitat is present.	<i>Maximise opportunities on site with a minimum of 20% BNG measured by the Biodiversity Metric 3.1 or later.<sup>11</sup></i>
Residential development of 10 or more new dwellings or residential development on a site of 1ha or more.	

<sup>10</sup> The Small Sites Metric is a streamlined version of Biodiversity Metric 3.0. It is intended for use only on small development sites which do not contain any high or very high distinctiveness habitats. It is intended to be used by a competent person.  
<http://nepubprod.appspot.com/publication/6047259574927360>

<sup>11</sup> <http://nepubprod.appspot.com/publication/6049804846366720> An excel spreadsheet that assigns a biodiversity score to the pre-development condition of a site (baseline). It then provides a biodiversity end value on the basis of proposed on or offsite habitat creation, as part of the development scheme. The objective is to score a minimum biodiversity uplift of 20%. Net gain can be achieved on-site, through the creation of new habitats; enhancing existing habitats; or managing existing habitats better; or off-site, on other land within the applicant's control, or by purchasing biodiversity credits.

Non-residential development where the site area is 0.5ha or greater, or has a floor space of 5000m <sup>2</sup> or greater.	
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Developers must be able to demonstrate how they have followed the mitigation hierarchy and biodiversity net gain Good Practice Principles (*to be determined*).

Biodiversity enhancements might include but are not limited to:

- installing inbuilt bat boxes, bricks or tubes;
- installing inbuilt bird boxes or bricks (species specific if appropriate) and bee bricks
- hedgerow enhancement (filling in gaps);
- planting of species rich grassland;
- planting of wild flowers; and
- tree planting and creating holes for small mammals (such as hedgehogs) in fencing.

### **Aim**

New development should leave the natural environment in a better state after completion than before. It should make the habitat network more resilient to the impacts of climate change.

## CP4 – Design

**The requirements of this policy are linked to the Sustainability Statement that will be submitted with the planning application.**

### Visual appearance

Development proposals should conform with the Yorkshire Dales National Park Design Guide<sup>12</sup>.

Development proposals should be consistent with CP2. Design and Access statements which accompany most planning applications should describe the landscape context for a site so that the scale, height, proportions, massing, form, materials and appearance of buildings and structures are well-integrated, sympathetic and complementary. Scheme design should seek to contribute to local distinctiveness and sense of place.

### Low carbon development

All development proposals should seek to minimise the demand for energy by:

- using passive solar gain to provide light and heat through direct sunlight thereby reducing the need for artificial light and heat;
- using natural ventilation and shade to reduce the need for artificial cooling;
- connecting to active travel networks (CP9 and AC3);
- designing structures that are fit for purpose and adaptable over time, reducing the need for subsequent redevelopment and the waste of land or building materials and,
- new residential and business parking spaces should make provision for electric vehicle charging or the cabling ready for future vehicle charging.

new buildings and extensions should seek to maximise energy efficiency by:

- installing energy efficient heating, lighting and electrical systems;
- utilising construction materials with high thermal mass to store heat and reduce variations in building temperature;
- integrating high levels of insulation into the building fabric to minimise heat loss.

Development proposals should seek to minimise the release of carbon during the construction process by:

- re-using existing buildings and construction materials on site;
- utilising recycled and renewable construction materials with low embodied carbon;
- utilising locally sourced materials to minimise delivery miles;
- minimising waste by designing structures based on common materials dimensions.

Development proposals should seek to minimise water use by installing water harvesting systems and reusing grey water.

All development proposals should be designed and constructed for resilience in current and anticipated prevailing weather conditions and extremes.

### **Government Future Homes Standard**

From 2025 all new homes will be required to lower carbon emissions by 75-80% compared to homes delivered under current building regulations. This will be measured using the new Fabric Energy Efficiency Standard (FEES).

Extensions and thermal upgrades to existing homes will also become subject to the higher standards.

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

### **Future Buildings Standard**

From 2025 all new non-residential buildings will be required to lower carbon emissions by 31% compared to current building regulations.

### **Amenity**

All development proposals should:

- have regard to safety and perceptions of safety;
- be inclusive and accessible for all;
- provide high quality, secure, accessible, and where possible, integrated storage for general and recycling waste, heating fuel and cycle storage;
- provide high quality outdoor amenity space appropriate to the needs of its users eg. gardens, children's play areas, sitting areas, social areas, vegetable growing space;
- incorporate shade and shelter in external spaces;
- contribute to high-quality, clearly defined public and private spaces;
- avoid having a harmful impact upon, or from, any surrounding uses and amenities.

### **Aim**

To ensure that new development is of a standard that respects the special qualities of the National Park, minimises carbon production and maintains high amenity standards for its users and neighbours

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<sup>12</sup> <https://www.yorkshiredales.org.uk/wp-content/uploads/sites/13/2019/06/Yorkshire-Dales-Design-Guide.pdf>

## CP5 – Energy

**The requirements for this policy will be evidenced through a Sustainability Statement to be submitted with the planning application.**

New development should seek to maximise the use of decentralised sources of renewable energy and low carbon technologies including on-site generation and community-led initiatives<sup>13</sup>

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

Schemes will be permitted where their impacts are capable of being made acceptable in relation to the following considerations:

- the scale, siting, design and effect on landscape character, (CP2)
- the amenities of sensitive neighbouring uses having regard to noise, dust, odour, shadow flicker, air quality and traffic movements;
- the wider environmental, economic, social and community benefits directly related to the scheme

Where renewable energy sources are not appropriate, low carbon energy sources should be used. This might include energy from waste or gas-fired combined heat and power.

The Authority encourages developers to plan for resilient heating and other emergency measures, particularly in housing schemes where regular or prolonged disruption to the electricity supply and communications could have a severe impact on householder wellbeing or safety.

### Aim

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

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<sup>13</sup> Eg. solar power and solar thermal, air, ground or water source heat pumps, wind turbines, hydro power, biomass boilers, wood stoves, anaerobic digesters

## CP6 – Flood Risk

### Reducing flood risk

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

Development that is proposed in an area identified as being at risk of flooding<sup>14</sup> will only be permitted if it can be demonstrated, where applicable<sup>15</sup>, that the following tests are met:

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

Development classified as ‘highly vulnerable’, ‘more vulnerable’ and ‘less vulnerable’<sup>16</sup> will not be permitted within the functional flood plain for river flooding (Flood Zone 3b) under any circumstances. Development classified as ‘highly vulnerable’ will also not be permitted in Flood Zone 3a under any circumstances<sup>17</sup>

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

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

### Reducing surface water run-off

With the exception of minor developments<sup>18</sup> all developments will demonstrate that they have incorporated measures to reduce surface water run-off in accordance with a drainage hierarchy for rainwater so that, in order of priority, they:

- continue natural discharge processes;
- store water for later use;
- adopt infiltration techniques in areas of suitable porosity;
- store water in open water features for gradual release to a watercourse;
- store water in sealed water features for gradual release to a watercourse;
- discharge direct to a watercourse;
- discharge direct to a surface water drain;
- discharge direct to a combined sewer.

Using the hierarchy, developments on previously developed land will be expected to incorporate a reduction in surface water run-off rates of at least 30%, while development on greenfield sites

will be expected to result in no net increase in surface water run-off rates, unless not technically feasible or viable. Approved development proposals will be expected to be supplemented by appropriate maintenance and management regimes for surface water drainage schemes.

Where practicable, development will be expected to integrate Sustainable Drainage Systems (SuDS) and nature-based solutions for flood management and this should be evidenced in a Sustainability Statement to be submitted with the planning application.

## Aim

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

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<sup>14</sup> Developments with a site area of 1ha or greater or that have been identified as having critical drainage issues will still be required to undertake a site-specific flood risk assessment, even if they are located in areas with the lowest level of flood risk.

<sup>15</sup> All developments in flood risk areas will require at least one of these tests to be satisfied, but their applicability will vary according to the level and type of flood risk and the type of development being proposed. More information is available in the Strategic Flood Risk Assessment (JBA, 2022) that supports the Local Plan, but some key principles are:

- All developments in flood risk areas will be required to be supported by a site-specific flood risk assessment;
- The sequential and exceptions tests (criteria (a) & (b)) do not apply to minor developments including: householder developments, development that does not increase the size of buildings (including most changes of use) & non-residential extensions with a footprint of less than 250 square metres. This does not mean that such developments are automatically acceptable in flood risk terms – they will still require a site-specific flood risk assessment to demonstrate that criterion (c) is satisfied;
- The exceptions test (criterion (b)) only applies in certain circumstances according to the level and type of flood risk and the type of development being proposed.

<sup>16</sup> **Highly vulnerable**; Police, fire and ambulance stations; telecommunications installations required to be operational during flooding, emergency dispersal points, basement dwellings, Caravans, mobile homes and park homes intended for permanent residential use, installations requiring hazardous substances consent.

**More vulnerable**; hospitals, residential institutions, dwelling houses, student halls of residence, drinking establishments, nightclubs and hotels, non-residential health services, nurseries and educational establishments, landfill\* and sites used for waste management, facilities for hazardous waste, sites used for holiday or short-let caravans and camping, subject to a specific warning and evacuation plan.

**Less vulnerable**; shops; financial, professional and other services; restaurants, cafes and hot food takeaways; offices; general industry, storage and distribution; non-residential institutions; assembly and leisure, agriculture and forestry, waste treatment, minerals working and processing, water treatment works which do not need to remain operational during times of flood, sewage treatment works, if adequate measures to control pollution and manage sewage during flooding events are in place, car parks

<sup>17</sup> Policy tests (a), (b) and (c) are not applicable in these circumstances – development is simply unacceptable in all circumstances unless the site can be demonstrated not to fall within Flood Zone 3b (or 3a & 3b in the case of highly vulnerable development).

<sup>18</sup> Minor developments include: householder developments, development that does not increase the size of buildings (including most changes of use) & non-residential extensions with a footprint of less than 250 square metres



## CP7 – Major Development

Planning permission for major development<sup>19</sup> will only be granted in exceptional circumstances and where it can be demonstrated to be in the public interest. Consideration of proposals for major development will include an assessment of all the following;

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

### Aim

To steer very large scale development and national infrastructure away from sites that would affect National Park purposes.

## CP8 – National Park Purposes

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

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

Development that prejudices these purposes will not be permitted. The only exception will be where a proposal can demonstrate a need that overrides National Park purposes and the harm can be mitigated through effective design and planning conditions or, as a last resort, compensatory measures can be agreed.

### Aim

To support development that will help deliver the statutory National Park purposes within the plan area.

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<sup>19</sup> The National Park Authority will decide whether a proposal constitutes 'major development' in relation to this policy. That decision will have regard to scale, nature, setting, local precedent and a judgement on whether it would have a significant adverse impact on National Park purposes

## CP9 – Spatial Strategy and Housing Land Target

Large scale development will be limited to schemes that must be located inside the National Park.

New development will be focused on sites within or adjacent to the settlements listed in the Table below and limited to a scale that is appropriate to their individual size, character and function.

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

- the location is necessary for a land management function; or
- the location is necessary for the provision of public utilities or infrastructure; or
- the development is ancillary to an existing use at the site; or
- the location is appropriate in relation to other Local Plan policies.

Development should only take place in locations that are not vulnerable to the impacts of climate change.

The housing supply will be expanded by a target of 50 new dwellings per year (850 dwellings between 2023 and 2040). This will be disaggregated as X in Craven Y in Eden, and Z in Richmondshire (*to be determined*). The majority of this target will be met through the development of allocated sites on the edge of towns and larger villages (*to be determined*) and through the completion of sites with existing planning consent.

New build housing will only be permitted in locations outside settlements subject to evidence of an exceptional need for affordable housing (C3) or the needs of a rural based enterprise (C4).

To help grow the local economy, existing employment and business uses will be permitted to expand and new business development will be allowed on the edge of villages and on opportunity sites identified on the Policies Map (*to be determined*), subject to the requirements of Policy E1.

To maintain footfall and viability, retail and commercial development will be supported in four primary retail high streets identified on the Policies Map in Hawes, Grassington, Reeth and Sedbergh, (*to be determined*) subject to the requirements of Policy E4.

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

To conserve the special qualities of tranquillity and wildness and to make way for improved habitat diversity and recovery, areas of extensive open upland and protected wildlife sites are identified on the Policies Map (*to be determined*) and will be protected from development that would be harmful (L4 and NE1).

Areas of important open space in towns and villages are identified on the Policies Map (*to be determined*). They will be protected from development that would erode the contribution they make to community recreation, settlement character or the historical environment (C8).

Aggregate mineral working will only be permitted within the disturbed areas of existing quarries, subject to mitigation of impacts and reduced amounts of future road haulage.

Development that would affect the setting of the National Park should be sensitively located and designed to avoid or minimise adverse impacts on the designated area.

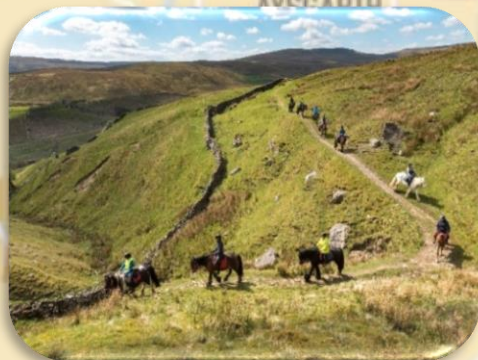
### **Aim**

To direct development into the better connected and more sustainable locations within the Local Plan area, unless there is a special justification for a location elsewhere.

## Yorkshire Dales National Park Local Plan Settlement Hierarchy

District	Sub-area	Local service centres	Large villages	Small settlement
Craven	<ul style="list-style-type: none"> <li>Ribblesdale &amp; Chapel-le-Dale</li> </ul>	<ul style="list-style-type: none"> <li><i>Ingleton</i></li> <li><i>Settle</i></li> <li><i>Giggleswick</i></li> </ul>	<ul style="list-style-type: none"> <li>Austwick</li> <li><i>Clapham</i></li> <li>Horton-in-Ribblesdale</li> <li>Langcliffe</li> <li>Long Preston</li> <li>Stainforth</li> </ul>	<ul style="list-style-type: none"> <li><i>Stackhouse</i></li> </ul>
	<ul style="list-style-type: none"> <li>Wharfedale, Littondale, Langstrothdale &amp; Malhamdale</li> </ul>	<ul style="list-style-type: none"> <li>Grassington</li> <li>Threshfield</li> </ul>	<ul style="list-style-type: none"> <li>Airton/Scosthrop</li> <li>Appletreewick</li> <li>Arncliffe</li> <li><i>Bolton Abbey/Bolton Bridge</i></li> <li>Buckden</li> <li>Burnsall</li> <li>Cracoe</li> <li><i>Eastby</i></li> <li><i>Embsay</i></li> <li>Hebden</li> <li>Hetton</li> <li>Kettlewell</li> <li>Kirkby Malham</li> <li>Linton</li> <li>Malham</li> <li>Starbotton</li> <li><i>Stirton/Thorlby</i></li> </ul>	<ul style="list-style-type: none"> <li>Beamsley</li> <li>Calton</li> <li>Conistone</li> <li>Hawkswick</li> <li>Kilnsey</li> <li>Linton Falls</li> <li>Litton</li> <li>Rylstone</li> <li>Skirethorns</li> <li>Thorpe</li> </ul>
Richmondshire	<ul style="list-style-type: none"> <li>Swaledale &amp; Arkengarthdale</li> </ul>	<ul style="list-style-type: none"> <li>Reeth</li> </ul>	<ul style="list-style-type: none"> <li>Fremington</li> <li>Grinton</li> <li>Gunnarside</li> <li><i>Hudswell</i></li> <li>Langthwaite</li> <li>Low Row/Feetham</li> </ul>	<ul style="list-style-type: none"> <li>Healaugh</li> <li>Keld</li> <li>Marrick</li> <li><i>Marske</i></li> <li>Thwaite</li> </ul>

			<ul style="list-style-type: none"> <li>• Muker</li> </ul>	
	<ul style="list-style-type: none"> <li>• Wensleydale, Bishopdale &amp; Coverdale</li> </ul>	<ul style="list-style-type: none"> <li>• Hawes</li> <li>• Gayle</li> </ul>	<ul style="list-style-type: none"> <li>• Askrigg</li> <li>• Aysgarth</li> <li>• Bainbridge</li> <li>• Burtersett</li> <li>• Carlton</li> <li>• Carperby</li> <li>• <i>East Witton</i></li> <li>• Newbiggin (Bishopdale)</li> <li>• Thoraby</li> <li>• Thornton Rust</li> <li>• West Burton</li> <li>• West Witton</li> </ul>	<ul style="list-style-type: none"> <li>• Appersett</li> <li>• Breconbar</li> <li>• Castle Bolton</li> <li>• Hardraw</li> <li>• Horsehouse</li> <li>• Melmerby</li> <li>• Sedbusk</li> <li>• Swinithwaite</li> <li>• West Scrafton</li> <li>• Woodhall</li> <li>• Worton</li> </ul>
<b>South Lakeland &amp; Lancaster</b>	<ul style="list-style-type: none"> <li>• Dentdale, Garsdale, Rawthey Valley &amp; Lunesdale</li> </ul>	<ul style="list-style-type: none"> <li>• Sedbergh</li> </ul>	<ul style="list-style-type: none"> <li>• Barbon</li> <li>• Casterton</li> <li>• Dent</li> <li>• Leck</li> <li>• Millthrop</li> </ul>	<ul style="list-style-type: none"> <li>• Gawthrop</li> <li>• Ireby</li> <li>• Kearstwick</li> </ul>
<b>Eden</b>	<ul style="list-style-type: none"> <li>• Mallerstang, Upper Lunesdale &amp; Westmorland Dales</li> </ul>		<ul style="list-style-type: none"> <li>• Crosby Garrett</li> <li>• Crosby Ravensworth</li> <li>• Great Asby</li> <li>• Maulds Meaburn</li> <li>• <i>Nateby</i></li> <li>• Newbiggin on Lune</li> <li>• Orton</li> <li>• Ravenstonedale/Coldbeck</li> </ul>	<ul style="list-style-type: none"> <li>• Gaisgill</li> </ul>



# ACCESS & CONNECTIVITY

## Main changes

- It is now a national policy requirement that residential parking spaces are equipped with electric vehicle chargers or the cabling ready for the installation of electric vehicle charging.
- The former route of the Wensleydale railway will now be safeguarded for reinstatement as a future railway or an all abilities recreational route. It was previously intended to protect the former trackbed for dual use but a recent feasibility study for the section between Hawes and Garsdale has reported that there is not space to do both.

## Objectives

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

## AC1 – Infrastructure needed to support development

Subject to the spatial strategy CP9, new development will be permitted where adequate infrastructure<sup>20</sup> already exists or will be provided as part of the scheme.

Where existing infrastructure is to be used to serve a proposed development, adequate capacity must be provided without prejudicing existing users. In the event that the available infrastructure would be inadequate to meet the additional demand, permission will be refused unless the Authority considers that the benefits of the development will clearly outweigh the harm.

Where additional or enhanced infrastructure is necessary to support new development, this must be provided as part of the development, or through a financial contribution equivalent to the cost of remedying the infrastructure shortfall, prior to occupation.

Where the requirement for additional infrastructure to serve the development is demonstrated to threaten the viability of the scheme applicants will need to identify alternative forms of provision to the satisfaction of the Authority.

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

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

### Aim

To ensure that new development is adequately supported by infrastructure.

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<sup>20</sup> The physical network of services and facilities that is required for an area to function properly. Examples in the Local Plan area include roads, vehicle parking, railways, bus services, Rights of Way, public access areas, broadband, mobile, telephone, general medical practice, hospitals, electricity, water supply, surface water runoff, sewage and wastewater treatment, emergency services, sport and recreational facilities, open space, flood defences, waste management, primary and secondary schools, community meeting places, children and adult services and green infrastructure.



## **AC2 – New and improved infrastructure**

Proposals for new or improved infrastructure will be permitted where their siting and appearance:

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

Applicants should demonstrate that the proposal and siting represents the least environmentally harmful deployment option available having regard to the operational requirements and technical limitations that are applicable.

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

### **Aim**

To support the development of new infrastructure that will increase the quality of life for those living, working or visiting the National Park, while protecting the area's Special Qualities.

## **AC3 – Walking, Cycling and Pedestrian travel**

Development proposals that would generate movements of people should demonstrate measures to maximise active travel by improving footpath and cycle connections to nearby services. Schemes that would generate high levels of movement will also need to link to public transport as an alternative to private vehicle movements.

Developments that would interfere with the existing network of pedestrian, cycling or public transport will need to demonstrate measures to mitigate or compensate for any harmful impact.

### **Aim**

To promote active travel, health and connectivity.

## **AC4 – Railway related development**

Permit new railway infrastructure and support new economic, business and tourism uses along the Settle/Carlisle corridor where that would be compatible with the primary railway use and public access to railway services.

Safeguard existing facilities for rail users.

Safeguard the former route of the Wensleydale railway from Redmire to Garsdale for reuse as either a reinstated railway or a recreational route for walkers, cyclists and horse riders.

Permit recreational routes for walkers, cyclists and horse riders along the line of the former railway between Swinden Quarry-Threshfield and Clapham and Lowgill.

### **Aim**

To safeguard the Settle-Carlisle railway corridor for railway-related development and support the reuse of former railway routes across the Local Plan area.

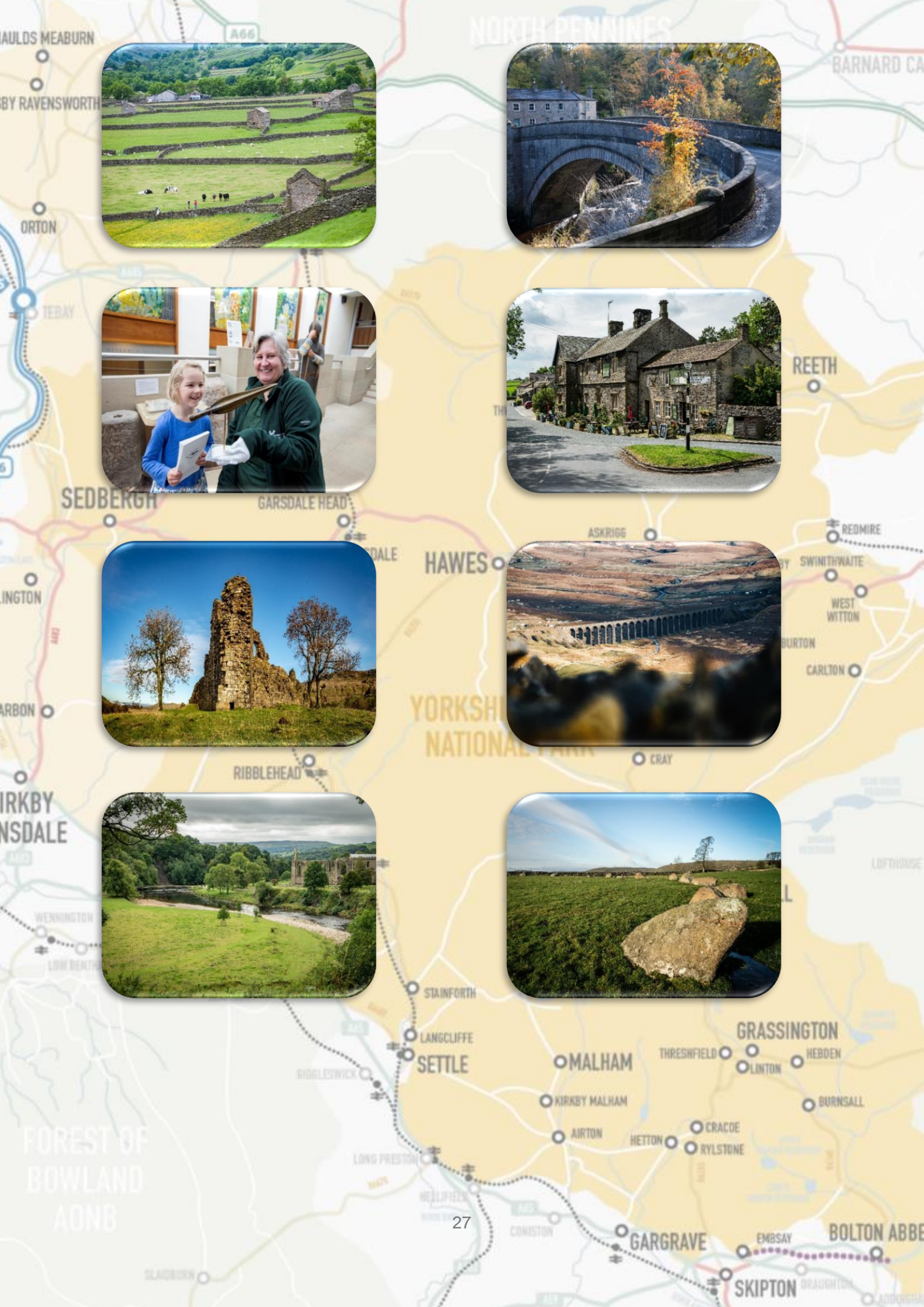
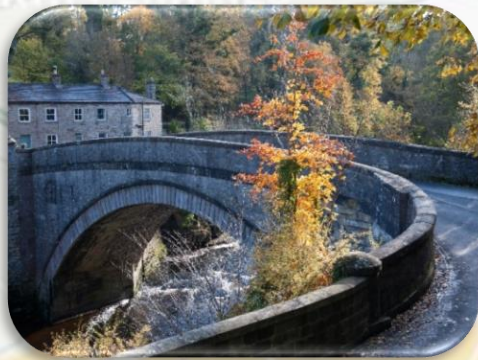
## **AC5 – Vehicle movements**

Development proposals that will generate vehicle movements will be required to:

- meet highway safety standards and not cause unacceptable levels of traffic that would harm the environment or capacity of the local road network;
- make provision for appropriate access and parking in conformity with the local highway authority standards;
- contain adequate provisions for connection to public transport;
- include a Transport Statement where significant movements of traffic are envisaged;
- Include a Transport Assessment for large-scale proposals, to indicate methods to manage the scale of movement and avoid congestion.

### **Aim**

To understand and plan for the consequences that new development will have for vehicle movement and to comply with highway safety and parking standards.



# ARCHAEOLOGY & BUILT HERITAGE

## Main changes

- National policy now gives greater weight to the retention in-situ of historic statues, plaques, memorials and monuments, whether designated or not. Where appropriate their historical and social context should be explained rather than seeking removal.
- More emphasis in national policy on pre application heritage assessment and reference to the Historic Environment Records to gauge the significance of heritage assets;
- Less flexibility for residential conversions to be used for non- permanent occupation.

## Objectives

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

## AB1 – Archaeology

Planning Applications that would affect archaeological heritage assets will require an appropriate desk-based assessment and, where necessary, a field evaluation to explain the significance of the asset.

The level of detail should be proportionate to the asset's importance. As a minimum the Yorkshire Dales Historic Environment Record should be consulted and the heritage assets assessed by an appropriately qualified heritage professional<sup>21</sup>.

Failure to provide accurate information about the potential impact will lead to refusal.

### Scheduled monuments

Development proposals will not be permitted where they would lead to the alteration or destruction of a monument or its setting unless Historic England is satisfied that the harm or loss of significance is essential to achieve substantial public benefits that outweigh the harm.

Where development proposals would lead to less than substantial harm to a scheduled monument the impact can be weighed against the public benefit by Historic England.

### Non-designated heritage assets<sup>22</sup>

Non designated archaeological assets that are demonstrably of equivalent significance to designated assets, will be treated by the Authority in accordance with the policy for designated assets<sup>23</sup>.

Development proposals affecting other non-designated heritage assets will be considered by the Authority taking into account their significance. Applicants will be required to demonstrate that they understand the significance of any non-designated heritage assets affected by their proposals and the impact of these on that significance.

Where harm or loss would result applicants should set out their measures to mitigate and minimise the impact.

Defined in a written scheme of investigation, provision will need to be made for suitable investigation, recording, analysis, archiving and publication to recognised archaeological standards and practice at appropriate stages in the development management process

Opportunities for promotion and interpretation of archaeological heritage assets should be explored.

## Aim

To manage appropriately the designated and non-designated archaeological resource through the planning process

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<sup>21</sup> CIFA Registered Organisation.

<sup>22</sup> A Heritage Asset is a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest

<sup>23</sup> See Heritage assets and significance table below

## **AB2 – Buildings, Conservation Areas and Historic Parks & Gardens**

Applicants will be required to prepare heritage statements to describe the significance of heritage assets that would be affected by development proposals. This should include impacts on their setting.

The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the Yorkshire Dales Historic Environment Record will need to be consulted and the heritage assets assessed by an appropriately qualified heritage professional.

### **Designated Heritage Assets**

Development proposals that are judged to conserve or enhance the significance of a designated heritage asset will be permitted<sup>24</sup>. Proposals that are judged to conserve a building at risk or a vulnerable building will be regarded as delivering public benefits and will be encouraged.

Proposals that result in substantial harm<sup>25</sup> to the setting and significance of a grade I or II\* listed building, or grade I or II\* registered park and garden, will only be permitted in wholly exceptional circumstances<sup>26</sup>.

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

Exceptional circumstances must be clearly justified, demonstrating that:

- there is no less harmful, viable option, and;
- the amount of harm has been reduced to the minimum possible, and;
- there are other significant public benefits<sup>27</sup> that outweigh any harm caused.
- Provision will be made for 'preservation by record' by means of desk based assessment, measurements and photographic survey.

Proposals that result in less than substantial harm to a designated heritage asset will only be permitted where it can be demonstrated that the public benefits of the proposal clearly outweigh the loss of significance.

### **Non-designated Heritage Assets<sup>28</sup>**

Development proposals affecting non designated heritage assets that are on the basis of evidence and in the opinion of the National Park Authority of equivalent significance to designated heritage assets, will be determined in accordance with the policy for designated assets.

In considering development proposals that will affect a non-designated heritage asset the Authority will weigh the scale of harm, including applicants measures to mitigate and minimise the impact, against the significance of the asset. Sufficient evidence will be required to make a judgement about significance. Provision may need to be made for investigation and recording prior to development taking place.

Opportunities for promotion, interpretation and increasing understanding of heritage assets should be considered.

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<sup>24</sup> See table XX

## Aim

To ensure development proposals conserve and, wherever possible enhance buildings, structures, areas and parks and gardens of heritage significance

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<sup>25</sup> Substantial harm includes damage to the significance of the building such as the destruction or loss of features in its list description, the designation document or the conservation area appraisal

<sup>26</sup> This decision will be made by Historic England

<sup>27</sup> Significant public benefits might include saving a building at risk, or a vulnerable building or provision of public access. It does not include private benefits which can be secured through other less harmful routes

<sup>28</sup> These are buildings such as barns or industrial structures that have no formal designation but may have an entry on the Historic Environment Record

## Heritage assets and significance in the Yorkshire Dales National Park

Archaeology	
<p>Archaeology is more than buried remains and prehistory. It is any material evidence of past human activity or culture, so can extend to buildings and even whole landscapes. There are over 290 Scheduled Monuments in the National Park, but many more undesignated sites. Evidence of archaeological significance may be visible above ground, particularly as earthworks and ruined structures but may also exist as below ground remains.</p> <p>The Yorkshire Dales National Park Authority maintains an Historic Environment Record (HER), which includes details of archaeological sites, features, finds and events*; and historical buildings and structures within the National Park boundary. The HER is a repository of information and resource for Planning and other decision making. It is constantly being added to and enhanced. It currently contains 42, 000 entries.</p> <p>Subsets of the HER are publically available through on-line platforms such as the Heritage Gateway. These subsets are neither complete, or necessarily up to date, and should not be used for commercial purposes.</p>	<p>Archaeological sites which are particularly well represented in the Yorkshire Dales, include:</p> <ul style="list-style-type: none"> <li>• Early prehistoric remains related to caves;</li> <li>• Prehistoric, Romano-British and medieval settlements &amp; field systems;</li> <li>• Prehistoric burial monuments such as cairns and round barrows;</li> <li>• Monastic religious sites and farms (granges)</li> <li>• Historic villages featuring medieval churches, settlement earthworks and field systems.</li> <li>• Industrial monuments, particularly relating to mineral extraction, processing and transportation, including a network of former, and active, railway lines with their own distinctive infrastructure.</li> </ul> <p><i>*Archaeological events are projects or surveys which are undertaken as a result of development management cases or research activities.</i></p>
Settlements and building groups	
<p>These are the towns and villages in addition to farm steadings, out farms (isolated building groups away from the farmstead) and can include industrial building groups.</p>	<p>Features and characteristics that usually contribute towards the significance<sup>30</sup> of settlements and building groups are:</p>

<sup>30</sup> Significance is the value of an asset to current and future generations because of its heritage interest. This may be archaeological, architectural, artistic or historic. Significance derives not only from an asset's physical presence, but also from its setting. The Heritage assets table describes significant heritage assets in the Yorkshire Dales National Park. Significance is also determined through evidence and analysis in a Heritage Assessment, through data in the local Historic Environment Record and through the advice of Historic England



<p>There are 47 settlement-based Conservation Areas<sup>29</sup> which form designated heritage assets within the National Park. The individual structures and buildings within the conservation area form part of that asset.</p>	<ul style="list-style-type: none"> <li>• Overall settlement layout where this provides evidence of the historic development of the settlement and visual appeal, including the pattern of streets, lanes, paths, verges, watercourses, building plots and important open spaces;</li> <li>• Distinct character zones within settlements;</li> <li>• Domestic gardens and orchards where these are part of the public realm or historical development of a settlement;</li> <li>• Mix of commercial, agricultural and domestic building types;</li> <li>• Mix of different vernacular buildings;</li> <li>• A small number of polite buildings and vernacular buildings with polite facades</li> <li>• Landmark buildings, or distinct building groups, and the views and setting of them;</li> <li>• Traditional flagged and cobbled surfaces, historic street furniture and signage;</li> <li>• Traditional shop frontages;</li> <li>• Important trees, hedgerows, walls, gates, railings and other boundary features;</li> <li>• Landscape setting including field boundaries and systems;</li> <li>• Key views into, out of and within the settlement.</li> </ul>
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**Significant buildings and structures**

<p>There are 2144 Listed Buildings in the National Park that have been designated for their special architectural and historic interest. Other buildings which lie within the curtilage of listed buildings also enjoy some degree of listed building protection.</p>	<p>Key attributes that contribute towards the significance of individual buildings include:</p>
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<sup>29</sup> Where they exist, Conservation Area Appraisals are sources to refer to in making planning applications and development decisions and they will be used as the basis for considering the appropriateness of development proposals.

<p>All historic buildings statues, plaques, memorials and monuments (listed and unlisted) have heritage significance that needs to be recognised when considering development proposals affecting them.</p>	<ul style="list-style-type: none"> <li>• Evidence of phases of historic development preserved in the structure's fabric;</li> <li>• Evidence of a buildings' past function</li> <li>• Quality of craftsmanship, including detail and finishes employed in the building;</li> <li>• Building materials used, including values derived from both continuity/consistency and variety/contrasts;</li> <li>• Evidence of construction methods and techniques employed;</li> <li>• Overall proportions of the building and its rooms;</li> <li>• Historic plan layout, use of rooms and circulation spaces eg. between servants and gentry, stairs, points of access and light provision;</li> <li>• Setting of the structure, including its curtilage and wider environs, relationship to other key buildings/groups and the contribution of open spaces and routeways to key views of the structure;</li> <li>• Aesthetic appeal, whether vernacular or polite in style, developed organically over time;</li> <li>• Particularly unusual or rare features and features with a specific historical or cultural association</li> </ul>
<p><b>Historical landscapes</b></p>	
<p>The National Park embraces a variety of landscapes that display evidence of multiple layers of past human interaction.</p> <p>There are two Barns &amp; Walls Conservation Areas (Littondale and Swaledale &amp; Arkengarthdale), which, together with the Settle and Carlisle Railway Conservation Area and the Grassington Moor Scheduled Monument, represent designated heritage assets on a landscape scale.</p>	<p>Components of historical landscapes that are significant include:</p> <ul style="list-style-type: none"> <li>• Field systems, whether relict (e.g. lynchets, ridge and furrow) or still in use, including the pattern and means of enclosure, including drystone walls and hedgerows, and field barns;</li> <li>• Prehistoric, Romano-British and medieval settlement remains;</li> </ul>

<p>There are, also two Registered Historic Parks and Gardens in the National Park which are recognised as being of national importance.</p>	<ul style="list-style-type: none"><li>• Landscapes featuring extensive remains of former lead mining or other industries;</li><li>• Network of route ways, including green lanes and the Settle Carlisle Railway.</li></ul>
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## AB3 – Conversion of Traditional Buildings and acceptable uses

Proposals for the change of use of traditional buildings<sup>31</sup> to high intensity residential, and employment uses<sup>32</sup> will only be permitted where:

- the building is a heritage asset worth conserving
- the location is within an existing settlement, building group, or suitable roadside location<sup>33</sup>.

Proposals for change of use to a dwellinghouse for continuous occupation will be subject to a local occupancy restriction (Appendix 4).

Change of use to self-contained holiday letting will only be permitted where:

- It would appropriately conserve a vulnerable listed building in relation to AB2 or,
- It forms part of an otherwise acceptable farm or rural estate diversification scheme (E2) and the holiday unit can be tied to the land holding to prevent it being sold off separately, or
- It would constitute a reversible barn pod that would conserve the exterior of the barn with no material alterations to the structure or its surroundings, and
- the use will be capable of effective supervision and management to avoid noise and other disturbance, and
- the use is restricted to short stay letting only.

The reoccupation of redundant former permanently occupied houses and flats will be permitted subject to a permanent residency restriction.

Proposals for the change of use of isolated traditional buildings to low-intensity uses<sup>34</sup> will be permitted provided they do not result in material alteration to the character of the exterior of the building or the creation of a new or improved access.

### Aim

To allow traditional buildings to be put to alternative uses where the building and its location is able to accommodate the intensity of the new use without harm to other Local Plan objectives.

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<sup>31</sup> Buildings constructed in accordance with long-standing practices or customs such as solid-wall masonry and hand-crafted carpentry. In the Yorkshire Dales, they are mainly built from natural locally sourced stone and timber, although some imported pre-fabricated or mass-manufactured materials have also been used. In terms of their design details, traditional buildings can include both vernacular and polite elements, the latter being influenced by national fashions. Traditional buildings perform very differently to modern constructions, allowing moisture movement inside the fabric, hence their requirement for 'breathable' materials.

<sup>32</sup> For the purposes of this policy, higher intensity uses will be permanent residential dwellings, ancillary living accommodation, live work units, group visitor accommodation (bunkhouse barns and holiday lets) and intensive employment uses (such as retail, offices, restaurants/cafes).

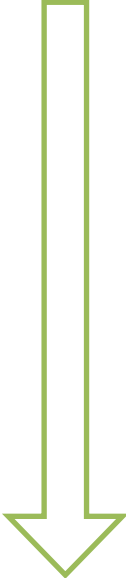
<sup>33</sup> For the purposes of this policy 'existing settlements and building groups' are not restricted to those forming part of the settlement hierarchy set out in Table 1. For a building to be considered roadside it, or its immediate definable curtilage, must physically adjoin the boundary of either a sealed metalled road maintainable by the Highway Authority, or a sealed metalled private road that connects to a road maintainable by the Highway Authority. Roads must have had a sealed metalled surface prior to 1<sup>st</sup> July 2014. Buildings that do not physically adjoin, but are in close proximity to such routes, or that are served by an established (since at least 1<sup>st</sup> July 2014) unsealed road or track, will be considered subject to the impact on the landscape.

<sup>34</sup> For the purposes of this policy, lower intensity uses are low key employment/business uses (such as light industrial, commercial storage and workshops without outside storage or significant vehicular journey generation), barn pods, camping barns, equestrian and agricultural uses.

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

Proposed use	Intensity of use		<u>Permissible</u> location
Dwellinghouse (residential dwelling for continuous occupation)	HIGH INTENSITY	<p>Most intensive</p> 	Within settlements, farmsteads and other building groups;
Ancillary living accommodation in conjunction with a dwellinghouse			Roadside locations that are capable of being served by a: <ul style="list-style-type: none"> <li>• curtilage with visual impact minimised;</li> <li>• vehicular access not requiring significant improvements or new access tracks.</li> </ul>
Live/work units			
Self-contained short stay holiday let ( <b><u>permitted exceptions only</u></b> )	HIGH INTENSITY		As above, plus: <ul style="list-style-type: none"> <li>• capable of supervision and management;</li> <li>• adequate separation from existing dwellings to protect amenity;</li> <li>• ability to contain/control outside storage, noise and other forms of pollution, and ancillary development.</li> </ul>
Bunkhouse barn (not self-contained)			
More intensive employment uses – retail, offices, restaurants/cafes			
Low key business use e.g. light industrial and workshops, commercial storage facilities	LOW INTENSITY		
Pods <sup>35</sup> – <ul style="list-style-type: none"> <li>• short stay holiday letting accommodation;</li> <li>• very minimal impact on the building’s external appearance;</li> <li>• very minimal impact on the building’s fabric;</li> </ul>			As above, plus more isolated buildings where there is no dedicated on-site vehicular access or parking areas.

<sup>35</sup> A pod, in this sense, is a reversible, detachable self-contained unit inserted within an existing building. Pods can be a means of inserting a variety of different uses into traditional buildings. The classification here as a low intensity use reflects a low key model that results in no material alterations to the building and its surrounds. The barn pod can be adapted to more intensive uses, which could still be acceptable, but only in more accessible locations.

<ul style="list-style-type: none"> <li>• as self-sufficient in energy and other infrastructure needs as possible.</li> </ul>			
<p>Camping barn (basic bothy accommodation/'stone tent') short stay only, (not self-contained)</p> <p>Equestrian &amp; stabling</p> <p>Agricultural or Estates use – livestock, storage etc.</p>		 <p>Least intensive</p>	<p>As above, plus more isolated locations, no road access. No parking or services available, no material alterations that would affect the exterior character of the building or its surrounds.</p>

## AB4 – Conversion of Traditional Buildings – Building treatment

Proposals for the conversion of traditional buildings to new uses, the reoccupation of former dwellings or the subsequent adaptation of existing converted buildings, will be permitted where they conform with the Design Guide<sup>36</sup> and:

- the proposal is accompanied by a professional heritage assessment that identifies significant features of the structure which should be retained in the design;
- where possible evidence of historical phasing such as long term agricultural uses should be retained in the conversion scheme to conserve its history of reuse. Significant features which cannot be retained should be recorded to a suitable level;
- the building has the physical capacity to accommodate the new use or adaptation without significant extension or significant alteration and all ancillary storage and services are accommodated in existing buildings rather than through the provision of new ancillary buildings, unless that would be a better conservation outcome;
- alterations to the exterior of the building, and the creation of any new curtilage, highway access, access roads and other associated storage and infrastructure, are the minimum necessary and are sensitive to the traditional character and appearance of the building and the immediate or wider landscape setting;
- the new use does not displace an existing one so that it gives rise to the need to provide new compensatory buildings;
- materials used are consistent with, or complementary, to local building traditions and any historically or architecturally important features are retained in the conversion, and the building subjected to recording prior to conversion;
- to avoid compromising historical interest and character the building is capable of conversion without substantial extension;
- they satisfy the requirements of policy NE1 (designated wildlife sites and species).

### Aim

To ensure re-use proposals permitted under Policy L2 do not undermine the architectural and historical character of the building and its landscape setting, or result in other harmful impacts.

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<sup>36</sup> <https://www.yorkshiredales.org.uk/wp-content/uploads/sites/13/2019/06/Yorkshire-Dales-Design-Guide.pdf>

## **AB5 – Demolition and alteration of Traditional Farm Buildings**

Proposals to alter or extend traditional farm buildings for agricultural or farm diversification use will be permitted provided they:

- are justified for the purposes of agriculture, land management, nature recovery or other forms of diversification in relation to E2;
- prolong the viable use of the building for agricultural purposes; and,
- retain the architectural, historical and archaeological significance of the building.

Proposals to demolish or alter a traditional farm building for non-agricultural purposes will need to be informed by a structural survey and a heritage assessment which will identify significant features of the structure which should be retained in the final design. Schemes will be approved where:

- the building has no significance in architectural, historical or landscape terms;
- the building is structurally unsound and beyond repair, and its condition is not the result of deliberate neglect or damage;
- appropriate archaeological and building recording takes place in advance of demolition and the site is restored in a suitable manner, including the retention of some physical evidence where appropriate.

### **Aim**

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



# NORTH PENNINES



# FOREST OF BOWLAND AONB

# COMMUNITY

## Main changes

- Allocation of sites to deliver a planned supply of housing land to meet the target of 50 new dwellings per year (850 between 2023 and 2040);
- New evidence on development site viability which identifies two distinct 'value areas' where 50% and 30% affordable housing will be viable;
- Requirement for affordable housing to constitute 25% First Homes;
- All new housing in the Park will be principal occupancy only (to avoid new permissions being used for non-permanent residential uses);
- More flexibility within the local occupancy criteria but policy use narrowed to single plot sites (multiple plot sites now targeted at mixed permanent occupancy and affordable housing);
- New housing to be low carbon and resilient to climate change and to make space for electric vehicle charging and broadband connection (CP2);
- flexibility for new build dwellings within smaller settlements;
- Specific support for residential annexes, multiple occupancy housing, and sub division to increase supply for small households;
- Revised and newly drawn housing development boundaries to enable appropriate small scale infilling and rounding off.

## Objectives

- Increase the supply of new housing (including affordable and local occupancy housing) by an average of 50 dwellings per annum between 2023 and 2040;
- Ensure that a range of new homes are permitted in terms of size, type, tenure, affordability and occupancy;
- Support community health facilities and wellbeing, including provision of extra care accommodation for the elderly and vulnerable adults;
- Retain local educational, recreational and social facilities and services;
- Protect areas of locally-important open space;
- Permit local recycling facilities and allow disposal of locally-generated inert waste in appropriate locations.

## C1 – Housing in Towns and large Villages

All new housing in the National Park will be restricted to principal residence<sup>37</sup> only.

Single plot sites will be targeted at local occupancy<sup>38</sup> and First Homes<sup>39</sup>

New sites for house building are allocated on the Policies Map (*to be determined*). Housing will also be permitted on suitable non allocated sites within the housing development boundaries around towns and villages (*to be determined*).

Housing sites will be required to meet a minimum density of 35 dwellings per hectare.

The following proportion of affordable dwellings<sup>40</sup> will be required on development sites:

Value area <sup>41</sup>	2-5 dwellings	6- 9 dwellings	10 or more dwellings
South East	40% affordable	50% affordable	50% affordable
North and west	20% affordable	25% affordable	30% affordable

67% of affordable housing on each site will be required to be for rental (affordable and social rent), 25% for First Homes and 8% for other affordable home ownership tenures.

If it is demonstrated through an independent site viability study that the site cannot deliver the affordable housing required in the table above, the Authority will consider an alternative mix of tenures. Schemes that deliver low proportions of affordable housing will not be compliant with the aim of the policy and will be refused.

Proposals which provide for lifetime home standards and/or demonstrate resilience to climate change and measures to keep carbon emissions low, over and above Building Regulations requirements, will be weighed positively.

All sites of more than 3 units will be required to include one or two bedroom dwellings, suitable for small households needs.

### Aim

To release sufficient land in sustainable locations to meet the annual housing target and provide a wider range of new homes that will support the social and economic well-being of local communities.

<sup>37</sup> A residential dwelling that is permanently occupied (not a holiday property)

<sup>38</sup> See appendix 4

<sup>39</sup> First Homes are market sale homes discounted in perpetuity by 50% to meet the government definition of 'affordable housing'. The first sale must be at a price no higher than £250,000. The homes are targeted at first time buyers with a combined annual household income not exceeding £80,000. Eligible groups will be tied to the local connection tests in Appendix 3 plus qualifying members of the armed forces.

<sup>40</sup> Defined in the glossary to the National Planning Policy Framework

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/1005759/NPPF\\_July\\_2021.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf)

<sup>41</sup> See Appendix 2

## C2 – Housing in Small Villages

Subject to site availability, up to two new build dwellings will be permitted within the housing development boundaries of Small settlements (CP9) during the plan period. These will be targeted at first homes or local occupancy.

### Aim

To increase opportunity for a limited amount of new build housing targeted at local needs, within the Park's smaller villages.

## C3 – Rural Exception Sites

Subject to evidence of need for affordable housing, the Authority will permit the development of small sites by registered providers and community land trusts, or the conversion of existing buildings, for 100% affordable housing<sup>42</sup> within or on the edge of towns and larger villages, as an exception to the spatial policy restrictions in CP7.

The type of affordable units to be informed by the evidence of need.

### Aim

To allow the release of small-scale housing sites as an exception to other policies, where it is demonstrated that there is an unmet need for affordable housing.

## C4 – Rural Workers' Housing

A dwelling for the functional needs of a farm or other essential rural land-based enterprise<sup>43</sup> will be permitted in locations outside the settlements in CP9 subject to:

- specific evidence of need for a worker that must live in that location to undertake full time labour,
- no alternative opportunities for conversion or sub division of an existing dwelling;
- siting within an existing group of buildings;
- size of dwelling commensurate to rural enterprise function; and
- a restriction that the property cannot be sold separately from the enterprise.

### Aim

To support housing essential for the permanent management of land based rural enterprises.

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<sup>42</sup> See Appendix 3

<sup>43</sup> Land-related businesses which, directly or indirectly, need to be located in the countryside rather than in existing settlements. Examples include agriculture, forestry and other activities that obtain their primary inputs from the site, such as the processing of agricultural, forestry and mineral products together with land management activities and support services including agricultural contracting, tourism and leisure enterprises.

## **C5 – Sub-division, Replacement and Residential caravans**

Permit subdivision of existing large dwellings to form two or more smaller dwellings subject to sufficient capacity for additional residential use including parking, amenity space, service provision and consideration of noise and lighting impacts. The net additional dwelling(s) to be restricted to local occupancy only (Appendix 4).

Permit the conversion of outbuildings into residential annexes for non-holiday uses where these would be tied to an existing residential property to prevent separate sale. New build annexed accommodation, and the extension of outbuildings for additional accommodation tied to the main dwelling will be permitted where there is capacity and development would not unduly harm neighbouring property.

Permit appropriate occupancy of suitable buildings by multiple single person households subject to sufficient car parking and separation from neighbouring residential property, to avoid noise and other disturbance.

Permit replacement dwellings subject to appropriate design and no avoidable loss of a building of architectural or historical interest.

Permit the siting of residential caravans for Gypsies and Travellers as an exception to normal spatial policy restrictions subject to:

- evidence of a permanent need;
- the scale of the site being within the capacity of local infrastructure and will not dominate a nearby settlement;
- the site being located within one and a half miles of a town or larger Village with services; and
- the site being capable of adequate provision of essential infrastructure and services without significant harm to the landscape.

### **Aim**

To make more efficient use of underused housing stock and permit some limited exceptions to the normal restrictions on creating new residential uses in open countryside.

## **C6 – Accommodation for the Elderly and Vulnerable Adults**

Permit adaptations and extensions to the existing housing stock to provide residential accommodation for elderly persons and other vulnerable adults

Permit lifetime homes and other flexible forms of new accommodation to widen the mix of suitable housing for elderly and vulnerable adults.

Permit dedicated extra or residential care facilities within or on the edge of towns and larger villages as an exception to spatial policy CP9.

### **Aim**

To respond to evidence and encourage the development of modern elderly and vulnerable person's accommodation

## **C7 – Community Facilities**

Development will be permitted for new, or improvements to existing, community facilities<sup>44</sup>, where;

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

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

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

### **Aim**

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

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<sup>44</sup> Educational, healthcare and recreational; including schools, childcare, libraries, nurseries, doctors' surgeries, dentists, village halls, reading rooms, community offices, churches, chapels, sports pavilions, gymnasiums and changing facilities car parking, allotments, pubs, village shops and post offices.

## C8 – Important Open Space

Protect important open space designated on the Policies Map (*to be determined*).

Only permit proposals that will not result in the loss of, or significantly harm, their qualities or functions.

Only permit the development of sporting or recreational land if it can be demonstrated it is no longer needed, or a suitably located replacement of at least equivalent standard is secured.

### Aim

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

## C9 – Waste Management

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

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

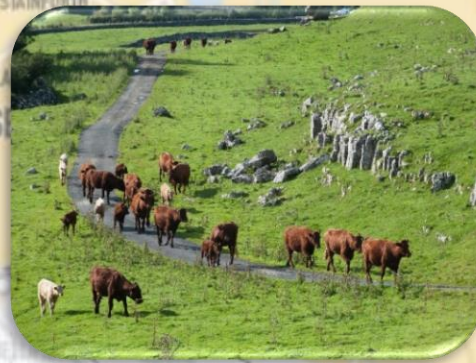
- the waste is produced within the National Park;
- the waste cannot be re-used or recycled; and
- the proposals are small in scale.

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

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

### Aim

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





# ECONOMY

## Main changes

- Certain allocated business opportunity sites will now include a mix of residential uses to stimulate development;
- National Park Management Plan objectives are now influencing policy in support of more nature friendly farming, nature recovery and mitigation of climate change;
- Increased scrutiny of large farm buildings in isolated locations;
- More flexibility for non-retail high street uses i.e. offices, food and drink, leisure, health services;
- Safeguarding of tourism facilities;
- A new initiative to explore rural estate 'development plans';
- Support for home working adaptations;
- Campsite policy widened to include camper vans;
- A specific policy to identify a zone for visitor related development at Bolton Abbey.

## Economy Objectives

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

## **E1 – Business Development Sites**

Permit expansion of existing employment and business uses in terms of floorspace, intensity of use, additional buildings or redevelopment of the site, where there is landscape and other capacity to do so, with mitigation if necessary.

Promote opportunity sites identified on the Policies Map (*to be determined*) for the development of new employment and business uses. Some sites may also be suitable for a small proportion of new residential development to facilitate delivery of economic and other benefits.

Allow the use of land for employment purposes and/or the development of new employment buildings on the edge of towns and larger villages, subject to acceptable landscape impact.

All development to be subject to design and environmental safeguards and facilitate safe access to the road network and other infrastructure.

### **Aim**

To support the development of land and new buildings in sustainable locations for business uses that create new jobs or support existing jobs and spending.

### **Allocated business sites**

- Baliol School, Sedbergh
- Threshfield Quarry
- Carrs Billington, Askrigg

## E2 – Rural Land-based Enterprises

Proposals for new agricultural or land management development will need to be compatible with the partnership farming and land management objectives in the National Park Management Plan<sup>45</sup>, and demonstrate the following:

- they can be developed without permanent harm to the special qualities of the National Park;
- they are unlikely to risk the financial sustainability of the business;
- they incorporate measures to generate renewable energy and systems to minimise energy use and harvest rainwater;
- they incorporate measures to avoid light emissions;
- they incorporate measures to keep emissions of noise, smell and pollutants within acceptable limits;
- they incorporate effective landscape planting; and
- they provide measures for biodiversity net gain.

All new agricultural or land management buildings will need to justify their development and should be located within existing building groups. They will need to be carefully sited, screened and coloured to minimise their impact. They may require to be dismantled and removed when no longer needed for their purpose. Special justification will be required for new isolated buildings.

Diversification of existing land-based enterprises will be encouraged where that would help make viable nature friendly farming, low carbon agriculture and wider nature recovery elsewhere on the land holding. Development will be permitted where it will not be harmful to beneficial land management and its scale is appropriate and will not harm local environmental quality.

New uses and new development may require to be tied to the land holding if it is considered that their separate sale could be harmful to the long term management of the land or the qualities of the National Park. New buildings for farm diversification will be permitted where it can be demonstrated that the conversion or re-use of a suitable existing building cannot accommodate the proposed activity.

In order to support farm and land management businesses to adapt to new forms of payment new development will be permitted where it will be necessary for;

- the sale of farm produce, or
- to support nature recovery, or
- to conserve heritage or
- to develop eco-tourism or
- to improve water quality, or
- to support woodland management or
- to facilitate climate adaptation measures.

<sup>45</sup> <https://www.yorkshiredales.org.uk/about/national-park-management-plan/>

## **Aim**

To permit new development that will help deliver the partnership objectives for land management set out in the National Park Management Plan and to facilitate changes in farm payments.

### **E3 – Re-use of existing buildings and Brownfield Land**

Permit reuse of traditional buildings for employment purposes (see Policy AB2 Conversion of traditional buildings – location and acceptable uses)

Permit change of use of modern buildings including farm buildings to new business and employment uses (non-residential) where the buildings:

- are located in a settlement or unobtrusively located in the landscape;
- have sufficient capacity for the new use subject to environmental safeguards; and
- are compatible with neighbouring uses and highway accessibility.

Permit the development of previously used land for new business purposes (non-residential) subject to size constraints and other safeguards.

## **Aim**

To make more effective use of suitably located existing buildings and brownfield land, for new employment and business purposes.

## E4 – High Street and Retail uses

Permit uses falling within Class E of the Use Classes order<sup>46</sup> on ground and upper floors within the high street<sup>47</sup> subject to consideration of any detrimental impacts on access to key retail products

Subject to the above, permit non retail uses, including primary dwelling uses, on first and second floors where these would be compatible with appropriate ground floor high street uses

On land outside the high street a sequential test will apply to the following: new or expanded shops, cafes, restaurants, pubs, offices, and medical services.

The order of preference will be:

- sites within the high street;
- sites within 100m of the high street;
- sites away from the high street where sites meeting criteria (1) or (2) are not available or not expected to become available within a reasonable period.

Small scale rural offices, farm diversification schemes, village shops and visitor facilities that would not have a detrimental impact on the high street, will be exempt from this test.

Applications for retail uses larger than 250m<sup>2</sup> (gross internal area) outside of the high street will require assessment of their impact on:

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

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

### Aim

To safeguard high streets as the main places where local communities and visitors shop and access services.

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<sup>46</sup> a) Shop other than for the sale of hot food; b) food and drink which is mostly consumed on the premises; c) financial services, professional services other commercial services; d) Indoor sport and recreation; e) medical services; f) crèche, day centre or nursery; g) office, research and development and process which can be carried out without detriment to the amenity of a residential area.

<sup>47</sup> To be identified on the Policies Map.

## **E5 – Safeguarding existing employment and tourism uses**

Proposals that would lead to the loss of existing jobs, buildings, allocated business sites and land in employment or tourism uses will be scrutinised.

Change of use to non-employment or non-tourism uses will be permitted where;

- there would be no unacceptable impact on local employment or the supply of land and premises for alternative business uses;
- there is no demand for other employment uses (in cases where the loss could be locally significant this would need to be proven by a marketing study);
- the new use would be compatible with existing neighbouring uses; and
- the loss of a tourism use would not have a detrimental impact on the local economy or visitor enjoyment of the National Park.

To encourage future enterprise and risk taking, new business uses (less than three years old) will be permitted to revert to their former use (eg. housing).

Proposals will require consultation with District and Parish councils to seek advice on the significance of the local economic impact and to explore funding and other mechanisms to maintain land and buildings in beneficial economic use.

### **Aim**

To avoid the permanent loss of viable business and tourism uses where this would have a detrimental impact on employment, the rural economy or the public's enjoyment of the National Park

## **E6 – Rural Estate Plans**

The Authority will support the development of land and buildings for new employment and business related uses on sites specified in whole estate plans<sup>48</sup> where these have been prepared by rural estates and agreed by the Authority in conformity with the Local Plan and partnership National Park Management Plan.

### **Aim**

To extend the options for diversification of the rural economy and enable greater opportunity for rural estates to meet their medium and long term development needs

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<sup>48</sup> A document supported by evidence and prepared by individual land owning estates . They set out the assets of the estate and the opportunities and threats which the estate may encounter, and describe their plans for the future. A Whole Estate Plan will have also been subject to engagement with consultees and wider stakeholders.

## **E7 – Home Working**

Permit employment uses such as office, health, food and craft work within residential dwellings where the building and its context has capacity for the use without excessive disturbance to the domestic occupation and neighbouring residential uses or detrimental impacts on other neighbouring uses or the special qualities of the National Park.

Domestic extensions, annexes and the development of garden rooms for home working will be permitted subject to consideration of all the following;

- scale;
- provision of adequate car parking;
- emissions of noise, light, smell, fumes, vibration;
- requirement for additional infrastructure (overhead lines, road widening);
- and demand on public services such as waste collection or waste water discharge.

The following mitigation may be necessary to enable permission:

- effective management and specification of operating times;
- limited number of client visits;
- amount of rooms to be use;
- reversibility of development.

If the building does not have capacity to accommodate the proposed use within a residential context permission may be refused and relocation may be necessary to avoid harm.

### **Aim**

To encourage home working as a sustainable form of employment.

## **E8 – New Build Live/Work Units**

Permit new build live/work units for rent and the conversion of traditional buildings on former industrial sites where the current/last use is no longer viable and has been vacant for three years and a residential use is otherwise sustainable.

Outside housing development boundaries proposals will need to be supported by a viable business plan.

### **Aim**

To explore opportunities for the sustainable development of mixed employment/residential uses.

## **E9 – Campsites**

New or extended campsites for tents and the development of associated buildings or facilities will be permitted on sites that would meet all the following considerations:

- The scale and form of development will fit into the landscape without harm;
- The site is capable of effective management without the construction of a new dwelling;
- The scheme will not include harmful lighting, disruptive traffic movements or access arrangements that would be harmful to the local landscape and neighbouring uses;
- If necessary, a suitable planting scheme will be required to ensure the safeguarding of the landscape.

New pitches for camper vans will be permitted on suitable existing car parks or in suitably screened locations or on sites where a mixture of camper vans and tents would not be harmful in the landscape. Camper van use should not displace the local supply of tent pitches to the detriment of demand for camping pitches.

### **Aim**

To increase the opportunity for affordable overnight stays in the National Park by supporting new or improved camping facilities for tents and camper vans.

## **E10 – Touring Caravan Sites**

Permit the use of land for touring caravans and motor homes (max 30 pitches) where the site would be well screened in the existing landscape and the highway can accommodate the additional traffic.

Restrict pitches to short stay holiday occupancy only.

Permit caravan storage only in approved areas.

### **Aim**

To support the provision of touring caravan and motor home pitches on appropriate and screened sites.



## E11 – Sustainable Self-catering Visitor Accommodation

Permit the development of new sustainable self-catering visitor accommodation on well screened sites or in locations that do not cause adverse impact to the landscape.

Restrict units to short term holiday letting only.

Permit replacement of static caravans with other forms of reversible self-catering visitor accommodation that would have a less intrusive impact on the landscape

Do not permit new static caravan sites but consider extensions or re modelling of existing sites where this would be well screened or would significantly enhance the visual impact of an existing site. Additional units to be restricted to holiday use and short term letting only.

Scrutinise the impact that loss of tent and touring caravan pitches would have on the local supply of affordable and short term accessible visitor accommodation.

### Aim

To expand and diversify the supply of sustainable, short stay, self-catering visitor accommodation that complements the distinctive landscape and will enable visitors to more fully enjoy the Park's Special Qualities.

## E12 – Facilities for enjoying the Park

Permit new visitor facilities<sup>49</sup> that will directly help visitors to enjoy the special qualities of the National Park.

Permit facilities or uses that utilise the area's natural resources in a sustainable way<sup>50</sup> and which have regard to the National Park visitor management strategy 'Special Qualities, Special Experiences 2019'<sup>51</sup>.

Prevent development which could not be adequately managed and which risks creating significant disturbance to the qualities of the Park, including areas of tranquillity and the enjoyment of other users.

### Aim

To encourage the development of facilities that will improve the visitor experience of the special qualities of the National Park.

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<sup>49</sup> Eg. footpaths, trails, bridges, toilets, information, signage, car and coach parking, public transport facilities, interpretation, wildlife hides

<sup>50</sup> Eg. cycling hubs, horse riding facilities, watersports facilities, etc

<sup>51</sup> <https://www.yorkshiredales.org.uk/wp-content/uploads/sites/13/2019/10/June-2019-Special-Qualities-and-Experiences.pdf>

## E13 – Visitor Facilities

Permit development of new small scale indoor facilities aimed at visitors<sup>52</sup> where it is located within existing settlements, or close to existing visitor facilities, or forms part of a farm or rural estate diversification scheme or a site allocated for business or tourism purposes.

Small scale and sensitive visitor facilities that are rooted in the historical character and qualities of Bolton Abbey will be permitted within the Core Visitor Area identified on the Local Plan Policies Map (*to be determined*). Proposals must be supported by improved access by public transport and active travel within the site. The following mix of uses will be supported subject to their scale, high design quality, location, interrelationships and cumulative impact upon the historical environment, landscape and ecology:

- indoor visitor facilities;
- New build visitor accommodation;
- New cycling and walking routes
- new staff accommodation,

Permission will be subject to accordance with an agreed comprehensive strategy and Master Plan for the core visitor area including detailed development and design principles and a Landscape and Visual Impact Assessment.

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

All proposals for visitor facilities to be subject to location, high design quality, scale, safe access, adequate parking and cumulative impact upon the historical environment, landscape and ecology.

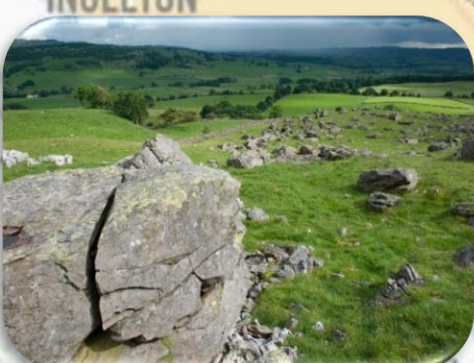
### Aim

To encourage appropriate tourism- led development that will improve the year round visitor experience in locations and ways that will not harm the special qualities of the National Park. To permit development between Barden and Bolton bridges that will secure the future cross boundary management of the heritage assets at Bolton Abbey.

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<sup>52</sup> small hotels, cafes, restaurants, pubs, swimming pools, indoor play facilities, educational and training facilities

# NORTH PENNINES



FOREST OF  
BOWLAND  
AONB

# LANDSCAPE

## Main changes

- Designation of the whole of the Yorkshire Dales National Park as a Dark Sky Reserve for its scientific, natural, educational, cultural, heritage and public enjoyment purposes. Restrictions on all new external lighting in the Core area;
- A new Core Policy on landscape (CP2) that refers to the classifications contained in the Yorkshire Dales National Park Landscape Character Assessment 2019;
- Underlying coal reserves in the National Park will no longer be safeguarded from development that would sterilize access to them because of the low likelihood of future exploitation in the context of national climate change objectives.

## Objectives

- Prevent major new crushed rock quarrying but permit continued working within existing quarried areas where the economic benefits and environmental mitigations outweigh the impacts;
- Minimise road haulage and maximise the use of rail to transport quarry and other products;
- Support re-opening of suitable small-scale quarries for local building stone;
- Protect historical mineral workings that are of archaeological or ecological importance.

## L1 – Crushed Rock Quarrying

The development of new crushed rock quarries or the extension of existing quarries into areas of undisturbed land will not be permitted other than in the exceptional circumstances set out in CP7.

Extensions, in time, extraction area or depth, will only be permitted in disturbed land within the boundary of an existing active quarry<sup>53</sup>; and where all the following criteria are met:

- the environmental and economic benefits of further quarrying will outweigh the individual and cumulative impact on the landscape and the natural and historic environment. Proposals will need to demonstrate how any unavoidable impacts will be mitigated;
- at those sites where a direct rail link exists or is physically capable of construction, proposals will need to include the use of rail haulage and a reduction in road haulage. The reduction in road haulage must be at least 50%, based on limits that were in place in 2011, unless a developer can demonstrate, by sharing their economic assessment with the Authority, that a lower percentage reduction or a phased reduction is necessary to maintain the viability of the site;
- using currently-permitted operations and already-agreed restoration schemes as a baseline, any proposal must:
  - demonstrate local economic benefits through job creation or job safeguarding;
  - reduce visual impacts through landscaping and restoration;
  - offset biodiversity impacts during the life of the quarry and then subsequently after quarrying has ceased through onsite or offsite enhancement in the locality;
  - give up already-permitted reserves where working would result in harmful impacts;
  - demonstrate biodiversity and landscape enhancement where nature conservation after use is proposed. Where restoration other than to nature conservation is proposed, this must be supported by an after use study that explores options either to deliver National Park purposes or new employment/business/recreational uses that would be compatible with Local Plan policy. The quarry developer will be expected to provide infrastructure and finance to deliver the preferred use.
- beyond road haulage, carbon savings are maximised through the use of modern technology and unavoidable emissions are mitigated through appropriate woodland planting and peat restoration schemes.

### Aim

To achieve a progressive reduction in the impact of existing crushed rock quarries on the environment and on communities.

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<sup>53</sup> As defined under Regulation 16 of The Quarries Regulations 1999

## **L2 – Building Stone**

Proposals for the small scale quarrying of building stone or roofing slate will be permitted subject to landscape and road access considerations.

### **Aim**

To increase supplies of locally sourced materials for use in new developments and the repair and maintenance of traditional buildings.

## **L3 – Re-working Mineral Waste**

Proposals for the reworking of mineral waste will not be permitted where:

- the land has been satisfactorily restored;
- the deposit has become assimilated or is characteristic of the local landscape; or
- the land has archaeological or ecological value in accordance with policies AB1 and NE1.

### **Aim**

To protect former mineral sites where they have become assimilated into the landscape or have archaeological or ecological value.

## **L4 – The Open Land**

In the areas defined as open upland on the Policies Map (to be determined) development will only be permitted where it can be demonstrated that:

- it will not conflict with NE1 (Wildlife sites, species and networks) and it will have a neutral impact on the Special Qualities of open upland, or is otherwise essential for the management of those qualities; and,
- there is no alternative solution that would lessen the impact and appropriate mitigation measures are taken to reduce harm.

Proposals that would improve public access will be regarded more favourably.

Where the development is no longer needed the developer will be required to remove it and restore the site to its former condition.

### **Aim**

To protect the Special Qualities of tranquillity, remoteness and solitude which exist in the open upland areas of the National Park.

## L 5 – Mineral Safeguarding

Remaining resources of high polished stone value gritstone and high purity carboniferous limestone are indicated on the Policies Map (*to be determined*) for protection from development that could sterilise their future extraction.

### Aim

To prevent the unnecessary sterilisation of mineral resources

## L6 – Dark Night Skies

Other than in exceptional circumstances no external lighting will be permitted in the Core Area of the Dark Skies reserve<sup>54</sup> on the Policies Map (*to be determined*).

External lighting will only be permitted within the Buffer Area (*to be determined*) where it can be demonstrated that it is essential for safety, security or community reasons and the lighting meets or exceeds the standards set out in the lighting guidelines adopted by the Authority (*to be determined*)

### Aim

To ensure that development does not harm the special quality of the Dark Skies Reserve and in particular the integrity of the designated Core Area.

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<sup>54</sup> <https://www.yorkshiredales.org.uk/park-authority/looking-after/dark-sky/>

# NORTH PENNINES





# NATURAL ENVIRONMENT

## Main changes

- New biodiversity net gain policy (CP3);
- Stronger protection extended to ancient woodland, ancient trees and veteran trees in conformity with changes to National Policy;
- Work on 'Nature Recovery Areas' is underway. This will identify the local nature objectives, priorities and opportunities inside the National Park to inform the County wide nature recovery strategies;
- A new policy about protecting watercourses.

## Objectives

- Protect and restore local, national and internationally designated nature conservation sites.
- Enhance the ecological condition of the priority habitats and species that will be identified in the areas nature recovery areas. Seek to restore healthy ecosystem functioning and increase the overall area of habitat including better linking to create landscape-scale mosaics of priority habitat. Raise priority species populations where they are at low levels.
- Require new development to incorporate measures that will create 20% net gain for biodiversity and strengthen wildlife networks.
- Improve the management of grassland, peatland and woodland where this would increase carbon storage, reduce flooding, strengthen biodiversity and increase resilience to climate change impacts.
- Protect nationally and regionally designated geological and geomorphological sites.

## NE1 – Wildlife Sites, Species and Networks

Development proposals that would be likely to have an adverse effect on: the population of an internationally protected species; the population of a UK priority species; the integrity of a 'core' habitat area or 'stepping stone' within the ecological networks identified on the Policies Map (to be determined); or the integrity of a nationally or regionally important geological or geomorphological site, will only be permitted in exceptional circumstances.

For the exceptional circumstances test to be met, applicants must be able to demonstrate that:

- There is no less harmful option available, having regard in order of preference to:
  - avoiding adverse impacts altogether;
  - minimising adverse impacts and mitigating the residual impact;
  - implementing compensatory measures where adequate mitigation measures are not possible; AND
- for internationally protected wildlife sites or species<sup>55</sup>, the development proposals must be carried out for imperative reasons of overriding public interest and compensatory measures will need to be provided to protect the overall coherence of the network of sites or to maintain the population of the species at favourable conservation status in its natural range. The Authority will carry out a habitats regulations assessment to test whether the proposal could significantly harm the designated features. OR
- for Sites of Special Scientific Interest, areas covered by Limestone Pavement Orders, UK priority species or UK priority habitats of functional size, the development will result in benefits that clearly outweigh the impact on features present on the site and the wider national network, or on the local and wider national population of the species; OR
- for UK priority habitats of non-functional size or regionally-important geological or geomorphological sites, the development will not have a significant adverse effect on the integrity of the local network.

All development proposals will be required to provide relevant information so that an informed decision can be made. The level of the information required will be proportionate to the hierarchy of sites, habitats and species above, and the scale of the likely adverse impacts.

Agreed measures for the mitigation or compensation of adverse effects under this policy will be secured by a planning condition or Section 106 agreement.

### Aim

To protect the most important habitats and species that are found in the National Park and establish more resilient ecological networks.

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<sup>55</sup> a special area of conservation, a list of sites of Community importance (Habitats Directive), a special protection area (wild birds directive), An entry on schedule 2 of the Habitats Regulations (European protected species of animals). An entry on Schedule 5 of the Habitats Regulations (European protected species of plants)

## NE2 – Protecting irreplaceable habitat, trees, hedgerows and walls

Development that would result in the loss or deterioration of irreplaceable habitat such as ancient woodland, ancient trees and veteran trees will be refused permission unless both of the following applies:

- there are wholly exceptional reasons that clearly outweigh the loss of the trees and habitat;
- a suitable compensation strategy is in place that conforms with Natural England and Forestry Commission guidance.

If the Authority considers that the loss of any other tree, woodland, hedgerow or drystone wall that are of landscape, nature conservation or historical value, is unavoidable, it will require a scheme of replacement or mitigation that will compensate for the loss.

Development in close proximity to existing healthy trees will only be permitted if:

- adequate space has been left around the trees to prevent future loss or damage; and,
- the developer has specified how the trees will be protected in the course of development.

Where trees are present on a development site, the Authority will require a detailed tree survey to be submitted with a planning application.

### Aim

To protect irreplaceable habitat features that contributes to the landscape, biodiversity and historical value of the National Park.

## NE3 – Safeguarding the water environment

To ensure suitable treatment and avoid contamination of water courses waste water discharges from new development should where possible connect to water authority mains sewage systems.

Where connection to a mains sewage system is not possible treatment should be via a modern waste water treatment system approved by the Environment Agency.

To avoid further nitrate and phosphate runoff into the sensitive River Eden Special Area of Conservation or its tributaries, the Authority will require applicants to demonstrate that discharges from any new overnight accommodation will be nutrient neutral and will not further exacerbate eutrophication of the river. This can be achieved either through on site means such as additional appropriate treatment and filtering<sup>56</sup> or through a financial or in kind contribution to off-setting measures that aim to reduce runoff elsewhere in the Eden Catchment.

The Authority will not permit works to straighten or deepen water courses unless supported by the Environment agency as an unavoidable course of action to manage flood risk.

Engineering works to re naturalise water courses will be permitted where they are supported by the Environment Agency.

### Aim

To safeguard the water environment from contamination that would reduce its quality and development that might impede its flood regulation role.

<sup>56</sup> <https://www.gov.uk/government/publications/nutrient-pollution-reducing-the-impact-on-protected-sites/nutrient-pollution-reducing-the-impact-on-protected-sites>

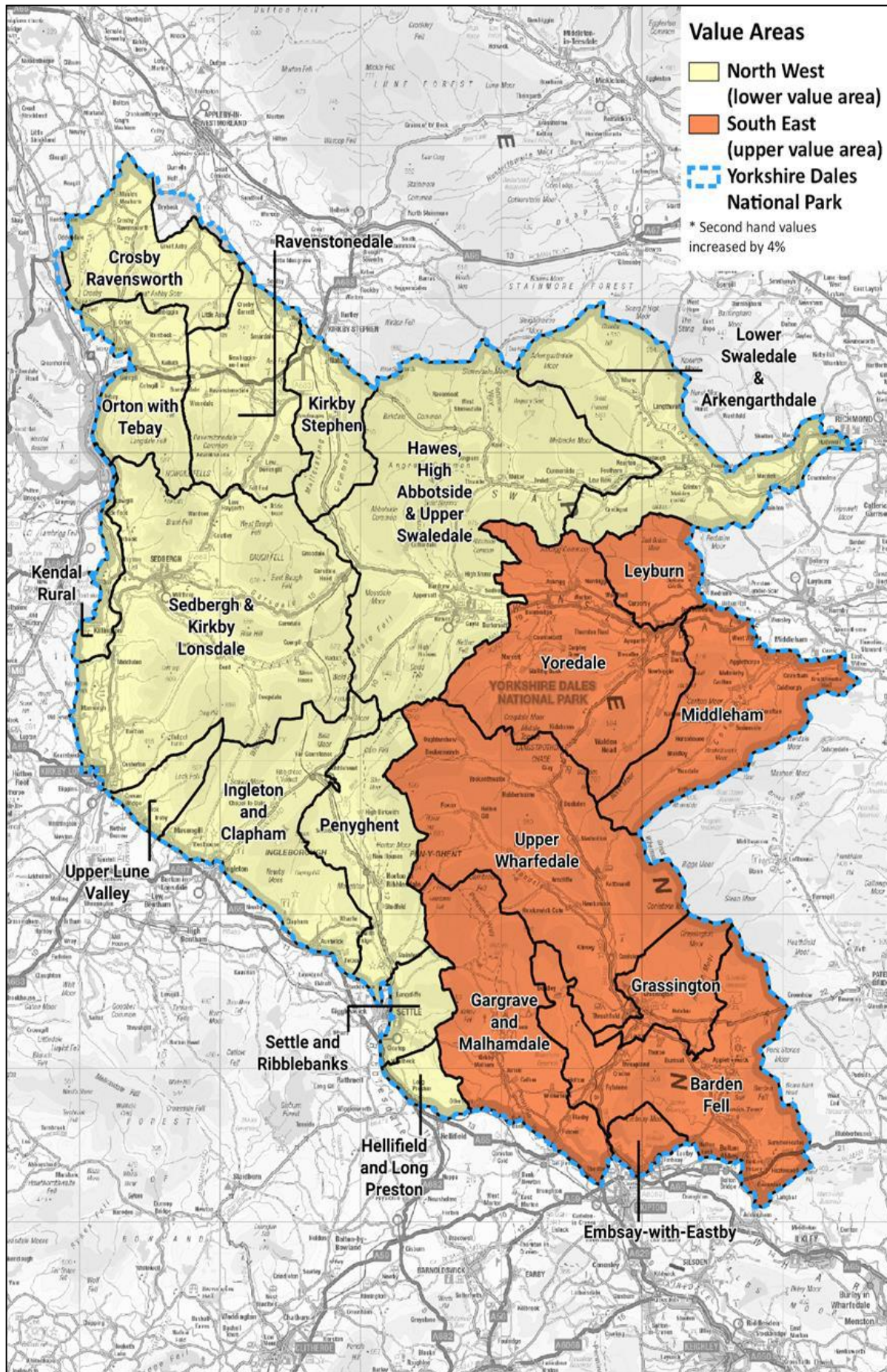
## APPENDIX 1 - Basic Biodiversity Enhancement

Smaller scale development which has a limited impact on biodiversity will require proportionate biodiversity enhancement to be delivered on or off site. Basic Biodiversity Enhancement is a successor to policy W2: Biodiversity Enhancement in the 2015-30 YDNPA Local Plan.

Development proposal	Description	Typical development cost/m <sup>2</sup>	Biodiversity cost	Biodiversity requirement
Householder development, extensions, permitted development, prior approval, and applications on sites that do not contain habitats.	Extensions, conservatories, garden extensions, curtilage buildings.	Minimum £1000	£100 flat rate	Minimum one enhancement from this list: <ul style="list-style-type: none"> <li>• bat box/brick tube;</li> <li>• bird box/brick/</li> <li>• bee brick;</li> <li>• holes in fencing from small mammals;</li> <li>• hedgerow enhancement; or</li> <li>• grassland, wildflower or tree planting.</li> </ul>
Conversion of redundant buildings	Conversions of traditional farm and other buildings to new uses.	£500 - £2000 depending on use or specification	£5.00/m <sup>2</sup> footprint developed	Minimum one enhancement from this list: <ul style="list-style-type: none"> <li>• bat box/brick tube;</li> <li>• bird box/brick/</li> <li>• bee brick;</li> <li>• holes in fencing from small mammals;</li> <li>• hedgerow enhancement; or</li> <li>• grassland, wildflower or tree planting.</li> </ul>
Land based development with an area less than 0.5ha or floor space of less than 5000m <sup>2</sup> .	Agricultural/land management buildings, structures, tracks, new and converted buildings for diversification	£70 (new agricultural buildings)	35p/m <sup>2</sup>	Multiple enhancements from this list or an off-site commuted sum. <ul style="list-style-type: none"> <li>• bat box/brick tube;</li> <li>• bird box/brick/</li> <li>• bee brick;</li> </ul>

	activities, changed use of land.			<ul style="list-style-type: none"> <li>• holes in fencing from small mammals;</li> <li>• hedgerow enhancement; or</li> <li>• grassland, wildflower or tree planting.</li> </ul>
Commercial with an area less than 0.5ha or floor space of less than 5000m <sup>2</sup> .	Shops, offices, industrial, hospitality, tourism, residential institution, leisure.	£500 - £1000	£2.50/m <sup>2</sup> footprint developed	<p>Multiple enhancements from this list or an off-site commuted sum.</p> <ul style="list-style-type: none"> <li>• bat box/brick tube;</li> <li>• bird box/brick/</li> <li>• bee brick;</li> <li>• holes in fencing from small mammals;</li> <li>• hedgerow enhancement; or</li> <li>• grassland, wildflower or tree planting.</li> </ul>
Community with an area less than 0.5ha or floor space of less than 5000m <sup>2</sup> .	Care homes, meeting places, health, school, recreation.	£900 - £1500	£2.50/m <sup>2</sup> footprint developed	<p>Multiple enhancements from this list:</p> <ul style="list-style-type: none"> <li>• bat box/brick tube;</li> <li>• bird box/brick/</li> <li>• bee brick;</li> <li>• holes in fencing from small mammals;</li> <li>• hedgerow enhancement; or</li> <li>• grassland, wildflower or tree planting.</li> </ul>

# APPENDIX 2 - Housing Value Areas



## **APPENDIX 3 - Affordable Housing**

Affordable housing is defined as social rented, affordable rented and intermediate housing (such as First homes and discount on sale), provided to eligible households whose needs are not being met by the market. Legislation and government guidance requires National Park Authorities to work with partners to help with the delivery of affordable housing for local communities in their areas.

### **Affordability and live/work connection**

A key part of securing affordable housing is ensuring it is made available for occupation by suitable qualifying households. A household's need for affordable housing will be determined by the Registered Provider and/or the District Housing Authority with regard to local incomes and local house prices. Affordable housing schemes should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled into alternative affordable housing provision in the locality.

To target affordable housing schemes at local housing need, the following connection criteria will apply:

- Households resident in the National Park for the preceding three years; or,
- Households with children at a school inside the National park or on its edge; or,
- A household that contains someone that is in or is taking up employment (a contract length of not less than 12 months, and for a minimum of 16 hours a week) or caring responsibilities in the National Park; or,
- A household returning to the National Park having lived there for at least 10 years previously.

Affordable housing should be offered in the first instance to households who have a connection to the Parish within which the need has been identified or a group of Parishes, as agreed by the National Park Authority. If no eligible occupier can be found within the Parish (or group of Parishes) then those who meet the local connection criteria in the remainder of the National Park will be eligible. If no one there is available, then the third priority area would become valid, embracing the whole housing market area (the former district council area).

## APPENDIX 4 - Local Occupancy Housing

The criteria below will be applied to the occupancy of new houses and residential conversions permitted under policy C1, C2, C5 and AB3. They are intended to target new homes on small sites at working age households and more general local needs for new housing. Occupancy restrictions tied to new homes and residential conversions will also slightly reduce resale prices by preventing sale as second homes, holiday lets or external retirement housing. The objective is to gradually widen the supply of sub market housing to provide a stock of more accessible housing to communities living and working in the National Park.

### The criteria:

- i) Existing residents of the National Park establishing a separate household, purchasing a property for the first time, moving to a more manageable home because of elderly or health needs or requiring more space for a growing family; or,
- ii) A head of household who is or whose partner is in or is taking up permanent employment (minimum 16 hours) within the National Park or within 3 miles of the National park boundary. Where a person is employed in a business that operates in multiple locations, their employment activities should take place predominantly inside the district housing market area, or,
- iii) A household moving to an already established business inside the National Park, or,
- iv) A head of household who is or whose partner is or is going to be working full time in an established business from home within the National Park, or,
- v) A household that has a child at a school within the National Park or a parish split by the park boundary, or,
- vi) Householders currently living permanently in a dwelling which is either shared but not self-contained, overcrowded, or is otherwise unsatisfactory by environmental health standards and which is within the National Park (or in another part of a parish split by the National Park boundary) or,
- vii) Elderly or disabled persons requiring sheltered or otherwise more suitable accommodation who already live permanently within the National Park (or in another part of a parish split by the National Park boundary) or,
- viii) Persons having to leave tied accommodation within the National Park (or in another part of a parish split by the National Park boundary) or,
- ix) Former residents of the National Park (or of another part of a parish split by the National Park boundary) whose case is accepted in writing by the Authority as having a need to return to the National Park or,
- x) Persons caring for residents of the National Park.

### Notes

- Occupation will be as a sole or main residence and not as a holiday home, second home or short term let accommodation.



- If after a period of 12 weeks a qualifying household is not forthcoming, then the area will be widened by substituting 'National Park' with 'area of the National Park and the former constituent district housing market area'.
- The categories set out in criteria i), iv), v) and vi) will apply only to persons who have resided permanently in the National Park for the preceding 3 years. Category vii) will apply to residents who have resided in the National Park for a minimum of 10 years.
- Prospective households will have their attention drawn to the occupancy restriction and in particular its effect on the valuation of their property and the potential delay this may cause to its subsequent sale or re-occupancy.
- All local occupancy restrictions will be secured through a Section 106 agreement. The Authority's legal costs of preparing household occupancy agreements will be met by the applicant.
- The Authority will encourage existing occupancy restricted dwellings to upgrade to these new, more flexible criteria.