

Summary of Changes to the Draft Local Plan

(From Preferred Options Regulation 18 Version to Pre-Submission Regulation 19 Version).

This summary does not include every change, only those where policy or material changes are suggested. The plan has been edited for readability and consistency and to make it more concise.

Main changes:

1. Easington is now included as a 'Larger Village' in the Settlement Hierarchy
2. Built Environment policies (Strategic Policy I to Policy ENV14) have been amended to include more detail, particularly around definitions of terms within the policies and to what is expected at the planning application stage. Also to respond the consultation comments (see draft plan).
3. There is a new policy on shopfronts (Policy ENV13.)
4. Policy ENV13 (Visually Important Spaces) – now Policy ENV14. Individual land designations have been removed. The policy is now called 'Important Undeveloped Spaces' and contains assessment criteria to be used at the planning application stage.
5. Policies UE1 (Camping and Glamping) and UE2 (Cabins, Chalets, Caravans and Motorhomes) have been combined and amended. This is to simplify and shorten the plan, but also to allow for some additional flexibility around site management following consultation comments. The policy no longer require manager's accommodation to be on site, but it still has to be demonstrated that manager's accommodation is in close proximity, is linked to an existing business or is on site. Supporting text to UE1 now says where accommodation is bigger than 25 m² and/or requires foul drainage it will be assessed as a chalet/cabin type development (additional criteria then apply).
6. A new Policy UE2 - Development of Existing Tourism and Recreational Businesses – is added covering permanent tourism accommodation. This sets out a sequential approach to how proposals will be assessed.
7. Policy UE3 now includes safeguards to make sure that local amenity and safety is protected when an existing holiday cottage is changed to a residential dwelling subject to a local connection restriction. Current policy only allows for change of use to a local occupancy dwelling for let.
8. Policy CO5 – Proposed Community Space designations have been removed at Helmsley. This is because Community Facilities are include on the Policies Map for the adopted Helmsley Plan and will be reviewed alongside that Plan. The Authority cannot according to statute unilaterally alter the Policies Map at Helmsley as it is subject to a joint plan.
9. Strategic Policy M and Policies CO7 and 8 (Housing polices) have been amended. Strategic Policy M is simplified. The definition of an infill site (a small site in a continuous frontage that can accommodate up to two dwellings) has been replaced by 'suitable sites.' This states that sites '*must be well related to the form and grain of the existing surrounding residential development and must make good use of the available space.*'
10. Policy CO6 and CO7 – Housing in Helmsley/Larger Villages now allows for up to five dwellings to come forward on suitable sites. The previous version allowed for up to two dwellings on infill sites.
11. Policies CO12 (Conversion and Change of Use Within Settlements) and CO13 (Conversion and Change of Use in Open Countryside) have been combined – to simplify and shorten the Plan.

Policy/Material Changes

Policy/Para	Change	Reason
Chapter 1 – About This Plan		
Quick Start Guide and Chapter 1.	<p>Sections have been combined and made more concise. New Paragraphs 1.1 and 1.2 explain what the plan can and cannot do.</p> <p>Paragraph 1.18 now explains the purpose of ‘must’ and should in policies. Policies have also been reviewed for consistency on this point.</p>	To shorten the plan and make its function clearer.
Chapter 2 – Portrait, Vision and Objectives		
Objective 4	Secure high quality new development that is well designed, <u>reinforces local distinctiveness</u> and enhances the unique landscape character, settlement pattern and architecture of the National Park, <u>including through protection of protecting</u> important views. within the Park and ensuring that the importance of views into and out of the Park is widely understood.	Following comments from Historic England and comments that the Plan itself can't influence views into the National Park
Objectives 18 and 20	<p>Remove “current population levels are maintained’ from objective 18 and add reference to stabilising population to objective 20:</p> <p>“Ensure that a range of types and sizes of housing, including affordable housing, is available to meet local needs, <u>help stabilise population levels across the National Park</u> and limit the number of second homes”.</p>	To better reflect the objective, and in response to a comment from a member of the public
Chapter 3 – Strategic Approach		
Strategic Policy A:- National Park Purposes and Sustainable Development	<u>Within the North York Moors National Park a positive approach to new development will be taken, in line with the there will be a presumption in favour of sustainable development set out in the National Planning Policy</u>	Amended in response to several comments requesting wording more

Policy/Para	Change	Reason
	Framework and where decisions are which is consistent with National Park statutory purposes:	in line with the Planning Inspectorate 'model wording' – reference to a positive approach is added
Settlement hierarchy (page 32)	Easington is added as a Larger Village (it was a Smaller Village). A request to add Egton Bridge to Egton and include both as a single as a Larger Village is not incorporated. (comment from Egton Estates on the grounds that it has additional services)	In response to Loftus Town Council and to acknowledge that a village of 477 houses in one of the larger Villages in the National Park. Egton Bridge not included with Egton as officers consider they are two distinct settlements.
Strategic Policy C – Design	<p>New criterion added between 4 and 5:</p> <p><u>In the case of conversions, the design complements the form and character of the existing building;</u></p> <p>New paragraph 3.24 contains guidance on conversions.</p> <p>Reference to traffic flow added at final criterion 9.</p> <p>New supporting text added:</p> <p><u>In the case of conversions, the existing building should be structurally sound and capable of conversion without substantial rebuilding, as demonstrated by a qualified structural engineers report. The proposal should be of a high quality design and construction, reflecting the character of the original building and the surrounding area. Applicants should have regard to the Authority's Design Guide. The Authority will not support proposals that would lead to the loss of the distinctive character of a building of historic or architectural importance nor those</u></p>	<p>Due to amalgamation of Policies CO12 and 13 into a single policy covering conversion on open countryside only – text from former Policy CO12 on conversions in settlements is added here.</p> <p>Suggestion/concern from North Yorkshire County Council.</p> <p>To explain how the new criterion will be applied.</p>

Policy/Para	Change	Reason
	<p><u>where changes in the building's curtilage or the creation of new accesses or parking areas would adversely affect the character and appearance of the building or its surroundings. Conversion proposals in Open Countryside will only be permitted where they meet the requirements of Policy CO12, Conversion of Existing Buildings in Open Countryside.</u></p>	
Strategic Policy D – Major Development	<p>In the first sentence 'will' replaced by 'should'. Text moved from criterion 4 into a final section:</p> <p>4) The extent to which any detrimental effect on the environment, the lanscape and recreational opportunities can be moderated.</p> <p>Where there are exceptional circumstances and the proposal is considered to be in the public interest, every effort to avoid adverse effects will be required. Particular consideration will be given to the extent to which the proposal may affect the qualities which contributed to the designation of the landscape. Whether all possible measures are capable of being taken to minimise adverse effects on the environment, the landscape and recreational opportunities. Where detrimental adverse impacts (including in combination with other developments) cannot be avoided harm should be minimised through appropriate mitigation measures. Appropriate and practicable compensation will be required for any unavoidable adverse effects which cannot be mitigated.</p>	<p>Two comments (Sirius, Spaunton Estates) wanted the NPPF wording to be followed exactly – in particular deleting reference to the national economy and using 'moderate' rather than 'minimise' in terms of the level of impact reduction that should be expected to make schemes acceptable. (Partly accepted with new criterion 4 referring to 'moderated'_.</p> <p>Text is also amended to bring further into line with modified text on the draft Joint Minerals and Waste Plan.</p>
Chapter 4 – The Environment		
Strategic Policy F – Climate Change Mitigation and Adaptation	New criterion 6 – 'Ensures and promotes the long term connectivity of important sites for biodiversity, including through creation and maintenance of wildlife corridors to help species adapt to climate change'	Following a suggestion for Natural England.
Strategic Policy G – Landscape	Reference to the setting of the Howardian Hills AONB added.	Following a suggestion for Natural England.

Policy/Para	Change	Reason
Policy ENV6 (Land Instability)	<p>A new criterion is added between (2) and (3) - <u>The replacement development should be of a similar area, volume, scale and curtilage to the original structure;</u></p> <p>Reference to businesses/economic reasons in supporting text is removed and policy now requires replacement dwellings to be for principal residence only.</p>	<p>To make sure the replacement is similar in scale.</p> <p>Supporting text was inconsistent with policy. Policy is intended to support communities – an important local business may be a community use, however this should not be applied to all businesses.</p>
Strategic Policy I to Policy ENV12 (Built Environment Policies)	<p>Some policies and much of the supporting text has been updated, principally to include more detail of definitions of terms, to set out more clearly what is expected at application stage and to bring more into line with the NPPF. Definitions of Designated are Non-Designated Heritage Assets, Significance, The Historic Environment Record and Optimum Viable Use are now included.</p>	<p>To take on board advice from Historic England and set out more clearly what is expected at application stage.</p>
New Policy ENV13 – Shop fronts.	<p><u>Proposals to alter or replace existing shopfronts, or create new shopfronts will be supported where they:</u></p> <ul style="list-style-type: none"> <u>i. Conserve and enhance the special qualities and significance of the building and area; and</u> <u>ii. Relate well to their context in terms of design, scale, material and colour.</u> <p><u>Proposals that set out to remove, replace or substantially harm shop fronts of high quality design or of historic interest will not be supported.</u></p>	<p>New policy - suggested by Historic England.</p>
Policy ENV 13 – Visually Important Spaces (now ENV14)	<p>Individual designated spaces to be removed and replaced with a criteria based policy:</p> <p><u>Policy ENV14 – Important Undeveloped Spaces</u></p>	<p>Various reasons but many strong objections to the designation of spaces.</p>

Policy/Para	Change	Reason
	<p><u>Important undeveloped spaces within or adjacent to settlements will be protected unless it can be demonstrated that the proposal will have no unacceptable impact on the visual, historical, or cultural value of the space. When considering the impact of a proposed development consideration will be given to:</u></p> <ul style="list-style-type: none"> • <u>the contribution the space makes to the historical form, character and appearance of the settlement or its setting;</u> • <u>the setting of important buildings of historical or architectural interest;</u> • <u>the importance of views through the site into the surrounding countryside;</u> • <u>the archaeological or historic interest of the site; the importance of the space for biodiversity, including the setting of visually important tree(s).</u> • <u>The contribution the space makes to the character of any designated Conservation Area or its setting.</u> 	<p>The theme of many responses has been that small scale growth to support villages was desirable, and this policy could help stifle this.</p> <p>Many objections to how spaces could ‘close off’ potential for further development in villages by ruling out infill sites (this also led to a reconsideration of infill policy).</p> <p>Respondents also questioned the value of the sites, particularly whether they were visually important.</p> <p>Respondents commented that value was a matter of judgement In all and others may take a different view on specific sites.</p> <p>Sites are proposed to be removed; however the concept of the protection of important spaces remains valid, hence officers propose including a criterion based policy which allows full consideration of value at the planning application stage.</p>

Policy/Para	Change	Reason
Chapter 5 –Understanding and Enjoyment		
<p>Policy UE1 – Camping and Glamping and Policy UE2 – Cabins, Chalets,</p>	<p>Policies are combined and amended as follows:</p> <p>Permission will be granted for the development of new, small scale tourism accommodation development (such as tents, pods, yurts, teepees, shepherd huts, cabins, <u>chalets</u>, <u>caravans and motorhomes etc.</u>) where:</p> <ol style="list-style-type: none"> 1. It is within a settlement listed in the hierarchy outlined in Strategic Policy B and it is in close proximity to an existing residential unit which will be used to manage the accommodation, or; 2. It is in the Open Countryside and is <u>physically and functionally</u> linked to an existing permanent <u>business or includes an existing</u> residential unit which can be used to manage the accommodation. <p><u>All sites must</u> be screened by existing topography, buildings or adequate well established vegetation which is within the applicant’s control and where arrangements for its long term maintenance can be demonstrated, in order to provide a setting for the proposed development whilst respecting the sensitivity of the local landscape character type.</p> <p>The following criteria should also be met:</p> <ol style="list-style-type: none"> a) Accommodation has a low environmental impact through limited physical connection with the ground. avoiding extensive alteration to ground levels; b) It does not lead to unacceptable harm in terms of noise and activity on the immediate area; c) It is not sited within a residential curtilage; d) <u>The Proposal does not, in combination with existing development detract from the character, tranquillity or visual attractiveness of the area;</u> e) <u>The accommodation can be removed without harm to the landscape and any woodland when no longer required;</u> f) <u>The accommodation is of a high quality design which complements their surroundings.</u> 	<p>To shorten and simplify the policies.</p> <p>To allow for cases where a manager can be close by rather than necessarily on site – takes on board comments, particularly from Estates.</p> <p>Several respondents commented that pods were often connected to foul drainage and products were sometimes bigger than 25 square metres (policy precludes both at present). Text is added to say where proposals were bigger or connect to a foul drainage system they may be permitted but they would be treated as cabins/chalets under the policy, meaning they need to be near the road network and include adequate parking.</p>

Policy/Para	Change	Reason
	<p>In additional to the above criteria:</p> <ul style="list-style-type: none"> i. For camping and glamping proposals the net floor space of each unit is less than 25sq.m. and the development is not connected to a foul drainage system. <u>Accommodation which exceeds these requirements will be considered as a cabin and chalet proposal</u> ii. <u>For cabin and chalet proposals the development is in close proximity to and adequately accessible to the existing road network; and the site provides adequate levels of car parking that is sympathetically designed to complement the site and its surroundings.</u> <p>Proposals for new static caravan sites or the conversion of existing camping or caravanning sites to statics will not be permitted. Exceptions will be considered where the proposal will reduce the visual impact of the site in the wider landscape.</p>	
New Policy UE2 - Development of existing Tourism and Recreational Businesses	<p><u>Proposals for new permanent tourism and recreation development will be permitted where they are small in scale and are part of an existing tourism or recreation business. The following sequential approach will apply to new development:</u></p> <ol style="list-style-type: none"> <u>1. The proposal uses an existing building;</u> <u>2. The development forms extension to an existing building;</u> <u>3. The development comprises new build development on site.</u> <p><u>Applicants will be expected to demonstrate that any development relates well to the form and layout of the site</u></p>	To plug a policy gap and reflect current practice, and to be more supportive of new permanent accommodation at existing sites.
Policy UE3 – Loss of Existing Tourism and Recreation Facilities	<p>New paragraphs added:</p> <p><u>Not all existing holiday accommodation will be suitable for permanent occupation and the acceptability of a proposal will depend entirely on the existing layout and arrangements of the</u></p>	To protect amenity where change of use occurs.

Policy/Para	Change	Reason
	<p><u>site and the relationship of buildings with one-another. Permanent occupation brings a considerable increased pressure for larger gardens, storage buildings, garages etc. which were not necessarily needed for buildings in holiday cottage use but if permitted can have a significant impact on the rural character of the landscape.</u></p> <p><u>All applications seeking to change the use of a holiday cottage to a permanent dwelling will be required to provide details of how the site is to be subdivided so that the levels of amenity, storage requirements, parking areas and fencing can be assessed from the outset. It is expected that the needs of future occupants should be met through the existing buildings on the site as new buildings will be resisted. Proposals which would result in unsatisfactory levels of amenity by reason of close proximity or overlooking or where the existing highway access is inadequate and the level of upgrading would be harmful in the landscape, permission will be refused.</u></p> <p><u>Where permission is granted for a variation of the holiday letting occupancy condition to permanent occupancy for local needs occupation 'permitted development' rights for future alterations and extensions, domestic outbuildings and other ancillary residential development will be removed by condition in order to protect the character and appearance of the group of buildings and the wider landscape.</u></p>	
Chapter 6 – Business and Land Management		
Policy BL1 – Employment and Training Development	<p>Development for employment and training purposes will be permitted in accordance with the hierarchy listed below and in Strategic Policy B:</p> <p>A Within the main built up areas of Helmsley and the Larger Villages new employment and training development will be permitted:</p> <p>1. Where it reuses existing buildings and where the building has sufficient land and storage space attached for the functional needs of the proposed</p>	

Policy/Para	Change	Reason
	<p>use;</p> <p>2. Where it involves the expansion of an existing facility or business;</p> <p>3. For <u>In the case of</u> new buildings where there is no other suitable accommodation available in the locality.</p> <p>B Within the main built up area of Smaller Villages development of small scale employment and training purposes will be permitted:</p> <p>1. Where a site in Helmsley or a Larger Village would not meet the requirements of the proposed enterprise and there is no existing suitable accommodation in the immediate area;</p> <p>2. Where the proposal relates to the expansion of an existing facility or business;</p> <p>3.2. Where the proposal relates to reuse of an existing permanent building it is served by sufficient land and storage space to meet the functional needs of the proposed use.</p> <p>C Within the Open Countryside:</p> <p>1. Where the reuse of an existing building for employment and training provision meets the requirements of Policy CO12, Conversion of Existing Buildings in Open Countryside and development is physically and functionally linked to an existing business.</p> <p>The reuse of an existing building for employment and training provision will be permitted where it is small scale and results from the reuse or extension of existing buildings which are of a permanent and substantial construction and which can be reused without significant rebuilding. The development of new business premises will not be permitted, unless proposals are physically and functionally linked to an existing business unless</p>	<p>To allow expansion of existing business in the countryside (previously this was restricted to agricultural holdings only)</p> <p>To acknowledge that a whole estate plan may be a material consideration.</p>

Policy/Para	Change	Reason
	<p>proposals are compliant with Policy BL3.</p> <p>D <u>Where development proposals are part of a Whole Estate Plan that has been endorsed by the National Park Authority.</u></p> <p>All proposals for employment and training development will be expected to demonstrate that:</p> <ol style="list-style-type: none"> 1. The scale and location of the proposal would not individually or cumulatively be detrimental to the character and appearance of the local and wider landscape; 2. The site can be safely accessed by the existing road network; 3. There is sufficient land and storage space attached for the functional needs of the proposed use, including parking space and space for manoeuvring vehicles; 4. There is no unacceptable harm in terms of noise, activity or traffic generation on the immediate neighbourhood, either individually or cumulatively with other development. <p>Proposals for Development where the open storage of materials or products will be the sole or principal use will not be permitted. Proposals for Storage to support other business uses will be permitted where they accord with this policy.</p> <p>New supporting text added:</p> <p><u>Within the Open Countryside the reuse of an existing building for employment and training provision will be supported provided it forms part of an existing business and where it meets the requirements of Policy CO12. It is important to ensure that new employment and training uses are steered towards locations where there is existing business activity and to ensure that new business uses are not located in tranquil areas of the National Park.</u></p>	

Policy/Para	Change	Reason
<p>Policy BL9 Advertising and Signposting.</p>	<p>Reworded as follows:</p> <p>Advertisements and signposts will only be permitted where:</p> <p>The size, scale, proportions, design, colour, position, illumination and materials of the advertisement, either on its own or in combination with existing advertisements do not detract from the character and appearance of the host building or site and/or the wider streetscape and landscape of the National Park;</p> <p>The number of advertisements is kept to a minimum to avoid clutter;</p> <p>There will be no adverse effect on residential amenity or public and highway safety;</p> <p>In the case of advance directional advertisements or signposts, it can be demonstrated that the sign is reasonably required to locate the related enterprise, the sign will not have an adverse impact on the character and appearance of the locality and will not, either individually or cumulatively, impact on highway safety and will be located outside of the limits of the highway.</p> <p>Advertisements will not be permitted for businesses eligible for ‘white on brown’ tourism signing.</p> <p><u>Permission will be granted for the display of advertisements where they:</u></p> <p><u>Are of a scale, design, material, finish, position and number that will not, either on its own or in combination with existing advertisements, cause harm to visual or residential amenity, or to the character of the host building, and will respect the character and appearance of a building or the street scene; and</u></p> <p><u>Positively reflect the interests of amenity and public safety. In addition, within conservation areas and on buildings identified as heritage assets, illumination will only be supported where the fittings, wiring and level of illumination is designed to preserve or enhance the historic character and appearance of the building, the area and the premises trade as part of the evening economy.</u></p>	<p>Amended to provide additional clarity on conservation areas and illuminated signs.</p>

Policy/Para	Change	Reason
	<p>In the case of advance directional advertisements or signposts, it can be demonstrated that the sign is reasonably required to locate the related enterprise, the sign will not have an adverse impact on the character and appearance of the locality and will not, either individually or cumulatively, impact on highway safety and will be located outside of the limits of the highway. Advertisements will not be permitted for businesses eligible for ‘white on brown’ tourism signing.</p> <p>A new supporting paragraph is included referring to ‘A’ Boards:</p> <p>A boards are a well-used form of business advertising however, they can also be a major hazard to pedestrians, especially people with visual impairments or physical disabilities and they obstruct the highway making it difficult for people, especially those in wheelchairs or with pushchairs, to use the space. They can also be visually detracting from the character and appearance of buildings and the streetscene, particularly in Conservation Area locations. There are generally sufficient suitable alternatives to A boards and therefore applications for A boards will generally not be permitted and the Authority will use its powers to control their use and remove them where they do not have consent. In areas with a high number of business uses, the Authority will support a collaborative approach to signage as a means to keep A boards to a minimum.</p>	<p>To make the Authority’s position on A Boards clear.</p>
Chapter 7 – Communities		
Policy CO5 – Community Spaces	Proposed Community Space designations have been removed at Helmsley. This is because Community Facilities are include on the Policies Map for the adopted Helmsley Plan and will be reviewed alongside that Plan. The Authority cannot according to statute unilaterally alter the Policies Map at Helmsley as it is subject to a joint plan.	
Strategic Policy M - Housing	<p>To help meet the needs of local communities a minimum of 551 new homes (29 per year) will be completed over the period of this plan.</p> <p><u>These homes will be delivered through the development of</u></p>	<p>To simplify/shorten and avoid duplication with other policies.</p>

Policy/Para	Change	Reason
	<p><u>sites allocated in the Helmsley Plan and in Policy ENV15, Environmental Enhancement Sites; through windfall development, including custom and self-build housing, on suitable small sites in listed settlements; through affordable housing schemes on rural exception sites and through proposals put forward in accordance with an Estate Plan endorsed by the National Park Authority.</u></p> <p>Housing will be permitted:</p> <p>In Helmsley on a site allocated in the Helmsley Plan or a proposal put forward under Policy H3 of the Helmsley Plan; as a conversion of an existing building or on small infill plots within the main built up area;</p> <p>Within the main built up area of Larger Villages where it comprises conversion of an existing building or a small infill development providing principal residence or affordable housing;</p> <p>Within the main built up area of Smaller Villages where it comprises conversion of an existing building or a small infill development providing local needs or affordable housing;</p> <p>In Botton Village where it comprises conversion of an existing building used for living accommodation and is necessary to meet the functional needs of the supported community;</p> <p>In Open Countryside, where there is an essential need for a new dwelling to support established farming, forestry or other land management activities, where an existing dwelling needs to be replaced or where it comprises conversion of a building of architectural or historic importance which makes a positive contribution to the landscape and special qualities of the National Park;</p> <p>Where it is in accordance with an Estate Plan adopted as a Supplementary Planning Document by the National Park Authority.</p> <p>All new homes should contribute to the provision of a range of tenures, types and sizes of dwellings within the National Park, including accommodation for older people and those needing special facilities, care or support at home. Applications should include information on how the proposal meets the needs identified in the North York</p>	

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	<p>Moors Strategic Housing Market Assessment and other local surveys.</p> <p>All proposals should be of a high quality design and construction to ensure that the character and distinctiveness of the built environment and local landscape are maintained.</p>	
Paragraph 7.29	<p>Changes made to allow for up to 5 dwellings in larger villages on 'suitable sites' which are then defined as below. This is a change from existing infill policy which allows for only one unit in a continuously built up frontage and the Preferred Options approach which allowed up to two units in a continuously built up frontage</p> <p>Policies CO6, CO7 and CO8 allow for <u>housing development on infill-suitable small sites in Helmsley and villages within the settlement hierarchy. These sites must be within the main built up area and have satisfactory access to the existing public highway. They must be capable of accommodating no more than five dwellings in Helmsley and the Larger Villages and no more than two dwellings in Smaller Villages. Development proposals must be well related to the form and grain of the existing surrounding residential development and must make good use of the available space. This means allowing scope for the full capacity of the site to be developed in future if the initial proposal is for just part of the site. Suitable small sites may not always be a gap within a continuously built up frontage but they will always fit in with the existing pattern of the settlement. It is not intended to allow consolidation of sporadic outlying development nor to allow villages to expand into open countryside. An infill site is defined as a small gap within a continuously built up frontage within the main built up area which can accommodate no more than two dwellings. However, where the amenity value of a particular piece of land has been recognised by its being designated as a Visually Important Space, it will not be regarded as an infill site suitable for development. Similarly, gaps created by the development of rural exception sites which are not part of the main built up area of the settlement will not be considered to be infill sites.</u></p>	<p>To allow for some additional flexibility to help meet housing need and respond to consultation comments. Many respondents saw policy as too restrictive and officers accept the argument that there is a finite supply of infill sites as currently defined, that pressure on infill sites could result in loss of valuable spaces when better sites may exist.</p> <p>It was also considered that allowing for up to five dwellings in Larger Villages would contribute to achieving the same aims.</p>

Policy/Para	Change	Reason
Policy CO9 - Botton Village	<p>Proposals for development which is necessary to meet the functional needs of the supported community at Botton will be permitted in accordance with the following principles:</p> <ol style="list-style-type: none"> 1. New community facilities should be located in the Village Centre or Falcon neighbourhoods, reinforcing their position at the centre of the community. <u>In the case of new development it must be demonstrated that the need for the new development cannot be met through the reuse, extension or alteration of an existing appropriate building or facility;</u> 2. Works to improve existing buildings used for living accommodation, including their conversion <u>or change of use</u> to create new self-contained dwellings for supported residents, will be permitted within any of the eight neighbourhoods (Village Centre, Falcon, Botton Farm, High Farm, Stormy Hall, Lodge, Nook and Honey Bee Nest); 3. Proposals for the conversion and/or change of use of existing buildings within Village Centre or Falcon should comply with requirements 1 to 6 of Policy CO12, Conversion and Change of Use of Buildings Within Settlements; 4. Proposals for the <u>improvement of other existing buildings, including their conversion or change of use of existing buildings will be permitted</u> within any of the other eight neighbourhoods <u>should provided they</u> comply with requirements 1 to 7 of Policy CO12, Conversion and Change of Use of <u>of Non-Residential</u> Buildings in Open Countryside; 5. New agricultural buildings or structures or extensions to existing agricultural buildings should comply with the requirements of Policy BL5, Agricultural Development; 6. Works to improve or extend private roads or tracks to meet an agricultural, forestry or community need should comply with the principles set out in Policy BL6, Tracks; 7. <u>Development proposals that would be incompatible with the on-going care and support provided for residents at Botton will not be permitted;</u> 	<p>To take on board comments from Camphill Village Trust and the Botton Community Family Group.</p> <p>A new criterion is added to make sure that any new development proposals are compatible with ongoing care and support at Botton, and a supportive paragraph id added to supporting text.</p> <p>Criterion 3 deleted and criterion 4 amended following amalgamation of former policies CO12 and CO13.</p>

Policy/Para	Change	Reason
	<p>8. All development proposals should respect the existing character of the neighbourhood and its landscape setting as set out in the <u>any future Botton Village character appraisal.</u></p> <p>New supporting text:</p> <p><u>The Authority retains its strong support for Botton and all development proposals must contribute to a long-term sustainable future for the caring community there. Many of its residents are vulnerable and it is important to have regard to safeguarding issues. Proposals will not therefore be permitted which are incompatible with the on-going care and support of residents.</u></p>	
Policy CO12 - Conversion and Change of Use of Buildings Within Settlements	Deleted	To simplify the Plan
Policy CO12 3 - Conversion and Change of Use of <u>Existing</u> Buildings in Open Countryside	<p><u>Proposals for conversion and/or change of use of existing buildings in Open Countryside will be permitted where:</u></p> <ol style="list-style-type: none"> 1. The building is of architectural or historic importance and makes a positive contribution to the landscape and special qualities of the National Park; 2. The building is structurally sound and capable of conversion without substantial rebuilding, as demonstrated by a qualified structural engineer's report; 3. The building is <u>appropriately of sufficient sized for its intended to accommodate the proposed use without the need for significant alterations, extensions or other new buildings;</u> 4. <u>The building has reasonable access to necessary infrastructure, services and facilities;</u> 5. <u>The proposal is of a high quality design that reflects the form and character of the building and provides for essential functional requirements without harm to the fabric of the building or its setting.</u> 2. <u>The design should which retains existing external features which contribute significantly to the character of the building including original openings and roofing materials. The design should reflect the</u> 	<p>The Authority is proposing to simplify the Draft Plan by omitting Policy CO12 (Conversion and Change of Use of Buildings within Settlements). The policy had very similar wording to CO13 which covers conversion and change of use of buildings in Open Countryside as there were differences between the two policies.</p> <p>This means that proposals for conversions within settlements would, as now, be considered under the policy controlling the intended new use e.g. housing, retail or employment.</p>

Policy/Para	Change	Reason
	<p>traditional form and character of the building and provide for essential services and other functional requirements without harm to the fabric of the building or its setting;</p> <ol style="list-style-type: none"> 1. The proposed use does not lead to changes in the building's curtilage or the creation of any new vehicular access or parking area that would adversely affect the character and appearance of the building or the surrounding landscape; 2. <u>The proposed use is compatible in nature, scale and level of activity with the surrounding locality and any neighbouring buildings.</u> 3. The requirements of Policy ENV11 Built Heritage are also met. <p>The proposed new use should be the optimum viable use consistent with the building's conservation and the requirements of Policy ENV11 Built Heritage must also be met must be compatible in nature, scale and level of activity with the surrounding locality and any neighbouring buildings.</p> <p>Acceptable-New uses for rural buildings that may be permitted under this policy are:</p> <ol style="list-style-type: none"> 1. Employment, education or training-use; 2. Holiday accommodation or tourism facilities; 3. Local needs housing-<u>Permanent residential use</u>, provided the building is located within an existing group of buildings that have a close physical and visual relationship to each other and include an existing residential unit within the group. <u>A local connection condition will be applied;</u> 4. Where the building is <u>located</u> within the immediate curtilage of an existing dwelling, purposes incidental to the residential use of the dwelling, including residential annexes, in which case the requirements of Policy CO189 must also be met. 	<p>However, additional text has been added to Strategic Policy C (Design) to ensure that the character of buildings being converted in settlements is protected.</p>

