Invigorate your senses in North York Moors National Park

To find out more about senses through the year, go to www.northyorkmoors.org.uk/senses

See:

The verdant green grass in the farmed dales
Pinpoints of starlight against the blackness of the night sky
The swathes of purple heather from August onwards
Ancient stone crosses standing isolated on the moors
The carpets of bluebells through Riccal Dale in May
Silver lichen clinging to a dry stone wall
The ruins of the iron ore kilns at Rosedale, relics of an industrial age
Farndale daffodils bobbing their heads in the spring sunshine
Clusters of buildings clinking to coastal hillsides, jostling for space

Hear:

The cluck of the grouse and skylark song in the summer
The burble of a beck and splashes from paddling in the streams
The lonely calling of curlews and lapwings, returning to the moors to mate and nest
The clink of glasses from a couple of well-earned beers
The busy bustle of market day in Helmsley
Seagulls’ cries as they wheel over coastal villages
The clink of a bicycle freewheel on a quick woodland dash
Boat stays clinking against masts at Scaling Dam

Touch:

The September heather laden with seeds
Patterns in intricate fossils found on the Jurassic Coast
The warmth emanating from a stone building
The soft bobbles of heather flowers contrasted with the scratchy old heather wood
The cool, refreshing feel of paddling in a shaded stream in August
Sand and slippery seaweed between your toes at the beach
The flowers of cotton grass flowering in swathes on boggy areas of moorland

Smell:

Smoky steam from the locomotives travelling through the Esk Valley
The smell of snapdragons and wild garlic
The earthy smell of warm peat on the moorland on hot summer days
The fresh smell of pine in the woods along the edge of Rievaulx Moor
The salty tang of the sea air at Sandsend
The woody aroma of rose hip flesh in October
The welcoming smell of freshly ground coffee in a cosy coffee shop

Taste:

The tang of vinegar on fish and chips
The aromatic flavour of local heather honey
Wild garlic pesto made with foraged leaves and flowers
Horseradish on a roast beef Sunday lunch at a favourite village pub
Refreshing tea from a flask whilst hiking on Levisham Moor
The smooth hoppy taste of a locally brewed beer
The taste of bilberries growing along moorland edges
The sweetness of an ice cream at Boggle Hole
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Foreword

“The sea breeze and heather; the curlew’s rallying call above yellow daffodils; the smell of damp leaves underfoot upon the earth in autumn. A place where, after 60 years as a National Park, the ethos of harvesting the wonders, enjoying the productivity, and planning for the needs of future generations whilst still respecting the limits and rhythm of nature, has become a culture and a special quality in itself.

A careful way of working”.

(North York Moors Management Plan).

The North York Moors is a protected landscape with special qualities that define its unique sense of place. Its wide variety of exceptional scenery and outstanding buildings and monuments provide something for all to discover and enjoy. It could be the pleasure of exploring the picturesque villages set in wonderful countryside and surrounded by heather moorland, visiting its abbeys, churches and ancient stone crosses, experiencing the peace and quiet within its remote moorland or gazing up in wonder at the dark night skies with their multitude of stars.

But the National Park is not a museum. Its landscape has evolved over millennia and has been influenced by more than 10,000 years of human habitation. Many generations have lived and worked here and feel a close connection to the area. Future generations will continue to add to this legacy and form distinctive communities that need homes, businesses and services to thrive.

This Local Plan is concerned with the next fifteen years. It seeks to balance the overriding need to conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park, with the need for new homes, jobs and services. It is the role of this Plan to manage these often competing aims by putting in place a set of policies to guide careful decision making on where new development will be located and how it will look and function.

Our goal is to leave to future generations a National Park that is even more beautiful, healthy and culturally rich than the one we inherited. We can’t do this alone and need your help. Residents, visitors, land managers, service providers, government and others will all have a role to play, so it is important that we agree, as far as possible, what we are seeking to achieve through this Plan.

This is your first opportunity to read and comment on the whole document. This draft Plan is the product of extensive research, consultation, discussion and testing over several years. We would like to thank everyone who has been involved so far.

It is, we hope, a careful way of planning.

Malcolm Bowes

Deputy Chair of the North York Moors National Park Authority and Chair of the Development Plan Working Group.
A Quick Start Guide

Why have we produced this Plan?

This document sets out a suite of planning policies for the North York Moors National Park that will be used to help decide planning applications in the future. These policies are designed to help protect what’s special about the National Park, whilst sensitively managing change in a way to support those who live, work and visit here. It is the key document that will influence the use and development of land in the National Park and is the starting point for the decision making role of the Authority as a local planning authority.

This is a ‘Preferred Options draft’ version. It is the full first draft of the forthcoming Local Plan, and sets out the Authority’s preferred set of policies, together with a brief explanation of alternative options considered to help explain our thinking. None of the policies in this draft plan will carry any weight when deciding applications at this stage. Policies in this plan will come into force on its adoption, or earlier if consultation prior to public examination results in no objections being made to particular policies.

How is it structured?

Part 1 - ‘About This Plan’ explains the background to the Plan, how long it runs for, the area it covers and how it relates to other areas.

Part 2 - ‘Portrait, Vision and Objectives’ sets out the context for the Plan. It looks at what makes the North York Moors National Park so special and what needs protecting, and includes information on challenges facing the North York Moors which need to be addressed. It then sets out a vision for how we wish to see the National Park evolve before setting out the objectives this Plan aims to deliver.

Part 3 - ‘Strategic Approach’ is the ‘spatial’ section of the Plan. This section includes some of the strategic policies we will use to direct and manage development across the National Park in the coming years. It includes the spatial strategy and settlement hierarchy, policies on the scale and distribution of new development, a policy on major development and policies to protect and enhance the environment and character of the North York Moors National Park.

Parts 4 to 7 set out policies to manage development, and cover the same four main themes in the National Park Authority’s Management Plan. These are Environment, Understanding and Enjoyment, Business and Land Management and Communities.

The Local Plan includes ‘Strategic’ Policies (prefixed with the phrase ‘Strategic Policy’ and denoted with a letter rather than number) throughout the Plan. Strategic Policies are intended as ‘scene setting’ policies and indicate the guiding principles that will be at the forefront of decision makers’ minds when it comes to assessing the appropriateness of new development at the planning applications stage. Other policies then provide more detailed ‘development management’ guidance on how planning applications
will be assessed. Strategic policies are also separated out as they are the ones that any future neighbourhood plan would need to be in ‘general conformity’ with. This does not mean they carry greater status and all policies in this Plan carry equal weight within the plan-led system.

Policies are often supported by an accompanying Topic Paper which sets out further background and explains why the Preferred Options for policies were chosen.

What are the main points?

- The Plan is written to help deliver the statutory purposes of National Park designation. These are ‘to conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park’ and ‘to promote opportunities for the understanding and enjoyment of the special qualities of the Park by the public’. In addition, there is a statutory duty on the National Park Authority and within this help implement the Authority’s duty ‘to foster the economic and social well-being of local communities’. Strategic Policy A articulates this approach the most, however all policies have been written to ensure adherence the statutory purposes and duty.

- The Plan gives great weight in decision making to the importance of landscape.

- The Plan divides the National Park’s settlements into a ‘settlement hierarchy’ (Strategic Policy B), which dictates the approach to the planning of new development within different areas. The tiers set out in the hierarchy are the Local Service Centre of Helmsley (which has its own Local Plan adopted in 2015), Larger Villages, Smaller Villages and then Open Countryside. A separate policy covers the community of Botton.

- The Environment Chapter contains policies aimed at protecting the National Park’s special qualities. As well as a policy protecting the landscape there are specific policies on three of these special qualities – tranquillity, a strong feeling of remoteness and dark skies at night. A suite of policies then cover the historic and built environment. Of note, Policy ENV13 protects a series of ‘Visually Important Spaces’ within settlements which are identified to help protect the form and character of the National Park’s settlements.

- The Understanding and Enjoyment Chapter contains a set of policies aimed at promoting sustainable tourism and recreation development within the National Park which are closely aligned with the second National Park purpose. It includes policies covering a range of different types of tourism development.

- The Business and Land Management Chapter includes policies to encourage new commercial activity and help prevent the loss of employment and retail premises. This part of the plan also includes policies relating to agricultural development, tracks, advertising signs and communications infrastructure.

- The Communities Chapter includes policies on protecting community spaces, transport, parking and rights of way. This section also includes policies on housing and household development. This Plan does not identify sites for development other than on ‘environmental enhancement sites’ where the aim is to allow for some development where it would result in the removal of an unsightly area. Housing development is already allocated on sites at Helmsley within the adopted Helmsley Local Plan (2015). The housing strategy within this Plan allows for limited amounts of new homes on infill sites in Larger Villages where they are restricted to make sure that they are used as a permanent residence (known as ‘principal residence housing’), or on infill sites in Smaller Villages for ‘local needs housing’ which can only be occupied by someone with a strong local connection to the area. Affordable housing is then encouraged on ‘rural exceptions sites’ in or adjacent to settlements, aimed at providing 100% affordable housing for those in housing need, this is unless in Larger Villages it can be demonstrated that some principal residence housing (housing where the occupant is using it as a main home) is required to ensure delivery of a significant amount of affordable housing on the site.
Where and what does the Plan cover and for how long?

The Local Plan covers the area within the boundaries of the North York Moors National Park. The National Park overlies parts of four districts or boroughs – Hambleton, Ryedale, Redcar & Cleveland and Scarborough – who carry out other services within the National Park such as waste collection and environmental health and housing functions. Responsibility for planning however rests with the National Park Authority, which is charged with producing planning policy and deciding planning applications. Several towns and villages straddle the boundary – for example Helmsley and Thornton le Dale are both partly within the Ryedale planning authority area. A separate Local Plan for Helmsley was produced jointly with Ryedale District Council in 2015 and remains in force – policies in both this Plan and the Helmsley Plan will be used to manage development for the area of the town within the National Park.

The National Park Authority is also responsible for the planning of minerals and waste development within its area. A separate joint Minerals and Waste Local Plan is being produced with North Yorkshire County Council and City of York Council and is expected to be adopted in 2018.

Preparation of the Plan began in 2016 and Local Plans are required to run for at least fifteen years from adoption. The Plan covers the nineteen year period 2016-2035.

What has informed the Plan?

This ‘Preferred Options’ draft version of the North York Moors National Park Authority Local Plan is underpinned by a great deal of research, information and feedback from everyone who responded to various rounds of public consultation. The Plan was informed by an appraisal of the sustainability of different options we chose to consider, by landscape character and sensitivity assessment, and by remote area mapping and flood risk assessment. We also commissioned research on housing need and demand (known as the Strategic Housing Market Assessment) and undertook a review of potential housing land supply (known as the Strategic Land Availability Assessment). We also looked at available information on tourism and employment and open space. The full evidence base is available within the Policies and Plans part of the Planning section of the Authority’s website.

Three rounds of public consultation (detailed at paragraph 1.17) have been carried out prior to publication of this Preferred Options draft Plan.

Work on the Plan was supported and guided by a Development Plan Working Group comprised of Members of the Authority with experience of deciding planning applications.

What happens next and how will we know if it’s working?

Following consultation this draft will be amended accordingly and a full version will be submitted to Government for independent examination later this year, with full adoption anticipated in early 2020. This Local Plan is still draft, meaning that none of the policies presented will be used to help decide planning applications at this stage. The Plan will be reviewed within five years or when necessary, for example in response to national planning policy changes, changing priorities or in the event it is not being implemented as expected. We will report every year on how effectively the Plan is working through our Annual Monitoring Report, which we will aim to publish every summer.
1. About This Plan

What area does this Plan cover?

1.1 The green area of the map below shows the area covered by the North York Moors National Park.

Figure 1 – The North York Moors National Park
How does this Plan fit in with other plans and strategies?

The North York Moors National Park Development Plan

1.2 This document is a full Local Plan, meaning that it covers the whole of the North York Moors National Park, and all areas of planning (including environment, housing, employment etc.). The exception to this is minerals and waste policies which are covered in a separate document. Work began on the Local Plan in 2016 and the Plan has been written to cover a long term period up to 2035, although it is a national requirement that it is reviewed every five years to see if it needs updating.

1.3 It will be part of what is known as ‘the development plan’ for the North York Moors National Park. Decisions on planning applications will be made in accordance with this development plan unless other ‘material considerations’ indicate otherwise. An explanation of ‘material considerations’ is contained in the glossary at Appendix 4.

1.4 If you are submitting a planning application there are some other documents that are part of the Authority’s ‘development plan’ and may be relevant. Two are specific to certain areas within the National Park:

1. Helmsley Local Plan (July 2015)
2. Whitby Business Park Area Action Plan (November 2014)

1.5 All relevant policies in these plans will be taken into account when deciding planning applications – for example applications for development within the part of Helmsley within the North York Moors National Park will be assessed against the Local Plan and the Helmsley Plan. Neither the Helmsley Local Plan nor the Whitby Business Park Plan were reviewed as part of the Local Plan preparation process as they were considered both up to date and compatible with the proposals set out in this Local Plan, which has been written to be consistent with them. In the event of any policy conflict, however, the most recently adopted plan would take precedence.

1.6 One further document is included as part of the Authority’s development plan – the Minerals and Waste Joint Plan, which covers the specific issues of waste and minerals development. This Plan is being jointly prepared by the National Park Authority, North Yorkshire County Council and the City of York Council and is expected to be adopted in 2018.

1.7 When adopted this Local Plan will replace all policies in the 2008 Core Strategy and Development Management Policies document. There are no extant ‘saved’ policies from previous plans.

Other Relevant National Park Authority Documents

1.8 The Authority has produced a number of documents which can influence how decisions on planning applications could be made. These documents are potential ‘material considerations’ within the decision making process. The first is the Authority’s Management Plan (last updated in 2017) which sets out a series of policies that include some development matters as well as policies relating to wider land and National Park management issues. This Plan is intended to deliver the spatial elements of the Management Plan by directing and influencing future development within the National Park.

1.9 Four further ‘Supplementary Planning Documents’ (SPDs) offer advice on some areas or locations:

3. Osmotherley and Thimbleby Village Design Statement (February 2011)
4. The Hutton Buscel Village Design Statement (June 2010)

1.10 The Renewable Energy and Design Guide Supplementary Planning Documents have been amended and updated to support this plan and proposed changes are available for consultation. They will be re-adopted alongside this Plan. The 2010 Housing Supplementary Planning Document will be cancelled on adoption of this Local Plan.

Enforcement

1.11 Enforcing planning control is vital to safeguarding the quality of the landscape and buildings in the National Park and the Authority will actively investigate and if necessary pursue any breaches of planning control. It is important to note that the power to take formal enforcement action is discretionary and is to be used by the Authority only when it is ‘expedient’ to do so. This means that the Authority must make a judgement in each case as to whether the unauthorised development harms the amenities of nearby residents and/or the special qualities of the landscape and buildings in the National Park to the extent that formal action should be taken. More information on the Authority’s approach to enforcement is set out in its Enforcement Charter1.

Neighbouring plans

1.12 The National Park Authority area overlies four boroughs or districts which produce their own local plans for their areas outside the National Park boundary. Helmsley and many of our villages (for example Thornton le Dale, Sleights, Ampleforth and West and East Ayton) are split between two planning authority areas. The National Park Authority, as planning authority has a ‘duty to co-operate’ with neighbouring planning authority areas to make sure plans are aligned. Some settlements are partly with the National Park (‘split settlements’ are indicated in Table 1 on page 34). For the areas which fall outside the National Park the following plans are relevant:

1. The Hambleton Core Strategy (2007), Allocations DPD and Development Policies DPD is currently being reviewed. A draft Local Plan document is expected to be issued in the summer of 2018).


What are the main influences on the Plan?

1.13 This Plan is not written in isolation. In addition to technical work carried out to inform its contents it is expected to help deliver or work alongside the aims and objectives of other plans, policies and statutory responsibilities. In particular:

1. The Statutory Purposes and Duty – The 1995 Environment Act contains two statutory purposes of National Parks which are: ‘to conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park’ and ‘to promote opportunities for the understanding and enjoyment of the special qualities of the Park by the public’. In addition, there is a statutory duty on the National Park Authority, in pursuing these purposes ‘to seek to foster the economic and social well-being of local communities’ and shall for that purpose co-operate with local authorities and public bodies whose functions include the promotion of economic or social development within the area of the National Park. In exercising or performing any functions in relation to, or so as to affect, land in a National Park, any relevant authority shall have regard to [National Park] purposes. In practice this means that this Local Plan must assume a policy of restraint and protection, based upon the need to fulfil the first purpose, and it must also make sure that the Park can be enjoyed and appreciated

for its special qualities. In the event of any potential conflict between the two statutory purposes the first takes precedence (known as the Sandford principle).

2. **The North York Moors Management Plan** – This is the overarching plan for the North York Moors National Park Authority and its partners with an interest and role in the future of the North York Moors National Park. It sets out policies for the management of the National Park and defines its 'special qualities' that are referred to in the second National Park purpose. This Local Plan will help deliver the spatial aspects of policies set out in the Management Plan. It was last updated in 2017 and is due for review every five years.

3. **The National Planning Policy Framework and Guidance (NPPF & PPG)** – The NPPF, produced by the Ministry of Housing, Communities and Local Government is the main statement of Government planning policy and, together with its accompanying online practice guidance sets out the expectations of central government as to what a local plan should aim to deliver. The NPPF sets out a 'presumption in favour of sustainable development' at paragraph 14, unless policies in the framework indicate that development should be restricted – for example because land is designated as a National Park. A new draft of the NPPF was published for consultation in March 2018.

4. **The English National Parks and Broads Circular 2010** – This circular was produced by the Department for the Environment, Food and Rural Affairs (DEFRA). The most relevant section is Section 4 covering National Park statutory purposes, climate change, securing a diverse and healthy natural environment and maintaining vibrant, healthy and productive living and working communities.

5. **An Eight Point Plan for England’s National Parks 2016** – This sets out the Government’s intention to protect, promote and enhance National Parks over a four year period (2016-2020) and is part of its wider ambition to improve the environment as set out in the 25 year plan published in 2018. Although the Plan does not specifically mention the statutory planning function of National Park Authorities, several of its points are partially fulfilled through successful implementation of planning policy. Point 3 is to promote National Parks as world class destinations for visitors. Point 8 is to realise the immense potential for outdoor recreation in National Parks and its contribution to the health and well-being of the nation.

6. **The 25 Year Environment Plan, 2018** – “A Green Future” sets out future government action on improving the natural environment, including cleaner air and water, protecting threatened species and an environmentally led approach to agriculture, forestry, land use and fishing. It also includes actions on waste and soil degradation, climate change and opening up the mental and physical health benefits of the natural world to people from the widest possible range of ages and backgrounds.

7. **The draft North East Marine Plan** – This plan is being produced by the Marine Management Organisation. The north east inshore marine plan area covers an area of approximately 687 kilometres of coastline stretching from the Scottish border to Flamborough Head in Yorkshire, taking in over 6,000 square kilometres of sea. The plan will contain a set of objectives and policies for the planning of the marine environment alongside our coast.

1.14 The plans and frameworks set out above are capable of forming a material planning consideration that may affect the decision on whether or not to permit a planning application, so should be considered alongside this Plan.

**Where can I find out more?**

1.15 Should you wish to know more about how the Authority developed this Plan, a series of topic papers are available on the North York Moors National Park website[^2]. Topic Papers correspond to chapters of this draft Plan as follows:

1. Vision and Objectives

2. Settlement Hierarchy
3. Tranquillity, A Sense of Remoteness and Dark Night Skies
4. Heritage
5. Visually Important Spaces
6. Economy, Tourism and Retail
7. Community Spaces
8. Housing

1.16 A series of technical reports (collectively known as the evidence base) that underpin this Local Plan, are also available, including:

1. **The Sustainability Appraisal (July 2018)**, which has assessed all policies in this Plan to see if they are the best means of delivering development which strikes the right balance between environmental, economic and social objectives;

2. **The Landscape Assessment (forthcoming)**, which categorises landscapes into particular types, describes their features, overall character and sets out how sensitive they may be to new development;

3. **A Habitats Regulation Assessment or HRA, (July 2018)**, which is undertaken to make sure the Authority’s policies do not have any harmful impacts on key protected wildlife habitats;

4. **The Strategic Flood Risk Assessment (November 2017)**, which looked at whether any particular areas of the National Park are susceptible to flooding;

5. **The Strategic Housing Market Assessment or SHMA (May 2016)**, which looked at housing need and demand;

6. **The Strategic Land Availability Assessment or SHLAA (July 2018)**, which looked at available land for housing, and the likelihood of it coming forward for development;

7. **The Local Plan Viability Appraisal (July 2018)**, which looked at whether policies are setting any requirements that would prevent new development from being delivered;

8. **An Open Space Assessment (July 2018)**, which looked at the quantity and quality of sports and recreational open space within settlements in the National Park and assessed whether any new spaces are needed;

9. **The Infrastructure Study (forthcoming)**, which reviews the capacity of existing infrastructure covering the North York Moors National Park.

What has happened so far and how have the preferred policy options been chosen?

1.17 Policies presented in this draft Plan are those which the Authority has decided are potentially the most sustainable and suitable Local Plan Policies, and on which it wishes to carry out public consultation. They have been developed following three earlier rounds of public consultation:

1. ‘First Steps’ (September 2016)
2. ‘Current Thinking’ (October 2017)
3. ‘Tranquillity, a Strong Feeling of Remoteness and Dark Night Skies’ (December 2017)
1.18 The latter two of these documents included a discussion of possible alternative policy options, and this draft Plan also includes those options as well as others for different policy areas. Our ‘Preferred Options’ policies have been developed in response to consultation comments and through the testing of options through a Sustainability Appraisal. A grey box is included at the end of each policy section which sets out any alternative options reviewed. The intention is that the reader can see what other options were considered, and comment on which they may prefer. Summaries of consultation responses can be found on the planning policy pages of the Authority’s website3.

1.19 The level of detail of alternative options varies between policies – options around development (for example the spatial strategy policy) benefit from a more robust assessment of alternatives than other policies, particularly policies of restraint required under national planning policy. We have used our sustainability appraisal process to test realistic options only. Where realistic alternatives do not exist we have used the sustainability appraisal process to test the wording and operation of the individual policies and assessed all policies against sustainability objectives. Text boxes after each policy section explain how options were assessed in more detail.

Using this document

1.20 Policies constitute an overall approach to future development in the National Park and it is important that the Plan is read as a whole. A practical consequence of this is that several policies may apply to one proposal but in order to keep the document concise, cross referencing of policies is only used where another policy is directly relevant. All policies should be considered where they are relevant to a particular development proposal.

1.21 Throughout this Plan, unless stated otherwise, where policies contain separate criteria all criteria are intended to apply.

1.22 Adopted development plan policy relating to Helmsley, Whitby Business Park and Minerals and Waste proposals is included in separate documents. Applications for planning permission within these areas or relating to minerals and waste matters will be assessed against policies in the Development Plan, meaning they will be assessed against policies in this Local Plan and other relevant adopted development plan documents covering these areas or subjects.

3 http://www.northyorkmoors.org.uk/planning/framework
2. Portrait, Vision and Objectives

Introduction

2.1 This section of the Plan sets out a portrait of the North York Moors National Park, a vision for the National Park in the future (where do we want to be?) and then a series of objectives we will pursue (how will we get there?). These objectives are the foundations on which the policies in this Local Plan are based.

2.2 More information on how this chapter was developed is available in the Vision and Objectives Topic Paper.

Portrait of the North York Moors National Park

2.3 The North York Moors National Park mostly lies within the County of North Yorkshire with a small northern part of its area (around 14%) lying within the Unitary Authority of Redcar & Cleveland. The rest of the National Park overlies parts of Scarborough, Ryedale and Hambleton Districts. Its total area is 1,436 sq. km, (143,608 hectares), which is 17% of the land area of North Yorkshire. The National Park is home to 22,976 residents who continue to contribute to the culture, communities, economy and upkeep of the National Park.

2.4 The distinctive landscapes of the North York Moors are the result of a complex geological past. The upland moor plateau is separated by deep narrow dales. To the north is the edge of the Cleveland Hills which drop down to the Tees lowlands. To the east, dramatic coastal scenery including tall cliffs dominates, with tight-knit historic fishing villages nestling into the coastline. To the south the Tabular Hills punctuate the landscape and offer views over the Vale of Pickering. To the west, steep scarp slopes some 300 metres high afford a vantage point to enjoy expansive views over the Hambleton Hills and Vale of Mowbray, including a view from Sutton Bank once described by author James Herriot as the best in England.

2.5 The main characteristic of the National Park is one of deep rurality. At just 0.16 residents per hectare the North York Moors is the fifth least densely populated local planning authority area in England and Wales, after four other National Parks – Northumberland, Exmoor, the Yorkshire Dales and Snowdonia. Most of its settlements lie on the edges of the National Park, meaning its more central areas are often very remote. The National Park partially contains only one small town – Helmsley, which lies at the south western edge and is home to around 1,530 people. Around half of the town lies outside the National Park boundary in the Ryedale planning authority area.

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4 2016 mid-year population estimates, Office for National Statistics.
5 2011 Census, Office for National Statistics.
6 2016 mid-year estimate, North Yorkshire County Council.
2.6 This relative lack of development is reflected in transport links. There are no major trunk roads in the National Park. Two ‘A’ roads run along the eastern and southern edges - the A171 coastal route runs down the eastern edge of the National Park, linking Scarborough, Whitby and Guisborough and the A170 runs along the southern boundary from Thirsk to Scarborough, linking Helmsley and the villages at the foot of the Tabular Hills. Two main roads then cross the National Park – the A169 which links Whitby and Pickering and the B1257 which links Helmsley and Stokesley, running through Bilsdale and Chop Gate. A Middlesbrough – Whitby train line also links villages through the Esk Valley including Castleton, Grosmont and Sleights, and connects with the North Yorkshire Moors Railway which runs steam trains from Pickering to Whitby.

The Special Qualities

2.7 The National Park is defined by its ‘special qualities’ which describe what makes the North York Moors so distinct and valued by the nation. One of the main functions of this Local Plan is to protect and enhance these qualities, which are defined in the Authority’s Management Plan as:

- Great diversity of landscape
- Sudden dramatic contrasts associated with this

2.8 The defining characteristic of the North York Moors is one of the key reasons why it was awarded the status of a National Park in 1952. The 1947 Report of the National Parks Committee, chaired by Sir Arthur Hobhouse recommended its designation and said of the North York Moors, “it contains, within a relatively small compass, an amazing wealth and variety of beauty. Indeed there are few places elsewhere in Britain which can offer such extensive and remote tracts of wild and unspoilt scenery within such easy reach of populated areas.”

2.9 The North York Moors’ landscapes offer dramatic contrasts yet mesh together to give a particular sense of place. This sense is accentuated by the main access points to the National Park (including Birk Brow, Sutton Bank, Blue Bank and Clay Bank) which require a climb onto a higher plateau, providing a distinct sense of arrival and change. Large tracts of unbroken heather moorland then give way to historic villages lying at the foot of valleys, with spectacular coastline scenery to the east and large expanses of woodland to the south adding to the variety. Understanding the importance of these landscapes and their sensitivity to change has been one of the main driving forces behind production of this Plan and other work of the National Park Authority.

- Wide sweeps of open heather moorland
- Distinctive dales, valley and inland headlands

2.10 The North York Moors are perhaps best known for their iconic heather moorland. Around 70 percent of the world’s heather moorland is in the UK and the largest continuous expanse of moorland in England and Wales is in the North York Moors National Park. This moorland is protected under international legislation for its importance to a variety of key habitats and species. In late summer the flowering heather turns the moors into a purple carpet that covers almost a third of the National Park. Deep dales also cleave into the central part of the National Park, forming distinct green valleys into which farms and villages have settled in over the years.

- An abundance of forest and woodland
- Ancient trees and woodland rich in wildlife

2.11 The North York Moors may be best known for its moorland, yet it is one of the most wooded of England’s National Parks. Woodland covers around 22% of the North York Moors National Park, including areas of extensive commercial woodland. Oak, ash, birch and rowan thrive and around 20% of this woodland is classed as ‘ancient’ woodlands, meaning an area that has been wooded continuously since at least 1600 AD. The North York Moors woodland is of enormous value – not only does it form part of the landscape, it acts as a carbon store, timber provider and recreational resource.
• **Special landforms from the Ice Age**

• **Exceptional coastal geology**

2.12 The North York Moors’ unique landforms are a product of thousands of years of geological change. The oldest rocks within the National Park are from the Lower Jurassic period, 200 million years ago. These are the dark coloured shales and limestones that can be seen along the coast in places such as Robin Hood's Bay. The area is particularly famous for its fossil remains and dinosaur footprints. During the last Ice Age, which peaked around 20,000 years ago, the area was bordered by ice sheets, often hundreds of metres thick. Glacial lakes and meltwater broke through low points in the landscape, carving deep, steep-sided valleys such as Newtondale and Forge Valley.

• **Majestic coastal cliffs and sheltered harbours**

• **Distinctive coastal headlands**

2.13 The coastline of the North York Moors National Park features rocky shores, sandy beaches and historic harbours. It is a coastline of dramatic views, with the highest point on the east coast of England found at Boulby, near Staithes, where the cliffs are 200 metres high. The coastline has been defined as Heritage Coast and is 36 miles long, stretching from Saltburn, just north of the National Park, down to Scalby Mills north of Scarborough.

• **A special mix of upland, lowland and coastal habitats**

• **A wide variety of wildlife dependent on these**

2.14 Statistics compiled by National Parks England\(^7\) show that while the National Parks cover less than 10% of England’s area, they contain much higher proportions of the most wildlife-rich habitats such as heaths, fens and ancient woodlands. Up to 80% of some habitats that have been identified as national priorities for conservation are found within the National Parks. This abundance of natural diversity is home to some very rare flora and fauna, including curlew and plover birds which range across the Moors, to the last few hundred pearl water mussels in Yorkshire in the River Esk. Many species of birds nest, breed and feed on the moors, from red grouse and short-eared owl to skylark, nightjar and snipe.

• **Settlements which reflect their agricultural, fishing or mining past**

• **Locally distinctive buildings and building materials**

2.15 Settlements in the National Park have a charm and character that owes a debt to the craft of those who built its towns and villages. From the fishing villages of Staithes, Robin Hoods Bay and Runswick Bay to the former mining villages at Rosedale East and Kildale the pattern and layout of the National Park’s town and villages reflects the social and economic history of the area. Coastal villages are tightly packed in narrow valleys leading down to bays, with houses almost on top of each other and connected by small lanes and passageways leading to a sense of enclosure and intimacy. Small, dense villages built from local sandstone or limestone arose in the valleys where there was sufficient cultivatable land to operate field systems, while livestock was grazed on higher land.

• **Long imprint of human activity**

• **A wealth of archaeology from prehistory to the 20\(^{th}\) Century**

2.16 The character of the North York Moors is formed by the successive generations of herdsmen, farmers, monks and miners who have all left a treasure trove of ancient structures, buildings and monuments. This includes the flint tools and camps of the first hunters at the end of the last Ice Age.

Age, to the Iron Age hill forts at Boltby Scar and Rudston Scar, the Roman camps at Cawthorn and Lease Rigg, and onto the medieval castles and abbeys, the industrial landscapes of the 19th and 20th century and the concrete bunkers of the Second World and Cold War periods.

2.17 The North York Moors area also played a role in kick starting the industrial revolution. The discovery of ironstone led to the beginnings of the ironstone mining industry at Grosmont and Rosedale, including the development of one of the world’s very earliest railways. These exports stimulated the growing iron and steel industry of north east England and wider development of Teesside as a world centre for shipbuilding, heavy engineering and bridge building.

- A rich and diverse countryside for recreation
- An extensive network of public paths and tracks

2.18 The North York Moors draws millions of people every year who come for the recreational benefits, leading to a strong tourist economy. There are 1,481km of public footpaths, 827km of public bridleways and 16km of byways open to all traffic, including the 109 mile long Cleveland Way, the Lyke Wake Walk and parts of the Coast to Coast paths. Areas owned by the Forestry Commission, National Trust and National Park Authority have permitted access and are an important recreational resource. A wide variety of activities are offered at the two National Park visitors centres at Danby and Sutton Bank, the latter of which (along with Dalby Forest) offers a network of national standard Mountain Bike trails. This richness of resource meant that in 2016 tourism was worth £647 million to and supported 10,942 jobs in the area.

- Strong religious past and present
- Ruined abbeys and ancient churches

2.19 The North York Moors are home to a large concentration of ancient monuments, including Ralph’s Cross on Blakey Ridge (as seen in the National Park Authority logo) and what is thought to be one the oldest religious relics in England, Lilla Cross. The area contains some of the finest examples of ancient abbeys including the majestic Rievaulx Abbey (the first Cistercian abbey to be established in the north of England) and Byland Abbey. This religious tradition continues and endures to this day, from the monks of The Community of Benedictine Monks at Ampleforth to the Stanbrook Community of Benedictine nuns worshipping at the modern 21st Century Stanbrook Abbey near Wass, which won a national Royal Institute of British Architects award in 2016.

- Strong feeling of remoteness
- A place for spiritual refreshment

2.20 A strong feeling of remoteness is an important special quality of the North York Moors, and was recognised in the Hobhouse Report which recommended the establishment of the National Park and said, “Indeed there are few places elsewhere in Britain which can offer such extensive and remote tracts of wild and unspoilt scenery within such easy reach of populated areas.”

2.21 The North York Moors National Park benefits from both large expanses of open moorland and woodland and the relative lack of roads and settlements within its boundaries, mean that it is one of the best places nationally to come and relax and enjoy the rhythms of nature away from the hustle and bustle of modern life.

- Tranquillity
- Dark skies at night and clear unpolluted air

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8 Scarborough Economy and Tourism Model (Global Tourism Solutions, 2011). Figure is for full time equivalents and covers the National Park and its influence area.
2.22 A sense of tranquillity is an increasingly precious resource. Tranquillity is about a feeling of peace, and remoteness from man-made features and can be found in abundance in the National Park. The sense of tranquillity that a National Park has to offer can help benefit the physical and mental health of those who visit, so they can spend time away from the noise and crowds of urban living. Almost 90% of the National Park can be classed as relatively tranquil to a greater or lesser degree.\(^9\)

2.23 The North York Moors have also long been a magnet for those who wish to enjoy and be inspired by dark skies at night. Very low levels of light pollution are vital to those who wish to enjoy dark skies at night and the feeling of remoteness they engender. Dark and starry skies are a treasure of national significance. In 2015 work by the Campaign to Protect Rural England\(^10\) showed that 92% of the skies above the North York Moors are in the two darkest categories, with 71% being of the very darkest skies possible having no severe light pollution.

- Distinctive skills, dialects, songs and customs
- Strong sense of community and friendly people

2.24 People contribute to a sense of place as much as the land around them. A sense of community has developed over many years in the small villages and hamlets that are scattered across the North York Moors. People’s connection to the landscape is strong, which can be demonstrated from the many local artists who take inspiration from the moors, through to the hundreds of volunteers who help look after the National Park. Skills and traditions flow from the working of the land over the years and are still evident in food and forestry businesses in the area today.

- A place of artistic, scientific and literary inspiration
- A heritage of authors, artists, scientists and explorers

2.25 There is a strong artistic tradition in the North York Moors. There are numerous galleries and studios in the National Park, showcases for art inspired by the landscape, life and colour of the North York Moors. The moors also continue to inspire modern art in the landscape.

2.26 The North York Moors have also inspired a long list of explorers, scientists, artists and authors. Staithes, as well as being homes to the Staithes Art School is famous as the place where explorer James Cook first learned his sea faring skills. William Smith, the father of English geology who developed the methods for classifying and mapping rocks that form the basis of the discipline today, worked on the Hackness Estate from 1828 to 1834.

Challenges

2.27 Many of the policies in this Plan have been drafted with a view to protecting and enhancing the special qualities of the National Park, as outlined above. We must also however recognise that the North York Moors is also a living, working and recreational landscape. In 2016 the North York Moors contained 22,976 residents\(^11\), 7,959 jobs,\(^12\) 1,673 farm holdings\(^13\), and attracted 7.93 million visitors in 2016.\(^14\) Policies in this Plan therefore need to be rooted in an understanding that people, jobs and income are also important to the future of the National Park.

2.28 The quality of life for residents in the National Park is generally very good with low unemployment, low crime, clean air and excellent access to some of the most highly valued countryside in the nation. There are however some significant challenges facing the North York Moors in terms of the long term sustainability of its communities and the preservation of the special qualities that make it worthy of its status as a National Park. Some of the key issues (which are interrelated) are as follows:

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\(^9\) Northumbria University for the Campaign to Protect Rural England and Natural England, National Tranquillity Mapping Data (2007)
\(^12\) Office for National Statistics, Inter Departmental Business Register, taken on 11 March 2016, Employment by local unit size.
\(^13\) Defra, June Survey of Agriculture & Horticulture, 2016.
\(^14\) STEAM visitor statistics for the National Park and its wider influence area, 2016.
Population

2.29 There has been a 4.2% fall in population between 2001 and 2016 – a loss of 1,108 people\(^{15}\). The population in the North York Moors National Park is also older than in most other areas – 25% of the population is under 30 years old compared with 31% in North Yorkshire and 37% nationally, whereas 46% of the population is 60 or older compared with 30% within North Yorkshire and 23% across England. Between the 2001 and 2011 censuses the largest proportional population gains were from people aged 60 and over; conversely population groups aged under 45 showed a marked decline. There has been a substantial decline in some age groups – the numbers of people aged 15 and under and those aged 30-44 have declined by 23% and 31% respectively, whilst the population aged 60 and over has increased by 30% since 2001. An aging population will require additional care over time, and some may struggle to access services as they age.

Challenge: There is a need to seek to reduce population loss and encourage younger people to stay in or move into the area.

Housing

2.30 A high quality environment means that the existing housing stock is very attractive to those wanting to live in the National Park. There is also a strong demand for second homes. 17.3% of the National Park’s housing stock was recorded at the last census as households with no usual residents – a 37.4% increase since 2001. This demand means that house prices remain high. In August 2017 the average house price in the Park was slightly above the national average at £255,342\(^{16}\), compared to £242,536 in England as whole. However, wages are low due to a concentration of employment in the agricultural and tourism sectors. In 2014 around a third (32%) of all households had incomes of £20,000 or less, with a further third earning £20-40,000 per year\(^{17}\). National Park status, together with the rural character of the North York Moors also means that there are few opportunities for new housebuilding. This means suitable and affordable housing stock is scarce for those on the lower rungs of the housing ladder.

Challenge: There is a need to provide some new housing to widen choice for local communities, and that housing needs to be as affordable and available to local people as much as possible. Where new housing is built every effort needs to be made to make sure it of a type, size, tenure and price that supports the long term sustainability of local communities.

Employment and Economy

2.31 Job seeker allowance claimant counts rates in the National Park (excluding the part of the National Park in Redcar & Cleveland) were very low at just 0.3% or 66 people at November 2017. This compares to 1.7% in September 2009\(^{18}\). This is around a third of the national average of 1%. Such a low rate (combined with a high proportion of retirees) means that there is virtually no 'labour cushion' or an available labour force to fill new jobs – people must be brought in. Seasonal tourism also means that employment levels in the area in January are just 54% of levels in August\(^{19}\). As noted in the section on homes, wages are low and employment is focused in low pay sectors such as agriculture and tourism. A lack of larger settlements mean that there are very limited opportunities for new employment premises, particularly modern business premises. Farming, which is crucial to many of the special qualities of the National Park continues to face long term pressures and uncertainty over the implications of BREXIT.

Challenge: Businesses operating in the National Park may face recruitment difficulties. There is a need to encourage better paid jobs in a more diverse range of sectors, and to flatten the trend of seasonal employment so job opportunities exist throughout the year.

Local Services

\(^{15}\) Office for National Statistics Mid-Year Population Estimates.

\(^{16}\) Land Registry Price Paid Database.

\(^{17}\) Various, taken from GL Hearn’s Strategic Housing Market Assessment for the North Yorkshire Moors National Park, 2016, paragraph 6.26.

\(^{18}\) North Yorkshire County Council Unemployment Figures based on job seeker allowance claimants. Excludes the small part of the National Park in Redcar & Cleveland.

\(^{19}\) STEAM employment statistics for the National Park and its wider influence area, 2016.
2.32 There has been a decline in local services in many villages in recent times. There are many reasons – market forces, the centralisation of services, a declining resident population and new communication technologies all play a part. The last village facilities survey in 2015 showed that Lealholm, Mickleby and Sawdon all lost their Post Office (the latter losing the Post Office in Brompton). Danby and Swainby have also lost their general store, and primary schools have recently closed at Swainby and Ingleby Arncliffe.

**Challenge:** Services remain important in villages in such a rural setting and polices need to seek to prevent their loss as far as possible.

### Tourism and Recreation

2.33 The North York Moors is a very popular destination for visitors and tourists. Tourism and recreation plays a very important role in the economy of the National Park and its hinterland, supporting 10,923 jobs and creating £647 million a year in income\(^\text{20}\). With increased tourism however comes pressure on services and the demand for new facilities such as car parking. One of the key issues for the Local Plan will be how it strikes the right balance between encouraging tourism without impacting adversely on local communities and maintaining the special qualities of the National Park that draw people to it.

**Challenge:** Tourism and recreation is the largest component of employment and income within the National Park and will remain key to future prosperity. Policies need to respond to an evolving and expanding tourism market whilst conserving and enhancing the very assets that lead to its popularity as a place to visit.

### Communications

2.34 Reliance on communications technologies becomes even greater when other services are declining. High speed broadband and mobile coverage is patchy in some areas, the result of a low population density making the area less attractive for commercial investment in modern communication technologies in the area. This situation is being gradually improved through Government support to roll out to more remote areas; however it may be some years before coverage is improved for some.

**Challenge:** Transport and connectivity are a key issue for the National Park – there remains a need to make sure services remain accessible to all and that modern communications are provided to allow residents to access services and businesses to thrive.

### Transport

2.35 Lack of local services, combined with a sparse settlement pattern means that there is a high reliance on the private car; similarly, there is much reduced accessibility into the North York Moors without a car. Other than the Esk Valley line running through the National Park there is no rail network and bus services have declined. A strong visitor economy also means there are parking issues in some villages, particularly in the summer months.

**Challenge:** Reliance on private car use will remain, however additional opportunities to increase access to and within the National Park through other modes of transport need to be encouraged, as should any opportunities to roll out electric charging infrastructure and increase safe, well designed car parking in villages.

### The Natural and Built Environment

2.36 The North York Moors is home to some of the finest landscapes and many important rare plant and animal species. The long term challenge of conserving and enhancing the natural beauty, wildlife and cultural heritage of the National Park will continue. Some species are in decline, and there remains a risk that pests and disease can lead to damage and loss of trees. There is a risk of a gradual erosion of tranquillity and the quality of dark night skies.

\(^{20}\) STEAM income statistics for the National Park and its wider influence area, 2016.
Challenge: There are opportunities for new development to support and enhance biodiversity at all scales, and a need to make sure new development respects the existing built environment and is an asset to the National Park. New development must also be undertaken in a way that protects and enhances special qualities such as tranquillity and dark skies at night.

Climate Change

2.37 Climate projections show that the most significant change the nation is likely to see is in the distribution of precipitation, with a likely move towards much wetter winters and drier summers. Climate change brings with it more extreme weather events and a risk of flooding, with many villages located in valley floors. It could also lead to possible water shortage, high temperatures and disease and pest migration, as well as exacerbating the erosion of the coastline.

Challenge: New development will need to be resilient to changes in weather and opportunities need to be taken to minimise climate altering emissions in new development and deploy more renewable forms of energy.

The North York Moors in 2035 - A Vision

2.38 Local plans typically include a vision for how the area will look and function at the end of the plan’s life. The Authority has an existing vision set out in its Management Plan, as follows:

Where do we want to be? A Vision for the North York Moors in 2035:

| A place managed with care and concern for future generations |
| A place where the diversity and distinctiveness of the landscape, villages and buildings is cherished |
| A place where biological and cultural diversity, and other special qualities are conserved and enhanced |
| A place where the environment and way of life is respected and understood |
| A place where communities are more self-sustaining and economic activity engenders environmental and recreational benefits |
| A place that is special to people and that provides pleasure, inspiration and spiritual well-being; where calm and quality of life are celebrated |
| A place where visitors are welcome and cultural and recreational opportunities and experiences are accessible |
| A place that continues to adapt to change whilst National Park purposes continue to be furthered and pursued |
| A place where natural resources are managed sustainably and environmental limits are recognised |

2.39 This vision is equally applicable to the Local Plan and is included here for consistency, as the achievement of this Vision can be helped by the planning decisions the Authority makes. The following paragraphs further articulate how this vision will be delivered through policies in this Local Plan.

What the Authority’s Vision Means for Planning in the National Park

1. All new development will be carefully managed to ensure that the distinctive character of settlements and landscapes is maintained and that special qualities are conserved and enhanced for the future. This will mean a high standard of design and materials that respect though not necessarily replicate the local vernacular together with good quality landscaping
and planting schemes. The long term future of the North York Moors as a national asset for future generations will be at the heart of decision making for new development proposals.

2. The distinctive North York Moors landscape will be conserved and enhanced. Recognition of the scenic value of the National Park’s wide expanses of open moorland, steep wooded incised valleys and dramatic coastline will be increased. Awareness of the value of the historic environment and its contribution to the character of the North York Moors will be maintained and increased. There will be a greater number of Scheduled Ancient Monuments and Listed Buildings in good condition together with continuing enhancement of Conservation Areas and increased appreciation of the value of important open spaces within settlements.

3. There will be increased areas of native woodland, restored ancient woodland and more species-rich grassland providing greater better conditions for wildlife to thrive. Existing high quality habitats will be protected and extended and new developments will include planting schemes which are appropriate for the locality and contribute to biodiversity.

4. There will be an understanding that new development should be of an appropriate scale and type for the National Park. This will include recognition that a National Park is an inappropriate location for intrusive structures associated with major development. The value of green infrastructure within the National Park will be better recognised and valued.

5. A sense of local community and belonging will be maintained and reinforced, with decisions made at a community level as far as possible. There will be a strong and varied local economy based on farming, forestry, land management, tourism and other rural enterprises. The population will be stable and there will be a greater proportion of young and working age people. Local businesses will be of a scale and nature that contribute to the character of the National Park and benefit from the ongoing care of its environment. Access to high speed broadband and good mobile phone signal will be more widely available to support a healthy local economy. A variety of types and sizes of housing will be available to meet the needs of different sectors of the population. Affordable housing will be available so that young and working age people are able to stay within local communities and there will be access to essential local services wherever possible.

6. The National Park will continue to be a place which provides a very high quality environment for its residents and attracts visitors seeking peace, inspiration and spiritual well-being. There will be more areas where tranquility and dark night skies can be experienced and appreciated. Wherever possible villages will keep facilities such as pubs, shops and halls in which people can interact and where activities which foster a sense of community can take place.

7. The quality of recreational experience for residents and visitors will be maintained and enhanced. The focus will generally be on small scale recreational and cultural opportunities and different types of accommodation for visitors. Recreation and tourism development will strengthen the special qualities of the National Park and the recreational/tourism experiences associated with them.

8. Future developments will address the changing socio-economic needs of local communities rather than meet external demand and local people will play a strong role in shaping those developments. National Park purposes will continue to be the guiding principle in decisions about future development.

9. There will be a greater understanding of the health and well-being benefits afforded by the natural environment of the National Park. The importance of the National Park as a place which offers recreational opportunities, high quality food, clean water, carbon storage and land which can slow the flow of storm-water will be better recognised. There will be continuing progress in introducing measures which help to adapt to and mitigate climate change.
Objectives for the North York Moors National Park Local Plan

2.40 This vision is now translated into a series of objectives which have been produced to help the development of policies.

<table>
<thead>
<tr>
<th>National Park Statutory Purposes and Duty</th>
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<tbody>
<tr>
<td>1. Conserve and enhance the natural beauty, wildlife and cultural heritage of the North York Moors National Park.</td>
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<tr>
<td>2. Promote opportunities for the understanding and enjoyment of the special qualities of the National Park.</td>
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<td>3. Whilst achieving the above seek to foster the economic and social well-being of local communities.</td>
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<th>The Environment</th>
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<tr>
<td>4. Secure high quality new development that is well designed and enhances the unique landscape character, settlement pattern and architecture of the National Park, protecting important views within the Park and ensuring that the importance of views into and out of the Park is widely understood.</td>
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<tr>
<td>5. Safeguard and improve the sense of tranquillity and remoteness in the National Park.</td>
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<td>6. Maintain and improve the darkness of night skies seen in the National Park.</td>
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<tr>
<td>7. Conserve and enhance historic assets.</td>
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<td>8. Conserve and enhance the biodiversity and geodiversity of the National Park and improve habitat connectivity.</td>
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<tr>
<td>9. Conserve and enhance soil, air and water quality.</td>
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<tr>
<td>10. Reduce the causes of climate change and assist in the adaption to and mitigation of its effects including through promotion of sustainable design and efficient energy use in new buildings.</td>
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<th>Understanding and Enjoyment</th>
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<td>11. Support tourism and recreation enterprises which do not detract from the National Park’s special qualities and which contribute to the local economy.</td>
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<tr>
<td>12. Maintain and improve the network of paths and bridleways for the enjoyment of residents and visitors and protect valued open spaces within villages.</td>
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<td>13. Manage recreational pressures to avoid harm to the National Park’s special qualities.</td>
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<th>Business and Land Management</th>
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<td>14. Protect existing employment opportunities and support new enterprises which are in appropriate locations and do not detract from National Park purposes.</td>
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<td>15. Support existing farm enterprises and ensure that land management activities contribute to the National Park’s natural beauty and biodiversity.</td>
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<td>16. Encourage a sustainable and prosperous rural economy with businesses that are appropriate to and benefit from National Park purposes.</td>
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<td>17. Improve telecommunications and connectivity where compatible with National Park purposes.</td>
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</table>
Communities

18. Foster vibrant local communities where current population levels are maintained, where young people have an opportunity to live and work, and where new development is supported by appropriate infrastructure including sustainable transport.

19. Support the provision and retention of key community facilities and services.

20. Ensure that a range of types and sizes of housing is available to meet local needs, including affordable housing and limit the number of second homes.

Alternative Options/Why Have We Chosen This Option?

*It is not considered that there is a realistic alternative option to setting out these objectives, so alternative options have not been generated and considered. Instead, objectives were tested against sustainability objectives as part of the sustainability appraisal to see if they could be improved in terms of its contribution towards encouraging more sustainable forms of development.*

2.41 More information can be found in the Vision and Objectives Topic Paper.
3. Strategic Approach

Objectives - National Park Statutory Purposes and Duty:

1. Conserve and enhance the natural beauty, wildlife and cultural heritage of the North York Moors National Park.
2. Promote opportunities for the understanding and enjoyment of the special qualities of the National Park.
3. Whilst achieving the above seek to foster the economic and social well-being of local communities.

Introduction

3.1 This part of the Plan sets out our spatial strategy and some of the key ‘strategic’ policies the Authority will use to help direct and influence new development in the future. The term ‘strategic’ means that they are policies held to be particularly important in achieving the Authority’s long term objectives.

Strategic Policy A - Achieving National Park Purposes and Sustainable Development

Within the North York Moors National Park there will be a presumption in favour of sustainable development which is consistent with National Park statutory purposes:

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

Where there is an irreconcilable conflict between the statutory purposes the Sandford Principle will be applied and greater weight will be attached to the first purpose of conserving and enhancing the natural beauty, wildlife and cultural heritage of the National Park.

Sustainable development means development which:

a) Is of a high quality design which respects and reinforces the character of the local landscape and built and historic environment;
b) Supports the function and vitality of communities by providing appropriate and accessible development to help meet local need for housing or services, facilities, energy or employment opportunities;

c) Protects or enhances natural capital and the ecosystem services they provide;

d) Maintains and enhances geodiversity and biodiversity through the conservation and enhancement of habitats and species;

e) Builds resilience to climate change through adaptation to and mitigation of its effects;

f) Makes sustainable use of resources, including using previously developed land wherever possible;

g) Does not reduce the quality of soil, air and water in and around the National Park.

Explanation

3.2 The North York Moors is a nationally significant, special place and part of the cultural and natural heritage of the nation. As such, proposals for new development will need to be carefully located and designed so that they respect the ‘statutory purposes’ which underpin its status as a National Park. The Authority will continue to recognise that the evolution of the National Park needs to be sensitively managed, through a philosophy of ‘careful planning’.

3.3 It is standard practice for development plans to contain a policy which sets out a presumption in favour of sustainable development. Strategic Policy A is intended to set out what the National Park Authority considers to be sustainable development in the National Park context.

3.4 A positive approach to appropriate new development will be taken and the Authority will always work with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the National Park.

3.5 As a general development principle development in the National Park should avoid conflict with the two national park statutory purposes. In the event that a proposal for development would create a conflict between the two purposes the decision maker will adhere to the ‘Sandford Principle’ which requires that greater weight is attached to the conservation and enhancement of the National Park.21

Alternative Options/Why Have We Chosen This Option?

Two alternative options for this policy were considered:

1. Transferring the existing Core Policy A of the Core Strategy and Development Policies document into the new Local Plan

2. Not including a policy and relying on national policy guidance

Our preferred option was chosen as it was found to be the most sustainable as part of sustainability appraisal. It was considered that it was important to include National Park statutory purposes and the Sandford Principle in development plan policy, because national planning policy now requires a presumption in favour of sustainable development to be set out in plans and because it was felt that an overarching sustainable development policy sets a useful context early in the Plan to help define what types of development may be acceptable.

Strategic Policy B - The Spatial Strategy

Development will be guided in accordance with the following settlement hierarchy:

**Local Service Centre – Helmsley**

Development should strengthen Helmsley’s role as the main service centre within the National Park by providing additional housing (including open market and affordable housing), employment and training premises, community and visitor facilities.

**Larger Villages listed in Table 1**

Development should support the service function of Larger Villages by providing additional housing (including principal residence and affordable housing), employment and training premises and new facilities and services for the immediate and wider locality.

**Smaller Villages listed in Table 1**

Development should maintain the rural character of Smaller Villages by providing small scale housing developments to meet identified local and affordable needs, small scale employment and training premises and new facilities and services for the immediate locality only.

**Botton Village**

Development which is necessary to meet the needs of the supported community.

**Open Countryside**

Development will only be permitted in Open Countryside in the following cases:

1. Where development reuses a building of architectural or historic importance in a way that supports an economic use or meets the demand for local needs housing, and which contributes positively to the character of the local landscape;

2. Where there is an essential need for development to meet the needs of farming, forestry and other rural enterprise or land management activities;

3. Where it is essential to meet social or community needs and it can be demonstrated that there are no other suitable and available locations within Helmsley and the Villages;

4. Where development proposals are part of a Whole Estate Plan that has been adopted by the National Park Authority.
### The Settlement Hierarchy

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<th>Local Service Centre</th>
<th>Larger Villages</th>
<th>Smaller Villages</th>
<th>Open Countryside</th>
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<td>Helmsley*</td>
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<td>Egton Bridge</td>
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<td>Faceby</td>
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<td>West and East Ayton*</td>
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<td>Newton on Rawcliffe*</td>
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Botton Village, (comprising the neighbourhoods of: Village Centre, Botton Farm, Falcon, High Farm, Stormy Hall, Lodge, Nook, Honey Bee Nest)

*Settlements split by the National Park boundary

### Table 1 – The Settlement Hierarchy

### Explanation

3.6 Any Local Plan needs to find a way of indicating the best locations for future development and it typically does this through its settlement hierarchy. The hierarchy shows what types and levels of development are appropriate for places in each ‘tier’ of the hierarchy. Strategic Policy B sets out how the limited opportunities for new development in the National Park will be distributed to help meet the Vision for the National Park to 2035 and the accompanying objectives of this plan.
3.7 The hierarchy is split into four parts, with a separate approach applying to the village of Botton:

**Local Service Centre – Helmsley**

3.8 Helmsley has been identified as a ‘Local Service Centre’ as it provides a level of services and facilities that serves the needs of, and is accessible to people living in the surrounding rural areas.

3.9 It is the main market town within the National Park and is a popular tourist destination. It has a total population of 1,530\(^{22}\) and a good range of employment opportunities and local services. It is split by the National Park boundary with Ryedale District Council responsible for the planning function to the south of the main A170 in the town.

3.10 Helmsley is also identified in Ryedale’s Core Strategy as a Local Service Centre. A joint local plan (Helmsley Local Plan, 2015), was prepared with Ryedale District Council and runs to the year 2027. It contains land allocations for new housing and employment development. Policy in this plan should be read alongside that in the Helmsley Local Plan. This plan will be reviewed or superseded in future Local Plan reviews.

3.11 Helmsley is the only location in the Authority’s developed plan where land is allocated for housing and new unrestricted open market housing is to be made available. It is anticipated that just over a third of the anticipated level of new housing identified in this plan will be built at Helmsley (see Strategic Policy M).

**Larger Villages**

3.12 These settlements have a more ‘self-contained’ character, a range of facilities serving the wider community. The Local Plan allows for small scale development in or adjacent to these areas to meet local housing, employment and community needs, including ‘principal residence’ housing on infill sites (Policy CO7). No development boundaries or limits are defined and the suitability of a site for development will be defined on a case by case basis.

**Smaller Villages**

3.13 The settlements included within this definition have more limited or no facilities at all, with any that are available often being ‘shared’ amongst groups of settlements. They have been selected on the basis that they contain 35 or more residential address points, and therefore a very limited amount of new development may be forthcoming. The Local Plan allows for small scale development in or adjacent to these areas to meet local housing needs including for new affordable housing (Policy CO8). No development boundaries or limits are defined and the suitability of a site for development will be considered on a case by case basis.

**Open Countryside (including smallest villages and hamlets)**

3.14 The rest of the National Park is classed as ‘open countryside’ where development will not be allowed, save in a very few circumstances (for example as set out in Policies UE1, UE2, BL1, BL3 and CO10). Open countryside is defined as areas with no development, sporadic development or isolated buildings. Some smaller villages and hamlets (where there is no church) are included within the open countryside designation.

**Botton Village**

3.15 The village of Botton is treated separately within the settlement hierarchy due to its particular geography and function – it is a coherent yet dispersed settlement comprising a number of neighbourhoods. A specific policy relating to development at Botton Village is included at Policy CO9.

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\(^{22}\) 2016 mid-year estimate. North Yorkshire County Council
The following Key Diagram shows the Local Service Centre of Helmsley, and the Larger and Smaller Villages together with linkages to main settlements outside the National Park boundary. A larger version can be found at the end of this document.

**Figure 2 – The Spatial Strategy**

**Alternative Options/Why Have We Chosen This Option?**

Four alternative options for this policy were considered:

1. **Keep the existing hierarchy set out in the 2008 Core Strategy and Development Policies Document:**

2. **Create a new settlement hierarchy:**
   
a. Helmsley as a Local Service Centre
   
b. A single tier 61 'Villages' (based on 35 or more houses only)
   
c. Open countryside.

   *This was the option consulted on as part of the 'Current Thinking' consultation.*

3. **Create a new settlement hierarchy:**
   
a. Helmsley as a Local Service Centre
   
b. Larger Villages – 9 larger villages with a primary school and a reasonable range of service, together with the five Esk Valley Group of villages making a total of 14 villages.*
3.17 Settlements are classed as either Larger or Smaller Villages based on a range of considerations, primarily settlement size and form and the range of facilities available. More information can be found in the Spatial Strategy and Settlement Hierarchy Topic Paper.

**Strategic Policy C - Quality and Design of Development**

To maintain and enhance the distinctive character of the National Park, development will be permitted where:

1. The proposal is of a high quality design that will make a positive contribution to the local environment in accordance with the principles set out in the North York Moors National Park Authority Design Guide;

2. The proposal incorporates good quality construction materials and design details that reflect or complement the local vernacular;

3. The siting, orientation, layout and density of the proposal complement existing buildings and the form of the settlement, preserving or enhancing views into and out of the site and creating spaces about and between buildings which contribute to the character and quality of the locality;

4. The scale, height, massing and form of the proposal are compatible with surrounding buildings and will not have an adverse impact upon the amenities of adjoining occupiers;

5. Sustainable design and construction techniques are incorporated in the proposal including measures to minimise waste and energy use and where appropriate use energy from renewable sources;

6. A good quality landscaping and planting scheme which reinforces local landscape character, increases habitat connectivity and makes use of appropriate native species forms an integral part of the proposal;

7. Opportunities are taken to enhance local wildlife and biodiversity, for example through the inclusion of nesting boxes and bat roosts;

8. Provision is made for adequate storage include adequate storage for domestic items kept outdoors and waste management facilities;

9. The proposal ensures the creation of an accessible, safe and secure environment for all potential users with appropriate cycling facilities and car parking provision and without compromising local highway safety or public rights of way.

**Explanation**

3.18 New development today represents the cultural heritage of future generations and should always be of the highest quality. Its design and location should respect the character and pattern of existing settlements and the principles of local traditional building in order to ensure that the character and local distinctiveness of the built environment is maintained and the landscape of the National Park is conserved and enhanced. All proposals should use good quality construction
materials and display a high standard of design that makes a strong positive contribution to the locality.

3.19 The Authority does not wish to replicate the past and stifle innovation or originality. More contemporary, modern designs will be supported where they are sympathetic to their surroundings, reinforce local distinctiveness and add variety to the National Park’s built heritage. All designs, whether traditional or modern, should have visual interest and applications should demonstrate how the proposal has been informed by the Authority’s Design Guide (Parts 1 to 5). Window treatments in particular make a big difference to the overall appearance and character of a building and should be specified with care.

3.20 New buildings should be long-lasting and adaptable, able to take account of people’s changing needs over time. They should be designed to give good accessibility for all potential users including the elderly, wheelchair users and those with children and they should not be vulnerable to crime. Principles of sustainable design should be incorporated including measures to reduce energy use, manage and recycle waste and make use of sustainable drainage systems. Development should also facilitate the efficient use of natural resources in construction and make use of recycled materials wherever possible.

3.21 Opportunities to provide green infrastructure should be taken and a landscaping and/or planting scheme should be provided with most applications. The aim should be to link the proposed new development with its surroundings, enhance biodiversity and create high quality private and public space as appropriate. It should be noted, however, that good design should avoid the need for screening planting.

3.22 Proposals within villages should respect the historic character of the settlement, taking account of traditional plot sizes, boundary lines and green spaces including verges which give many villages within the National Park an open form. Schemes should be designed around existing features that add to the character of the area, for example, trees, traditional boundary features or historic outbuildings so that they can be retained rather than demolished. Local natural stone is the most commonly used traditional construction material and will often be appropriate for new developments. It is important that the stone is of the same geological type as that which is prevalent in the locality and is cours ed and jointed in a traditional manner with suitable mortar joints and mortar mix.

3.23 The treatment of boundaries is particularly important and traditional features including hedges, fences and stone walls should be kept where possible. The style of any new fencing should be chosen with care, especially in locations at the edge of villages which feature in views into the settlement. Two metre close boarded fencing will look out of place in many National Park locations. Care should also be taken with the detailing of new accesses and highway infrastructure. Excessive or inappropriate use of kerbing, road marking, lighting and signage can introduce a suburban appearance which detracts from the rural character of the National Park. Attention to such details will help to maintain and enhance the sense of place within the National Park’s villages.

3.24 All proposed new developments should include adequate storage for domestic items kept outdoors and facilities to manage waste efficiently in a way that does not detract from the external appearance of the building and avoids the need for additional structures to be added on later. Similarly, any renewable energy features, for example solar panels, should be thought about in the initial design rather than being added as an afterthought.

3.25 Supporting information accompanying planning applications should be proportionate to the location and what is being proposed. However, even for small scale developments, the Authority expects a high standard of drawing and all applicants are encouraged to employ consultants with design expertise when formulating proposals. Applications for larger developments, many proposals falling within Conservation Areas and those which require listed building consent will need to be accompanied by a Design and Access Statement. This should demonstrate how the principles of good design, including those set out in this policy, have been incorporated and how the development will be accessed by all users. A design review process may be appropriate for larger schemes or for those in particularly sensitive locations and may be required by the
Authority, in which case the applicant would be expected to cover the costs of the review. In such cases applicants are also encouraged to seek the views of the local community.

3.26 A number of settlements in the National Park have prepared Village Design Statements which have been adopted by the Authority as Supplementary Planning Documents. The guidance in these documents will be taken into account when considering planning applications in these settlements and the Authority will work with other communities that may wish to develop a Village Design Statement. Some Conservation Area Appraisals and Management Plans have also been adopted by the Authority and the guidance in these documents will also be taken into account.

**Alternative Options/Why Have We Chosen This Option?**

*It is not considered that there is a realistic alternative option to this policy, so alternative options have not been generated and considered. Instead, this policy was tested against sustainability objectives as part of the sustainability appraisal to see if it could be improved in terms of its contribution towards encouraging more sustainable forms of development.*

### Strategic Policy D - Major Development

Proposals for major development will be refused except in exceptional circumstances and where it can be demonstrated that they are in the public interest. Demonstration of exceptional circumstances and public interest will require justification of:

1. The need for the development including a national need and the contribution of the development to the national economy;

2. The impact of permitting it, or refusing it, upon the local economy of the National Park;

3. Whether, in terms of cost and scope the proposal can viably and technically be located elsewhere outside the National Park in a place that would avoid conflict with the National Park’s statutory purposes; or that the need for it can be met in some other way;

4. Whether all possible measures are capable of being taken to minimise adverse effects on the environment, the landscape and recreational opportunities. Where detrimental 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 adverse effects which cannot be mitigated.

When the activity for which the major development is required ceases the land will be required to be appropriately restored or enhanced.

**Explanation**

3.27 The National Planning Policy Framework states that ‘major development’ should be refused in National Parks except in exceptional circumstances and where it is in the public interest. National Parks are a national asset and as a protected area it is unlikely that major development will be compatible with National Park purposes. National Park Authorities do not have any direct economic development or promotional role beyond the statutory duty to foster the economic needs of local communities.

3.28 However, there could conceivably be circumstances where the public interest in some form of major development that can only be accommodated within the National Park boundary outweighs its status as a National Park. Such circumstances would be very rare, and indeed exceptional. Whether a proposal is assessed as major development is decided on a case by case basis by the decision maker (usually the North York Moors National Park Authority). There is no set or national definition. For the purposes of Strategic Policy D, a proposal is likely to be considered to be major development if it has national rather than local significance and impact, meaning that it will have a benefit which extends far beyond the boundaries of the National Park and which
exceeds the level of local scale development needed to meet the social and economic needs of local communities. Any proposal which has the potential to have long-term, adverse and cumulative impacts on the special (and specific) qualities of the North York Moors National Park is also likely to be considered to be major development.

3.29 ‘Development’ is defined as in national statute and can include the carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any buildings or other land.

3.30 Examples of development that might be classed as major development include mineral extraction (other than small scale local building stone quarries), large scale waste disposal facilities, large scale energy generating schemes, water storage reservoirs, major pipelines or tunnels, high voltage electricity transmission schemes, large scale military development and large scale residential, recreational or commercial development or road schemes.

3.31 If a potential development falls within the definition of major development applicants will be expected to provide detailed information and evidence as to why it is in the public interest for it to proceed, and that exceptional circumstances can be demonstrated to justify that development. Strategic Policy D sets out a series of criteria which should be included in an assessment of whether the proposal represents exceptional circumstances and it is in the public interest to proceed. In the case of demonstrating ‘national need’ this may be the need for the product of the development, for example, the mineral in the case of a mining proposal which cannot be met elsewhere, the need for the wider national economic benefits that would flow from the development or the need for a nationally significant piece of infrastructure or facility that cannot be accommodated elsewhere and which provides a long-term benefit to the nation. Need generally will be considered by the Authority in assessing proposals but greater weight will be given to a national need for a particular product or function that requires a location within the National Park as the need cannot be met elsewhere. Full details should be provided to explain why it is not possible to use an alternative location elsewhere outside the National Park which would be technically possible and economically viable. If an alternative location is both technically and financially viable, applicants will be expected to pursue that option even if the location within the National Park is more financially advantageous for the developer.

3.32 The Authority will require evidence that the circumstances of the application are genuinely exceptional and will consider whether the proposal is in the public interest, i.e. whether the public benefits outweigh the nation’s long term interest in conserving and enhancing its National Parks. Applicants should look to demonstrate that their proposals share a commitment to helping pursue National Park statutory purposes over time.

3.33 Proposals should be designed to avoid adverse impacts (including cumulative impacts) on aspects of the National Park relating to its statutory purposes, its natural assets and on its local communities. In the event that this cannot be guaranteed on and off site mitigation measures will be put in place to ensure that the planning obligations from the development help to contribute to meeting wider National Park purposes.

3.34 Whether proposals considered to be major development require a full Environmental Impact Assessment (EIA) will be decided on a case by case basis. Potential applicants should however be aware that given the likely scale of development and the sensitivity of the National Park environment, proposals assessed as major development are highly likely to require an EIA to be submitted.

3.35 The Authority will expect that proactive and meaningful community engagement is undertaken prior to a planning application being made.
Alternative Options/Why Have We Chosen This Option?

Two alternative options for this policy were considered:

1. **Do not include a specific policy on major development and instead rely on NPPF Paragraph 116.**

2. **Include a policy but use NPPF paragraph wording i.e. Planning permission will be refused for major developments in these designated areas except in exceptional circumstances and where it can be demonstrated they are in the public interest. Consideration of such applications should include an assessment of:**
   - the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;
   - the cost of, and scope for, developing elsewhere outside the designated area, or meeting the need for it in some other way; and
   - any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.

Our preferred option was chosen as it was found to be the most sustainable as part of sustainability appraisal. It was also considered that, together with supporting text it gave additional certainty to applicants on when and how the policy would be applied. The policy as proposed makes it more clear on the balance between national need and local economic benefits as it clearly states that there has to be justification for a development on a national level. It uses the word ‘minimised’ rather than moderated to make clear that every effort should be made to remove adverse effects and recognises that there may be a cumulative impact.
4. The Environment

Objectives - The Environment:

4. Secure high quality new development that is well designed and enhances the unique landscape character, settlement pattern and architecture of the National Park, protecting important views within the National Park and ensuring that the importance of views into and out of the National Park is widely understood.

5. Safeguard and improve the sense of tranquillity and remoteness in the National Park.

6. Maintain and improve the darkness of night skies seen in the National Park.

7. Conserve and enhance historic assets.

8. Conserve and enhance the biodiversity and geodiversity of the National Park and improve habitat connectivity.

9. Conserve and enhance soil, air and water quality.

10. Reduce the causes of climate change and assist in the adaption to and mitigation of its effects including through promotion of sustainable design and efficient energy use in new buildings.

Introduction

4.1 This chapter of the plan sets out the policies which we will use to help conserve and enhance the natural and built environment, to help meet the first purpose of National Park designation.

Strategic Policy E - The Natural Environment

The quality and diversity of the natural environment of the North York Moors National Park will be conserved and enhanced.

Development proposals which have an adverse impact on the natural environment, the wildlife it supports and the environmental benefits it provides will not be permitted.

All proposals should:

1. Ensure that natural resources are used in efficient and sustainable ways;

2. Demonstrate, where appropriate, how they make a positive contribution to the natural environment and its ability to provide environmental goods and services.
Explanation

4.2 The intention of this policy (and the wider plan) is to embed consideration of how new development can contribute to the first National Park statutory purpose – to conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park. It requires that development proposals should show how their function and design can maintain or enhance the existing stock environmental resources or ‘natural capital’ and the benefits that flow from them. These benefits are often termed ‘ecosystem services’ and are generally grouped as:

- Provisioning services – the capacity of the area to provide crops for food and energy, rear livestock, produce timber, offer opportunities for rural and coastal industries, tourism etc;

- Regulating and maintaining services – the role the natural environment plays in issues such as climatic regulation, carbon storage, natural flood management, maintaining water quality, soil formation and composition and pollution;

- Cultural services – the physical, intellectual, spiritual and symbolic interactions of humans with ecosystems, land and seascapes, for example the experiences offered including tranquillity, dark night skies, a sense of place and history, and opportunities for recreation.

4.3 The moorland, farmland, woodland and coastal environments of the National Park provide many different ecosystem services. The Authority's Management Plan identifies the ecosystem services that the North York Moors National Park provides. The intention is that all development should consider how it can contribute to increasing the benefits that flow from ecosystem services. Where appropriate the Authority will therefore seek to secure additional environmental benefits in connection with new development.

4.4 As part of developing this plan all policies have been assessed as part of Sustainability Appraisal (incorporated Strategic Environmental Assessment) and for compliance with Habitats Regulations, and modified accordingly.

Alternative Options/Why Have We Chosen This Option?

It is not considered that there is a realistic alternative option to inclusion of this policy so alternative options have not been considered. Instead this policy was tested against sustainability objectives as part of the sustainability appraisal to see if it could be improved in terms of its contribution towards encouraging more sustainable forms of development.

Strategic Policy F - Climate Change Mitigation and Adaptation

New development in the National Park will address the need to adapt to and mitigate the effects of climate change. This will be achieved by:

1. Permitting development that reduces the need for and makes efficient use of energy;

2. Encouraging the use of low carbon and renewable energy;

3. Encouraging the use of sustainable design and construction;

4. Supporting measures that facilitate carbon sequestration and storage in uplands and woodlands;

5. Facilitating appropriate coastal and flood protection works including natural flood management techniques to ensure resilient catchments and avoiding development in areas of flood risk;

6. Supporting development which is compatible with the appropriate Shoreline Management Plan.
Explanation

4.5 The effects of climate change will be one of the most significant factors influencing the future of the National Park. The precise effects of climate change are uncertain. The UK Climate Projections\(^{23}\) for Yorkshire and Humber produced in 2009 suggested that hotter, drier summers, warmer wetter winters, more storms and sea level rise are likely, with mean summer temperatures possibly rising by 3.1 degrees centigrade by the 2050s. The Committee on Climate Change has identified six key areas of climate change risk\(^{24}\) that need to be managed as a priority including flooding and coastal change, risks to natural capital, and water supply and impacts on the global food system.

4.6 The need to adapt and respond to the effects of climate change, such as increased drought and flood risk and related effects upon biodiversity, is also becoming increasingly important. The UK Climate Change Act 2008 established a legally binding target for an 80% reduction in the UK’s greenhouse gas emissions by 2050 and National Parks have an important role to play in meeting this challenge and responding to the effects of climate change.

4.7 The Authority has a long-standing policy of requiring new development above a certain scale to generate renewable energy on site to displace at least 10% of predicted CO\(_2\) emissions and this policy is continued through Policy ENV8 of this Plan. This policy lists other ways in which new development proposals can address climate change adaptation and mitigation.

4.8 One of the impacts of climate change is the continuing erosion of the coastline of the National Park which is addressed via the Environment Agency’s River Tyne to Flamborough Head Shoreline Management Plan. This is a non-statutory plan, which provides a large-scale assessment of the risks associated with coastal processes and presents a policy framework to reduce these risks to people and the developed, historic and natural environment. The Shoreline Management Plan recognises that erosion will continue to take place along much of the coastline, and the underlying policy approach is to protect and maintain communities and to allow natural processes to occur in other locations. Coastal defences can have a significant impact upon visual amenity and nature conservation interests and these impacts will need to be carefully addressed in any proposal. This is especially important as the entire National Park coastline is also defined as Heritage Coast where natural assets and recreational opportunities should be protected.

**Alternative Options/Why Have We Chosen This Option?**

*It is not considered that there is a realistic alternative option to inclusion of this policy so alternative options have not been generated and considered. Instead, this policy was tested against sustainability objectives as part of the sustainability appraisal to see if it could be improved in terms of its contribution towards encouraging more sustainable forms of development.*

\(^{23}\) UK Climate Change projections 2009, Table 4.4, central estimate.

\(^{24}\) UK Climate Change Risk Assessment 2017, Synthesis report.
Strategic Policy G - Landscape

The high quality, diverse and distinctive landscapes of the North York Moors will be conserved and enhanced.

Great weight will be given to landscape considerations in planning decisions and development proposals will only be permitted where the location, scale and detailed design of the scheme respects and enhances the local landscape character type as defined in the North York Moors Landscape Assessment.

All relevant proposals will be assessed in terms of their impact on landscape character and sensitivity as described in the North York Moors Landscape Assessment.

Development proposals which would have an unacceptable adverse impact on the natural beauty, character and special qualities of the areas of moorland, woodland, coast and foreshore as defined by the Section 3 Conservation Map will not be permitted.

Explanation

4.9 Landscapes within the National Park vary and offer dramatic contrasts yet mesh together to give a special sense of place. These landscapes are shaped by a variety of factors – physical features, vegetation, historic features and patterns of settlement, and land and coastal management practices – and the character of each area is defined by particular and recognisable elements which combine to give it its distinctive appearance.

4.10 The beauty of the landscape was the key reason for the designation of the North York Moors as a National Park in 1952. Policies within this plan seek to ensure that new development will not harm the landscape but rather will complement and enhance the National Park’s distinctive landscape character types. The North York Moors has a particularly rich and diverse range of landscapes, offering a wealth of contrasts often within a relatively small area. Much of the National Park stands high above its surroundings and there are clear entry points or gateways at Sutton Bank, Helmsley and Birk Brow where the visitor has a sense of ‘entrance’ into the North York Moors landscapes. Seascapes as well as landscapes are important in the North York Moors with many panoramic views from within the National Park incorporating both.

4.11 The Authority operates within a national and international policy framework that gives high priority to conserving and enhancing important landscapes. The European Landscape Convention (ELC) which came into force in the UK in 2007 promotes policies aimed at landscape protection, management and planning throughout Europe. National planning policy gives great weight to conserving landscape and scenic beauty in National Parks which have the highest status of protection in this regard. As well as being important for its own sake, the high quality landscape of the North York Moors is an important draw for visitors and makes a valuable contribution to the local economy; this is recognised both in this plan and in the plans of neighbouring authorities.

4.12 It is an aim of the Authority’s National Park Management Plan that landscape character and quality will be maintained and reinforced. A Landscape Character Assessment of the North York Moors was carried out in 2003 and updated in 2018 as the North York Moors Landscape Assessment. It identifies nine landscape character types (LCT) which together make up the wider landscape of the National Park:

1. Moorland
2. Narrow Moorland Dale
3. Forest
4. Coast and Coastal Hinterland

25 North York Moors Landscape Action Plan: Landscape Assessment, forthcoming
Each of the landscape character types is divided into areas, giving a total of 31 landscape character areas within the National Park. The Assessment includes a sensitivity analysis for each landscape character type which indicates how sensitive it is to change from development pressures and a series of landscape objectives for each landscape character type.

The Authority will consider all relevant development proposals in relation to their impact on landscape character, taking into account the sensitivity of the location, its capacity to accommodate new development and the landscape objectives as set out in the Landscape Assessment. The proposed layout and design should be consistent with the local landscape character type and should enhance local distinctiveness in the choice of materials and detailing. Care should be taken not to erode local distinctiveness through the use of standard design features which can generate an urban impression, particularly at entrances and boundaries. Using native species found in the locality in new planting schemes will also help to reinforce local distinctiveness.

Keeping the historic form of a settlement is important to local landscape character and developments near the edges of settlements need to be treated with particular care. Information on typical settlement patterns within the National Park is available in the Authority’s Design Guide Part 1. Individual trees, groups of trees, woodland, hedgerows and walls are also an important element of the quality of the National Park’s environment. They provide wildlife habitats, help combat the effects of climate change, soften and enhance the built environment and add to the
character and appearance of the wider farmed landscape. It is important, therefore, that where
they are of landscape, amenity, nature conservation or historical value they are retained and
where appropriate enhanced when proposals for development come forward.

4.16 Large scale developments including agricultural buildings and equestrian exercise arenas can
have a marked effect on the character of the local landscape and care should be taken to ensure
that they relate well to existing buildings and features. Vertical structures such as wind turbines
and telecommunication masts can also be harmful, particularly where they break a strongly
horizontal line in the local landscape. They are most likely to be successful where they are
positioned so that they are seen alongside other vertical features e.g. trees and existing
buildings. Careful choice of materials and colour can also help to reduce their impact and ensure
that they do not break the skyline from sensitive view-points.

4.17 The North York Moors National Park coastline is defined as Heritage Coast and proposals which
affect the coastal area should have regard to Key Principle 1 of the North Yorkshire and
Cleveland Heritage Coast Management Plan to conserve and enhance the coastal landscape,
retaining its open character and extensive uninterrupted views.

4.18 Applicants may be asked to submit a Landscape and Visual Impact Assessment for larger scale
proposals or those where the local landscape character may be affected by cumulative or
sequential impacts when considered alongside other developments.

### Alternative Options/Why Have We Chosen This Option?

*It is not considered that there is a realistic alternative option to inclusion of this policy so
alternative options have not been generated and considered. Instead this policy was tested
against sustainability objectives as part of the sustainability appraisal to see if it could be
improved in terms of its contribution towards encouraging more sustainable forms of
development.*

### Strategic Policy H - Habitats, Wildlife, Biodiversity and
Geodiversity

1. The conservation, restoration and enhancement of habitats, wildlife, biodiversity and
geodiversity in the North York Moors National Park will be given great weight in
decision making.

2. All developments and activities should:
   a) Maintain and where appropriate enhance features of ecological value and recognised
   geodiversity assets;

   b) Maximise opportunities to strengthen the integrity and resilience of habitats and
   species within the National Park and provide a net gain in biodiversity where possible;
   including those species for which the National Park supports a significant proportion
   of the regional or national populations and those found at the edge of their
   range. Examples would include nightjar, honey buzzard, goshawk and turtle dove;

   c) Maintain and where appropriate enhance existing wildlife connections and landscape
   features such as water courses, disused railway lines, hedgerows and tree lines for
   biodiversity as well as for other green infrastructure and recreational uses.

3. Development proposals that are likely to have a harmful impact on protected or
valuable sites or species will only be permitted where it can be demonstrated that:
   a) There are no alternative options that would avoid or reduce the harm to the protected
   or valuable interest;
b) Suitable mitigation measures to avoid or reduce the harm have been incorporated into the proposals and will be maintained in order to retain their biodiversity or geodiversity benefits;

c) Any residual harmful impacts have been offset through appropriate habitat enhancement, restoration or creation on site or elsewhere;

d) The wider sustainability benefits of the development outweigh the harm to the protected or valuable interest.

Proposals will be considered in accordance with the following hierarchy:

International Sites and Protected Species:

Proposals that have a likely significant effect on European sites (comprising Special Areas of Conservation, Special Protection Areas and Ramsar sites) will be subject to an appropriate assessment in accordance with the Habitats Regulations. Where the assessment indicates that it is not possible to ascertain that the proposal, either on its own or in combination with other plans or projects, would have no adverse effect on the integrity of the site, development will only be permitted in exceptional circumstances where there are no alternative solutions, there is an imperative over-riding public interest and compensation measures are secured. This protection will be extended to proposed or potential European sites and significant weight will be given to this policy in areas where the presence of internationally important features is recognised but no formal designation process has begun. Species protected under international legislation will also receive this highest level of protection.

National Sites and Protected Species:

Proposals that would adversely affect the notified special interest features of an existing or proposed Site of Special Scientific Interest or National Nature Reserve or the nature conservation interest of a nationally protected species will only be permitted where the benefits of the development clearly outweigh the impact on the protected interest.

Regional and Local Sites and other valuable habitats and species:

Proposals that would adversely affect any existing or proposed locally designated site such as a Local Nature Reserve, Local Wildlife Site, Regionally Important Geological or Geomorphological Site or other valuable habitat or species will only be permitted where the benefits of the development clearly outweigh the impact on the protected interest.

4. Where a proposed development would attract a significant number of additional visitors to an area or facility, it should be demonstrated how any potential impact upon the area or feature of biodiversity interest will be managed as part of the new development.

Explanation

4.19 Maintaining and enhancing habitats, wildlife and geological assets is central to the National Park’s first purpose. The North York Moors contain an extensive range of highly valuable natural features and habitats which the Authority will protect and improve, recognising the important role National Parks play in the Government’s 25 Year Environment Plan and are playing in Biodiversity 2020, England’s strategy for wildlife and ecosystems services. More locally, the Authority contributes to the Local Nature Partnership covering North Yorkshire and York and also the Tees Valley.
4.20 The whole of the National Park is important for wildlife. Over a third of its area is made up of sites currently protected at international or national level. There are 58 Sites of Special Scientific Interest of which five are also Special Areas of Conservation (the North York Moors SAC, Arnecliff and Park Hole Woods SAC, Beast Cliff – Whitby (Robin Hood’s Bay) SAC, Fen Bog SAC and Ellers Wood and Sand Dale SAC) and one is also a Special Protection Area (the North York Moors SPA, designated for its populations of golden plover and merlin). There are a number of Local Wildlife Sites in the north eastern part of the National Park, designated by Redcar & Cleveland Borough Council and several nature reserves are managed by Yorkshire Wildlife Trust. All these protected sites and locally designated areas are shown on the Policy Map.

4.21 There are several species protected by both national and international legislation present either within or outside the National Park which could be affected by new developments within its boundaries. Bats, great crested newts and otters are European protected species. National legislation affords varying levels of protection to other animals such as water voles, badgers, reptiles, freshwater pearl-mussel and most birds, with several receiving particularly strict protection.

4.22 The National Park is also home to many UK Priority and other valuable habitats including moorland and bogs and sphagnum pool, species-rich neutral grassland, acid and heath grassland, ancient and veteran trees, rivers and coastal fringe habitats. UK priority species of particular note in the National Park include, but are not limited to: curlews, turtle doves, nightjar, uncommon butterflies and several locally scarce plants such as juniper. There is also a range of other protected species for which the National Park supports a significant proportion of the regional or national populations and those found at the edge of their range. Examples would include nightjar, honey buzzard, goshawk and turtle dove. The importance of connections between Priority and other valuable habitats is recognised in the Authority’s Management Plan and it is a strategic priority for the Authority to establish and improve effective wildlife networks. Features of ecological value are found throughout the National Park – woods, trees, hedgerows, heathland, rivers, ponds, wetlands, wild flower grasslands and roadside verges can all support important wildlife populations. Opportunities will be sought to restore or re-create valuable features and habitats and enhance the linkages between them.

4.23 The shoreline and waters around Runswick Bay were designated as a Marine Conservation Zone in January 2016. This means that specific features within this area are protected and, where necessary, regulators including the Environment Agency and the Marine Management Organisation will manage marine activities.

4.24 Geodiversity is the natural range of geological, geomorphological and soil features which make up the landscape. The National Park has a great diversity of geological assets, with long stretches of coastal cliff notified as geological Sites of Special Scientific Interest for the nationally important features they display. There are also important inland features including the cliffs at Sutton Bank, distinctive isolated hills such as Roseberry Topping and glacial outflow channels at Newton Dale and Forge Valley. 23 of the 58 Sites of Special Scientific Interest are designated for their geological value and the coast is internationally renowned for its fossil evidence. A number of locally important sites have also been identified for their educational, scientific, historic or landscape importance.

4.25 The Authority will expect all development proposals to provide appropriate protection for the diverse ecological and geological assets in the National Park and, wherever possible, to incorporate features that will enhance biodiversity, for example, by planting with appropriate native species and providing nesting and roosting opportunities for birds and bats in suitable locations. Applicants should ensure that sufficient information is provided regarding any wildlife sites or species that may be affected by a proposal, seeking qualified advice as appropriate.

4.26 All proposals will be expected to incorporate appropriate mitigation measures on site to minimise any unavoidable harm to wildlife and ecological or geological assets. Agreed mitigation measures

may include arrangements for the long-term management of biodiversity enhancements which would be secured through a planning condition. In exceptional cases where it is not possible to incorporate mitigation measure on site, the Authority may consider compensatory measures in an alternative location, to be secured through a Section 106 agreement. Applicants should be aware that some features and habitats, for example veteran trees, ancient woodland and peatlands are by their nature irreplaceable and harm to these assets cannot be mitigated or compensated for and in such cases planning permission will not normally be granted in such cases.

4.27 The Authority will seek guidance from Natural England in relation to any development that could harm the notified special interest features of internationally or nationally protected sites within or outside the National Park.

4.28 There is a hierarchy of protection within current legislation and any proposal where there is a likely significant effect on a site covered by a ‘European’ designation (Special Area of Conservation, Special Protection Area or Ramsar site within or outside the National Park) will require an Appropriate Assessment under the Habitat Regulations to determine whether or not it will have an adverse effect on the integrity of the site(s). For larger developments applicants will be required to provide a shadow Habitats Regulations Assessment for the Authority to consider. Planning permission will not normally be granted where there would be an adverse effect on the integrity of the site and only in exceptional circumstances where there is no alternative solution that avoids the harm to the integrity of the site and there are imperative reasons of overriding public interest in favour of the development will permission be granted. In these cases compensatory measures will be secured.

4.29 Where a proposal may affect a nationally designated Site of Special Scientific Interest or a regional or local site of particular value, a survey and impact assessment will be required. If the assessment concludes that, despite all suitable mitigation measures having been incorporated, the proposal would harm the protected interest, development will only be permitted if the wider sustainability benefits of the development clearly outweigh the harm to the protected interest.

4.30 It is anticipated that when the UK leaves the European Union, protection that currently flows from the EU Habitats Directive and Birds Directive will be transferred across into national legislation and the principles for assessment of development proposals outlined above will remain.

**Alternative Options/Why Have We Chosen This Option?**

It is not considered that there is a realistic alternative option to inclusion of this policy so alternative options have not been generated and considered. Instead, this policy was tested against sustainability objectives as part of the sustainability appraisal to see if it could be improved in terms of its contribution towards encouraging more sustainable forms of development.

**Policy ENV1 - Trees, Woodlands, Traditional Orchards and Hedgerows**

There will be a presumption in favour of the retention and enhancement of existing trees, woodland, traditional orchards and hedgerows of value on all proposed developments.

Where a development would result in the unavoidable loss of an existing tree, orchard or hedgerow but the wider sustainability benefits of the development significantly outweigh the loss, proposals will be expected to minimise harm and provide a net biodiversity and amenity gain, with appropriate replacement of lost trees or hedgerows.

Development will not be permitted that would lead to loss of or damage to ancient woodland and aged or veteran trees found outside ancient woodland unless the need for, and benefits of the development in that location clearly outweigh the loss.
Explanation

4.31 Trees, woodland and hedgerows are integral to the character of the National Park and form an important element of the landscape, providing valuable habitats for wildlife as well as delivering environmental benefits such as carbon storage, flood risk management and opportunities for recreation. There will be a presumption in favour of the retention of all trees and hedgerows of value and in considering development proposals the Authority will look at the ecological, visual, amenity and landscape value of existing trees and hedgerows on site.

4.32 In the majority of cases development will be able to be sited so as to retain trees, hedgerows or woodland which are of value within a scheme. In appropriate cases, applicants will be required to provide a detailed tree survey and arboricultural impact assessment to show the location, species, canopy size and root system spread of existing trees and the impact of the proposed work, including any work to underground services. In addition applicants may be required to provide a method statement, tree protection plan and management plan to ensure that trees are protected during construction works and managed appropriately thereafter. Where the loss of particular features cannot be avoided and is justified by wider sustainability benefits, the Authority will look for replacement planting on site, normally using native species, which provides a net biodiversity and amenity gain. Applicants should refer to British Standard recommendations when drawing up proposals for appropriate net gain.

4.33 Particular emphasis will be placed on the protection of areas of ancient woodland and ancient or veteran trees. Planning permission will be refused where development proposals will directly or indirectly result in loss or damage to such features, including damage to their setting in the landscape, unless the need for and benefits of development in that location clearly outweigh their loss.

4.34 Planning conditions or, where appropriate, Section 106 agreements and Tree Preservation Orders will be used to ensure that features are retained or, where removal of trees is proposed, to ensure replacement planting or other enhancement measures to compensate for any feature lost directly or indirectly as a result of the development. Applicants should refer to the Design Guide Supplementary Planning Document - Part 3 - Trees and Landscape.

Alternative Options/Why Have We Chosen This Option?

It is not considered that there is a realistic alternative option to inclusion of this policy so alternative options have not been generated and considered. Instead, this policy was tested against sustainability objectives as part of the sustainability appraisal to see if it could be improved in terms of its contribution towards encouraging more sustainable forms of development.

Policy ENV2 - Tranquillity

Tranquillity in the National Park will be maintained and enhanced. Development proposals will only be permitted where there will not be unacceptable harm to the tranquillity of the surrounding area.

All proposals will be considered in relation to:

1. Visual intrusion;
2. Noise and activity levels;
3. Traffic generation;
4. Presence of natural and semi-natural habitats;
5. Presence of historic assets.
**Explanation**

4.35 Tranquility is a state of peace and calm which is influenced by what people see, hear and experience around them. Tranquil places may be remote areas where the natural environment is experienced without the intrusion of human structures or activity but villages and groups of buildings can also be tranquil, especially where the built environment is pleasing and the pace of activity is calm. Tranquil places usually include natural elements such as trees, grass or water and they may also feature historic assets. They are likely to be quiet places with little traffic and a sense of stillness. Such places foster a sense of ‘belonging’ and being connected to nature and history, and are increasingly recognised as being important to people’s physical and mental health and well-being.

4.36 Special places which make people feel tranquil are increasingly rare in the modern world and are highly valued, and the nature and geography of the North York Moors landscape means that tranquility is a very strong quality of the National Park. The North York Moors Visitor Survey 2016 showed that peace and tranquility were very important to 72% of visitors to the National Park, second only to the beautiful unspoilt scenery. A sense of tranquility can be experienced on remote open moorlands and dale heads, within forests and wooded valleys, on cliff tops with wide views along the coastline and within quiet bays and coves by the sea. It can also be found at historic sites chosen by religious communities and within the many villages and hamlets that are part of the fabric of the National Park.

4.37 It is important to recognise that the whole of the National Park is tranquil in comparison with towns and cities outside the National Park and the Authority aims to conserve and enhance tranquillity throughout its whole area. Particular pressures which threaten tranquillity include demands for further minerals development and improved transport links across the National Park but small as well as large development proposals have the potential to affect tranquillity depending on the location.

4.38 Most development proposals will be expected to take tranquillity into account; in general this means a small scale of development that will not generate intensive activity or traffic levels, well integrated into the surrounding buildings and landscape, with a high quality of design which incorporates natural elements appropriate to the locality.

4.39 The policy sets out considerations that will be taken into account in assessing a development proposal’s impact on the tranquillity of the surrounding area. These include visual intrusion i.e. the size and bulk of new structures and whether the development blends harmoniously into the surrounding area; noise and activity levels, including taking account of the frequency of activities associated with the proposed development; traffic generation and whether the number and type of traffic movements associated with the proposal will change the character of the surrounding area and the impact of the development on natural habitats and environments and historic assets in the locality.
**Alternative Options/Why Have We Chosen This Option?**

Three alternative options for this policy were considered:

1. **Adopt a criteria based policy which would apply throughout the National Park regardless of location.** A tranquillity policy would state that development proposals would be assessed in relation to their impact on tranquillity and the criteria to be considered would be listed, for instance, visual intrusion, noise, activity levels, traffic generation.

2. **Keep the current approach.** With this option we would not have a specific tranquillity policy but would continue to rely on our key strategic and environmental policies which require all development proposals to have regard to the importance of conserving and enhancing the National Park’s special qualities, including tranquillity.

3. **Adopt a spatial policy based on zones identified within an updated Tranquillity Map of the National Park.** This would involve producing a Tranquillity Map for the National Park which would define areas with different levels of tranquillity. A tranquillity policy could then be based around identified tranquillity zones and used to guide an approach to development which be more restrictive in areas which are currently most tranquil or where we want to enhance tranquillity and less restrictive in less tranquil areas.

Adopting a policy which applies throughout the National Park recognises the fact that the whole of the National Park is tranquil compared to areas outside its boundary. Desk top studies measure tranquillity relative to elsewhere. 90% of the National Park is ‘relatively tranquil’ when compared to the rest of England. Tranquillity is also a matter of perception and different people will have different perceptions of what they find tranquil. These elements of relativity and perception make any objective assessment of tranquillity complicated and any attempt to weight tranquillity within the National Park risks losing the message that almost all the National Park is, relatively speaking, tranquil. Identifying different tranquillity zones within the National Park could imply that some areas of the National Park are more highly valued than others and would lead to pressures on areas identified as least tranquil.

4.40 More information can be found in the Environment Topic Paper.

**Policy ENV3 – A Strong Sense of Remoteness**

**Development will only be permitted in Remote Areas where it can be demonstrated that:**

1. It is essential for environmental conservation, agricultural or forestry management purposes;
2. No alternative locations outside Remote Areas are suitable;
3. Appropriate mitigation measures have been taken to minimise any harmful impact on tranquillity.

**Explanation**

4.41 A strong feeling of remoteness is also identified as one of the North York Moors special qualities. For the purposes of this policy, Remote Areas are defined as places at least a kilometre away from the nearest postal address point or main road. The map below shows Remote Areas across the National Park.
4.42 These undeveloped areas of mainly open moorland, woodland and remote dale head are a finite resource and are among the most tranquil places in the National Park. In order to protect their character and special qualities, development will not normally be permitted in Remote Areas. It is, however, recognised that the ongoing conservation of these semi-natural environments is dependent on the traditional environmental conservation, agricultural or forestry management practices which also make a valuable contribution to the economy of the National Park. Limited development may occasionally be necessary to enable these activities to continue and will be supported where it is essential for environmental conservation or effective land management. Applicants will be expected to demonstrate that the land could not continue to be effectively conserved or managed without the proposed development and that all appropriate mitigation measures have been incorporated to minimise any harmful impacts.

Alternative Options/Why Have We Chosen This Option?

<table>
<thead>
<tr>
<th>Three alternative options for this policy were considered:</th>
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<tbody>
<tr>
<td>1. Keep the existing approach as contained in Core Policy A and do not introduce a specific remote areas policy;</td>
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<tr>
<td>2. Introduce a policy that development will only be permitted in remote areas where it is essential for environmental conservation or land management purposes. Mapping definition of remote areas to include isolated farmsteads;</td>
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<tr>
<td>3. Introduce a policy that all development proposals would be considered in relation to their impact on the character of remote areas – based on map which uses graduated shading to represent remoteness.</td>
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Our preferred option was chosen as it was found to be the most sustainable as part of sustainability appraisal. This option offers strong protection for remote areas and can be consistently applied in a clearly defined area.

4.43 More information can be found in the Environment Topic Paper.
Policy ENV4 - Dark Night Skies

The darkness of the night skies above the National Park will be maintained and where possible enhanced. All development proposals will be expected to minimise light spillage through good design and lighting management and the following lighting principles will be applied:

1. No external lighting will be permitted in Remote Areas;

2. In open countryside proposals that involve external lighting will only be permitted where it can be demonstrated that the lighting is essential for safety or security reasons and the lighting details meet or exceed those set out in any lighting guidelines adopted by the Authority;

3. Within settlements listed in the Authority’s settlement hierarchy, proposals that involve external lighting will be permitted where it can be demonstrated that the lighting is essential for safety, security or community reasons and the lighting details meet or exceed those set out in any lighting guidelines adopted by the Authority;

4. Where proposals involve works to an existing building, applicants will be encouraged to bring all existing external lighting up to the standards set out in any lighting guidelines adopted by the Authority.

Explanation

4.44 Dark night skies are another one of the North York Moors National Park’s special qualities. They are a feature of the National Park because of the large areas of open countryside with few or very sparse settlements and low levels of pollution. The ability to experience dark skies is enhanced by the open nature of the moorland skyline, the presence of several large forest plantations within the National Park and the expanse of the North Sea to the east of the moorland plateau. These natural characteristics combine so that it is possible to experience especially dark and starry skies from many locations within the National Park.

4.45 Conserving and enhancing the North York Moors’ dark skies is important because darkness at night is an intrinsic part of the quality of the National Park landscape. It is important for wildlife including species such as bats, moths and nightjar and therefore contributes to biodiversity. Dark skies are also important for recreation – there is a growing interest in star gazing which in turn has benefits for the local tourism economy.

Alternative Options/Why Have We Chosen This Option?

Two alternative options for this policy were considered:

1. Keep the existing approach as contained in Core Policy A and do not introduce a specific dark night skies policy;

2. Introduce a non-spatial policy which would permit external lighting in all locations where required for safety, security or community reasons provided it meets the standards in the North York Moors Lighting Management Plan.

Our preferred option was chosen as it was found to be the most sustainable as part of sustainability appraisal. It was felt that a Park-wide, specific policy was needed and because this option was considered to offer the strongest protection to dark skies at night.

4.46 More information can be found in the Environment Topic Paper.
Policy ENV5 - Flood Risk

New development will only be permitted where:

1. It meets the sequential approach to development in areas of flood risk;
2. It does not increase the risk of flooding elsewhere;
3. A Sustainable Drainage System to manage surface water run-off is incorporated in new developments above a certain scale.

Explanation

4.47 The Authority commissioned a Strategic Flood Risk Assessment (SFRA) from North Yorkshire County Council in 2017. This provides detailed information on the extent of flood risk across the National Park, as well as signposting means of reducing the risk of flooding through the planning process and wider land management initiatives. The SFRA maps show flood zones where there is a risk of flooding. Due to its upland nature most of the National Park is within Zone 1 (areas with a 0.1% of flooding every year), however along the river corridors and in coastal areas there are tracts of land which fall within Zones 2 and 3. In these zones the National Planning Policy Framework requires a sequential approach which seeks to direct development away from Zones 2 and 3 unless the development is minor, the use would be acceptable or there are exceptional circumstances which justify development. Appendix 1 sets out a table showing how the sequential approach should be applied based on advice set out in the SFRA. A site specific Flood Risk Assessment will be required alongside any application in flood Zones 2 or 3, or an application in Zone 1 where the site is larger than 1 hectare, where sites are located in surface water and ground water risk areas of moderate or above or where the proposed developments are in close proximity (i.e. 25 metres) to main rivers, water courses or mean high water springs.

4.48 New development of ten or more dwellings or equivalent non-residential or mixed development as defined in section 2 of the Town and Country Planning (Development Management Procedure) (England) Order 2015) are also required to incorporate Sustainable Drainage Systems (SuDS) into their design. SuDS mimic natural drainage patterns and help avoid flooding by reducing the quantity of surface run-off. They also help maintain water quality in local watercourses and can have biodiversity benefits, if design and planting helps support local wildlife, for example by incorporating native species. Measures can include:

- Source control and prevention techniques such as green roofs, rainwater harvesting, permeable pavements and infiltration trenches and basins
- Conveyance measures such as swales and filter drains
- Passive treatments such as ponds, filter strips, bio-retention areas detention basins for temporary storage of water

4.49 SuDS schemes are required to be submitted to Sustainable Urban Drainage Approval Boards (SABS). North Yorkshire County Council and Redcar & Cleveland Borough Council are the relevant SABs for the North York Moors National Park in its role as lead local flood authority. Design guidance on SuDS is available from the North Yorkshire County Council27.

Alternative Options/Why Have We Chosen This Option?

It is not considered that there is a realistic alternative option to inclusion of this policy so alternative options have not been considered. Instead, this policy was tested against sustainability objectives as part of the sustainability appraisal to see if it could be improved in terms of its contribution towards encouraging more sustainable forms of development.

Policy ENV6 - Land Instability

Development proposals in areas likely to be affected by land instability must be supported by an evaluation of the risks and must incorporate measures to address those risks.

Planning permission will be refused where the level of stability required for the development cannot be achieved or where measures to overcome land instability have unacceptable environmental or landscape impacts.

Development close to cliff edges which may be subject to instability and are not protected from erosion will only be permitted where it is compatible with the latest Shoreline Management Plan unless it is essential infrastructure or sea defences which clearly require such a location.

In coastal areas and as an exception to other policies in this plan, the relocation of an existing dwelling or community facility may be permitted where:

1. There is a clear and demonstrable short term threat of coastal erosion leading to the loss of a building or structure in permanent use;
2. The alternative location is in a suitable position within or at the edge of a nearby settlement and makes a positive contribution to the character and form of the settlement;
3. The original building or structure is removed.

Explanation

4.50 The North York Moors has areas of steep slopes, particularly around its periphery, which may be affected by landslip, historical mine workings, coastal erosion or the presence of soft upland peat which may be subject to compression. The stability of the ground, so far as it affects land use, can be a material consideration in planning decisions. Detailed information is not available on where unstable land exists in the National Park but where there is reason to suspect that an area may be unstable, the Authority may require the applicant to demonstrate that the land is stable or that instability can be overcome. This may require the preparation of a stability report which should analyse the issues relevant to ground stability and indicate how any problems will be overcome. Planning permission will be refused if problems of instability or potential instability cannot be overcome or if the measures needed would cause unacceptable environmental or landscape harm.

4.51 Where new development is proposed in the proximity of coastal cliffs, it is important to ensure that the land will not be eroded away within the anticipated life of the building. Applicants may be required to provide information about predicted rates of erosion in support of their proposal.

4.52 The Authority recognises that there may be rare occasions where the imminent threat of coastal erosion could lead to the loss of an existing home or business and that relocation may be justifiable for sound community and/or economic reasons. In such cases the policy sets out a series of tests which need to be met for relocation to be justified. New dwellings need not comply with infill policy as set out in Policy Strategic Policy M; however any new structure will be expected to show a close relationship with the form and character of the settlement where it is to be located and the design must comply with the criteria set out in Strategic Policy C – Quality and Design of New Development.
4.53 Reference to ‘short term’ in this policy means that there is a strong likelihood that a building or structure will be threatened by coastal erosion within the next five years.

Alternative Options/Why Have We Chosen This Option?

It is not considered that there is a realistic alternative option to inclusion of this policy so alternative options have not been generated and considered. Instead, this policy was tested against sustainability objectives as part of the sustainability appraisal to see if it could be improved in terms of its contribution towards encouraging more sustainable forms of development.

Policy ENV7 - Environmental Protection

In order to protect the natural environment, development will only be permitted where:

1. It does not risk harm to water quality, including groundwater, rivers, streams and coastal and bathing waters;

2. It does not compromise surface and groundwater and its abstraction. Development will not be permitted within Groundwater Source Protection Zones 1 and 2 unless it can be demonstrated that adequate safeguards will be put in place to prevent contamination of the water supply;

3. It does not have an unacceptable adverse impact on soil quality;

4. It is not located on significant areas of the best and most versatile agricultural land (designated as Grades 1, 2 or 3a under the Agricultural Land Classification System);

5. It does not have an unacceptable adverse impact on air quality;

6. It does not generate unacceptable levels of noise, vibration or odour;

7. There will be no unacceptable adverse effects arising from sources of pollution which would impact on the health, safety and amenity of the public and users of the development.

Where necessary, remediation work should be undertaken to remove any contamination and pollutants to ensure safe development.

Explaination

4.54 The sensitive environment of the National Park is susceptible to damage by pollutants and its ecosystems are vulnerable to air and water pollution. Whilst the North York Moors is regarded as being generally unpolluted the National Park Management Plan aims to ensure that the Park is protected from such impacts.

4.55 Developers will be required to submit sufficient details of their proposals to ensure that impacts can be fully assessed. In appropriate cases, developers will be required to submit an assessment of the impact of their proposals such as an Environmental Impact Assessment, to inform the decision making process. In negotiating schemes developers will be expected to retain existing natural features, marginal vegetation and natural ‘corridor’ links. In addition, and where appropriate, the Authority will use conditions or seek Section 106 Agreements to reinstate features or implement other habitat creation/enhancement measures.

4.56 Groundwater is one of the National Park ecosystem services, providing drinking water to residents within and beyond the National Park boundary and maintaining the flow in many of our rivers. Development proposals will be expected to demonstrate that they do not compromise the quality of groundwater. The Environment Agency has defined Source Protection Zones (SPZs) for groundwater sources such as wells, boreholes and springs used for public drinking water supply. Source Protection Zones are split into Zone 1 (Inner Protection Zone), Zone 2 (Outer...
Protection Zone) and Zone 3 (Total Catchment) and provide a risk based assessment of potential threats to water supply. These zones show the risk of contamination from any activities that might cause pollution in the area. The Environment Agency produces position statements to help inform developers on the management of risk around Source Protection Zones. The Agency may object in principle to, or refuse to permit, some activities or developments if they have potential to adversely affect groundwater. Within the North York Moors National Park zones are identified north of Pickering and within the southern part of Scarborough District. Maps are available on the Environment Agency website.

4.57 The best and most versatile agricultural land is defined as that of grades 1, 2 and 3a and whilst much of the land in the Park does not fall within these categories there are pockets around Whitby and the western and southern fringes which are of a high quality. Information on agricultural land quality can be accessed through the ‘Magic’ website28.

4.58 Where development requires remediation work to remove pollutants, contaminated land assessments should be prepared by a suitably qualified person and submitted with the planning application.

Alternative Options/Why Have We Chosen This Option?

*It is not considered that there is a realistic alternative option to inclusion of this policy so alternative options have not been generated and considered. Instead, this policy was tested against sustainability objectives as part of the sustainability appraisal to see if it could be improved in terms of its contribution towards encouraging more sustainable forms of development.*

Policy ENV8 - Renewable Energy

Development proposals for small scale schemes for the generation of renewable energy will be permitted where:

1. It is of a scale and design appropriate to their locality and contributes to meeting energy needs within the National Park;

2. It respects and complements the existing landscape character type as defined in the North York Moors Landscape Assessment;

3. It does not result in an unacceptable adverse impact on the special qualities of the National Park, either on its own, or in combination with other schemes;

4. It provides environmental enhancement or community benefits wherever possible;

5. It makes provision for the removal of the facilities and reinstatement of the site, should it cease to be operational.

In additional to meeting the criteria above development proposals for small scale wind turbines will only be permitted where:

6. They are in a position identified as suitable for wind energy development in the North York Moors Renewable Energy Supplementary Planning Document;

7. Any planning impacts identified by the affected local community have been addressed and it can be demonstrated that the proposal has their backing.

New development in the National Park will be required to address the causes of climate change by:

28 http://www.magic.gov.uk
### Explanation

4.59 At a national scale, targets for reductions in carbon emissions of 80% by 2050 relative to 1990 levels have been embedded in law. Capacity studies\(^\text{29}\) have also demonstrated that there is scope for a fivefold increase in renewable energy generation by 2025 compared with 2011 levels. However, they also acknowledge that “Yorkshire and Humber contains some very important landscape and biodiversity assets that will need to be protected from potential impacts associated with renewable energy infrastructure.” These result in assumptions that the National Park will only contribute very modestly to regional and sub-regional capacity through microgeneration technologies, chiefly hydro and biomass technologies.

4.60 The National Park Authority is supportive of small-scale renewable energy developments which contribute towards meeting domestic, community or business energy needs within the National Park, provided that there is no significant environmental harm to the area concerned or the National Park as a whole. However, the sensitivity of the North York Moors landscape means that large-scale renewable energy developments are generally inappropriate.

4.61 Planning permission for renewable energy developments will only be granted where the objectives of National Park designation will not be compromised. For the purposes of this policy ‘small scale’ is defined as:

- Wind developments of one turbine and of a height which is visually related to landscape, landform, structures and buildings in the immediate vicinity.

- Other renewable energy developments where these will not have an unacceptable impact upon the landscape of the National Park.

4.62 The suitability of wind turbine development in each of the National Park Landscape Character Areas is set out in the Renewable Energy Supplementary Planning Document (SPD) together with detailed siting guidance. National guidance also requires that any “planning impacts identified by the affected local community should have been addressed and that the wind turbine proposal has their backing”.

4.63 Applicants should also refer to the Renewable Energy Supplementary Planning Document for further guidance in relation to other renewable energy technologies, for example, solar panels, biomass installations and energy from waste installations. Where it is considered that a site of nature conservation value or protected species (such as bats and numerous species of bird) could be adversely affected by turbine development an ecological survey, carried out by a suitably qualified ecologist, will be required and permission will not be granted until it can be demonstrated that measures can be put in place to avoid, mitigate or compensate for any potential harm.

4.64 Since 2008 the Authority has required that renewable energy installed in some new development should displace 10% of predicted CO\(_2\) emissions through on site renewable energy generation. The Authority will seek to ensure that proposals aimed at meeting this policy will not have an unacceptable visual impact and the same considerations will be given as for any other renewable energy proposal. It is possible that there will be more than one way to meet the requirement for providing renewable energy and applicants should show how they have arrived at the submitted scheme, taking into account the visual impact of the installation. In some exceptional

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\(^{29}\) AECOM (2011) Low carbon and renewable energy capacity in Yorkshire & Humber; SQW Ltd & Land Use Consultants, page 84.
circumstances the Authority may consider that the requirement cannot be met without unacceptable visual or other impact and in such cases the requirement may be relaxed.

4.65 Applicants for renewable energy schemes should refer to the Renewable Energy Supplementary Planning Document, which includes guidance on how to calculate annual CO\(_2\) emissions.

### Alternative Options/Why Have We Chosen This Option?

It is not considered that there is a realistic alternative option to inclusion of this policy so alternative options have not been generated and considered. Instead, this policy was tested against sustainability objectives as part of the sustainability appraisal to see if it could be improved in terms of its contribution towards encouraging more sustainable forms of development.

### Strategic Policy I - The Historic Environment

All development proposals affecting the historic environment should make a positive contribution to the cultural heritage and the local distinctiveness of the North York Moors by ensuring new development and changes of use do not individually or cumulatively erode the village, market town and rural character and Special Qualities of the North York Moors or the special interest, integrity and significance of any heritage asset and/or its setting, whether designated or non-designated, including:

1. Features that contribute to the historic landscape character of the North York Moors National Park (Policy ENV9);

2. Archaeological sites and monuments, comprising both upstanding and below-ground assets including, Scheduled Monuments and regionally or locally important non-designated monuments (Policy ENV10);

3. The historic built environment including Conservation Areas, Listed Buildings and regionally or locally important non-designated structures and buildings (Policy ENV11).

All such proposals should be accompanied by a proportionate assessment of the significance of the assets and features which would be directly or indirectly affected by the proposal.

Where development proposals will lead to substantial harm to or loss of a designated heritage asset or other assets of national significance, development will not be permitted. The only exception to this is where:

1. There is clear justification in terms of overriding, long term public benefit arising from the development which outweighs the harm caused;

2. There is no less harmful viable option;

3. The amount of harm has been reduced to the minimum possible.

Where development proposals will lead to less than substantial harm of a designated heritage asset or other assets of national significance, this harm should be weighed against the public benefits of the proposal.

Where non-designated heritage assets are affected, a balanced judgement will be taken having regard to the scale of any harm or loss on the significance of the asset and other material considerations.

### Explanation

4.66 The North York Moors comprises a rich and varied landscape in which 10,000 years of human activity can be identified through a wealth of archaeological features. These include traditional
vernacular buildings, historic features such as boundary stones and waymarkers, the fabric of settlements and associated field patterns, and relicts of industry all of which contribute to the distinctive character of the North York Moors and which are identified among the National Park’s special qualities.

4.67 Cultural heritage was cited in the 1947 Hobhouse Report as one of the reasons for the North York Moors’ designation as a National Park, which commented on the wealth of architectural interest and in particular noting the picturesque villages and monastic ruins. Local heritage also contributes to the identity of the area and strengthens connections between people and places.

4.68 Protecting and enhancing the historic environment is important to maintaining the distinctiveness and sense of place of the North York Moors. Local heritage contributes to the identity of the area and strengthens connections between people and places and is also a huge economic asset to the area as it helps bring in visitors to the National Park. The Authority wants to maintain and strengthen its commitment to protecting and making sustainable use of the historic environment and will therefore place great weight on the need to protect and enhance the historic environment of the North York Moors National Park.

4.69 The purpose of Strategic Policy SPI is to set out a positive strategy for the conservation and enhancement of the historic environment across the whole of the National Park, including both designated and non-designated heritage assets as individually and collectively these features contribute to the cultural and historic character of the North York Moors. The policy contains two key principles.

1. The first is that the Authority will expect that development proposals respect the wider character of the National Park, rather than focusing solely upon the impact on an individual asset.

2. The second is that the maintenance of local distinctiveness is an important element in managing the built environment. Proposals should result in a form and appearance of development which is recognisable as part of the North York Moors, and is linked to its particular history, economy and culture.

**Alternative Options/Why Have We Chosen This Option?**

The introduction of the NPPF has resulted in the need for a new set of policies to cover the historic environment from those contained within the Core Strategy, as a result of the introduction of non-designated heritage assets. The policies put forward are considered to represent the most appropriate way of managing the historic environment in the context of the North York Moors National Park. It is not considered that there is a realistic alternative option to inclusion of this policy so alternative options have not been generated and tested. Instead, this policy was tested against sustainability objectives as part of the sustainability appraisal to see if it could be improved in terms of its contribution towards encouraging more sustainable forms of development.

4.70 More information can be found in the Heritage Topic Paper.
Policy ENV9 - Historic Landscape Assets

Development proposals affecting the historic landscape assets of the North York Moors will be required to preserve and enhance its landscape quality and character, and the public’s experience of it, including:

1. Registered Parks and Gardens;
2. Other designed landscapes of regional or local significance;
3. Battlefields;
4. Medieval street patterns and garths;
5. The layout of traditional farmsteads and their relationship with the surrounding agricultural landscape;
6. Ridge and furrow and other evidence of past field systems and farming practices (including isolated features such as sheepfolds and limekilns);
7. Other landscape features such as mature or veteran trees, hedges and historic boundaries and enclosures and other important character elements;
8. The open, unenclosed character of Common Land;
9. Evidence of historic mining, railways and other historic industries;
10. Features of the Heritage Coast such as harbours, harbour walls, former lighthouses, and slipways.

Explanation

4.71 The distinctive character of the North York Moors is made up of not only individual designated heritage assets but also locally important features which cumulatively contribute significantly to the landscape quality of the North York Moors.

4.72 Small scale changes to buildings, settlements and sites take place continually, responding to changing values, fashions, availability of products and new technology and although change is inevitable it may be to the detriment of those features which give the North York Moors its particular character. It is therefore important that all development proposals consider the impact on the many features which contribute to the historic landscape of the National Park as an integrated whole, as well as upon individual assets.

4.73 The Authority’s Landscape Assessment is central to the wider appreciation and understanding of the North York Moors landscape. It provides an evaluation of the landscape character areas and the capacity of the landscape to accept change and should be used to help inform proposals with the aim of reinforcing local distinctiveness.

Alternative Options/Why Have We Chosen This Option?

It is not considered that there is a realistic alternative option to inclusion of this policy so alternative options have not been generated and considered. Instead, this policy was tested against sustainability objectives as part of the sustainability appraisal to see if it could be improved in terms of its contribution towards encouraging more sustainable forms of development.
Policy ENV10 - Archaeological Heritage

There will be a presumption in favour of preservation in-situ for Scheduled Monuments and non-designated archaeological heritage assets of national, regional and local significance.

In the case of sites and monuments which are of regional or local importance, development proposals will only be permitted where the archaeological interest is capable of being preserved in situ and where there is no negative effect on their character or setting.

In these cases, excavation and recording in advance of development, secured through an agreed Written Scheme of Archaeological Investigation, will be required.

The Authority will require applicants to provide sufficient information to allow an informed assessment of the significance of the archaeological heritage asset and its setting, and the impact of the proposed development on that significance.

The Authority will require all archaeological works to be undertaken to proper professional standards, as defined by the Chartered Institute for Archaeologists (CIfA).

Explanation

4.74 The archaeological heritage of the North York Moors represents a finite and non-renewable resource that helps us to understand our past. Archaeological heritage assets of regional and local significance may collectively constitute a nationally important cultural landscape. They can however easily be damaged or destroyed by development, and once lost cannot be replaced.

4.75 There are over 800 monuments in the National Park which have statutory protection as Scheduled Monuments, but there are over 20,000 known non-designated historical and archaeological sites and features recorded, many of which are yet to be fully understood.

4.76 The Authority will guard against the loss of archaeological sites and monuments and will aim to protect all sites of regional and local importance and their settings, as well as those of national importance.

4.77 Information on known archaeological sites and monuments is available on the Authority’s Historic Environment Record (HER). However, this is not a definitive record of all archaeological remains in the National Park. Many assets are yet to be identified or properly understood. Applicants should therefore ensure that they consider the heritage implications of their proposals regardless of whether archaeological remains have been previously identified, as new sites may be identified during the heritage assessment phase.

Alternative Options/Why Have We Chosen This Option?

It is not considered that there is a realistic alternative option to inclusion of this policy so alternative options have not been generated and considered. Instead, this policy was tested against sustainability objectives as part of the sustainability appraisal to see if it could be improved in terms of its contribution towards encouraging more sustainable forms of development.
Policy ENV11 - Built Heritage

Development proposals affecting the built heritage of the North York Moors, which includes Conservation Areas, Listed Buildings and also non-designated heritage assets such as buildings with architectural and historic significance, should reinforce the distinctive historic character of the North York Moors by fostering a positive and sympathetic relationship with traditional local architecture, materials and construction. High standards of design and construction will be promoted to preserve and enhance the built heritage, settlement layouts and distinctive historic, cultural and architectural features.

Development proposals should:

1. Preserve the significance and heritage values of assets affected;
2. Look for opportunities to better reveal or enhance significance;
3. Preserve the setting of assets affected, including key views, approaches and qualities of the immediate and wider environment that contribute to its value and significance;
4. Preserve and enhance the character of settlements including buildings, all open spaces, trees and other important features that contribute to visual, historical or architectural character;
5. Reinforce the distinctive qualities of settlements through the consideration of scale, height, massing, alignment; design detailing, materials and finishes;
6. Respect the integrity of the form of historic settlements including boundary and street patterns and spaces between buildings;
7. In the case of new uses, ensure the new use represents the optimal viable use of the asset compatible with its conservation, and which meet the requirements of policies in this plan relating to the conversion and change of use of buildings;
8. In the case of adapting assets for climate change mitigation, be based on a proper understanding of the asset and its material properties and performance, and of the applicability and effectiveness of the proposal. Proposals should not harm the heritage value of any assets affected.

Explanation

4.78 This policy establishes a clear presumption against proposals that result in loss of or harm to the significance of designated and other heritage assets of national importance. Such proposals will be required to present clear and compelling justification for accepting loss or harm. A more flexible approach is adopted for the remainder of non-designated assets, although the expectation is still that development proposals will take opportunities to preserve and enhance significant features wherever possible, and to avoid negative effects on character, integrity and setting.

4.79 The level of development pressure in the National Park is evidenced by the number of planning applications received by the Authority each year, averaging 725 applications per year (over a five year period). Whilst the vast majority of these applications entail small-scale household development, if not properly managed the cumulative impact of inappropriate development can result in an incremental suburbanisation of the National Park, gradually eroding its distinctive character.

4.80 However, not all development requires planning permission. Work carried out by statutory undertakers or by the public as ‘permitted development’ can also erode the character of the National Park if not properly considered at the outset. All statutory undertakers should have regard to National Park purposes when exercising or performing any of its functions within a
National Park. Smaller scale alterations, such as kerbing of a footpath or removal of traditional cobbled gulley's can have a harmful impact on the character of the historic environment.

4.81 This policy includes assets which are recognised through formal designation such as listed buildings and conservation areas which benefit from statutory protection, but also non-designated assets of local or regional significance that contribute to the special qualities of the National Park. These assets are particularly vulnerable to inappropriate change or loss due to their lack of specific protection and therefore this policy seeks to ensure that these currently non-designated features are not overlooked in planning decisions.

4.82 Responses to climate change may require adaptations to historic buildings. Whilst these changes may help to ensure the continued preservation of the building, it is important to ensure that they are not ineffective, inappropriate or damaging. Measures to mitigate climate change, including the application of renewable energy technologies to historic buildings or within conservation areas should not harm the heritage values of the asset. Historic England publishes an extensive range of expert advice and guidance on how to improve the energy efficiency of heritage assets in ways which are sympathetic to its historic character.

4.83 Information on identified heritage assets is available on the Authority's Historic Environment Record (HER). However, this is not a definitive record of all heritage assets in the National Park. Many assets are yet to be identified or properly understood. Applicants should therefore ensure that they consider the heritage implications of their proposals regardless of whether heritage asset has been previously identified, as new assets may be identified during the heritage assessment phase.

4.84 The Authority will produce guidance to assist in the identification of significant non-designated heritage assets to help ensure consistency and certainty for developers in the application of this policy.

4.85 Applicants should also cross reference Policy ENV13 which identifies Visually Important Spaces within the settlements identified in the Settlement Hierarchy.

Alternative Options/Why Have We Chosen This Option?

It is not considered that there is a realistic alternative option to inclusion of this policy so alternative options have not been generated and considered. Instead, this policy was tested against sustainability objectives as part of the sustainability appraisal to see if it could be improved in terms of its contribution towards encouraging more sustainable forms of development.

Policy ENV12 - Supporting the Conservation and Reuse of Designated Heritage Assets ‘At Risk’

Where development would secure the long-term future of a designated heritage asset on Historic England’s or the Authority’s ‘At Risk’ Register and is otherwise in conflict with the Development Plan and meets the tests outlined in National Guidance (referred to as enabling development), the Authority will assess whether the public benefits of securing the conservation and reuse of the asset significantly outweigh the harm associated with departing from other policies within this Plan.

Proposals will be required to provide evidence that all other possibilities of funding to secure the conservation and reuse of the building have been exhausted.

In exceptional cases, this policy could be applied to a non-designated heritage asset agreed to be particularly worthy of conservation and reuse and which has been proven to be seriously at risk of imminent collapse or further decay.

4.86 Enabling development in the historic environment context is development that would otherwise be unacceptable in planning terms but for the fact that it would bring heritage benefits sufficient to justify the undertaking, which could not otherwise be achieved. The heritage benefits of the proposed development should significantly outweigh the dis-benefits of departing from other policies within the Local Plan. Where a proposed development would have implications for biodiversity, for example the asset is a derelict or vacant building, the proposal will still be expected to provide appropriate protection in line with the habitats, wildlife, biodiversity and geodiversity policies within the Plan.

4.87 The Authority undertakes regular monitoring of the condition of all the Listed Buildings within the National Park and operates a Historic Buildings Grant to assist with the maintenance of buildings which are at risk of deterioration or loss. The Authority is also prepared, where necessary, to use its statutory powers to limit further deterioration. As such, the vast majority of Listed Buildings will not be considered eligible for this Policy as there is either an option of grant assistance to maintain the building in sound condition or where the building has deliberately been neglected and left to fall into disrepair the Authority will take action through the relevant powers available. This Policy should therefore only be considered as a last resort and after extensive communication and consultation with the Authority to try and find alternative uses.

4.88 The policy establishes a presumption against enabling development unless ‘it is demonstrated that the amount of enabling development is the minimum necessary to secure the future of the asset, and that its form minimises harm to other public interests’32. Enabling development should therefore be primarily directed towards meeting the conservation deficit arising from repair and conversion work that is essential to secure the long-term future of the asset, including making it fit for purpose and marketable, or that is essential to sustain an historic entity. That may, of course, involve reversing changes that are so harmful to character and value that they are essential to achieving those ends. Restoration and enhancement that goes beyond that threshold should normally be limited to work that adds as much or more to value as it does to cost, and so does not increase the need for enabling development; but there will be exceptions where substantial public benefit can be achieved at minimal public cost.

4.89 Unlike buildings or structures, planted landscapes (i.e. designed landscapes) tend to deteriorate slowly and can be recovered after a longer interval of neglect. The restoration of such landscapes per se will not normally justify enabling development, but, subject to all the criteria of the Policy, securing the future of important historic buildings and structures (including the main house) within them may do so.

4.90 In such circumstances, it may be appropriate to re-establish the framework of the landscape, and elements crucial to accessing and enjoying the buildings; and through the section 106 agreement to put in place a long-term conservation management plan within which further elements of restoration may take place incrementally, as opportunities arise and Environmental Stewardship or other funding becomes available. Obligations that ‘run with the land’ can be particularly important in ensuring that such landscapes are not subsequently lost through the effects of divided ownership or damaged by intrusive uses outside planning control. But as with buildings, it is desirable to seize any opportunity to achieve substantial public benefit at minimal public cost.

4.91 Historic England has produced very thorough guidance on the sorts of situations in which it may, or may not, be appropriate. The Policy outlined by Historic England in its publication “Enabling Development and the Conservation of Significant Places” should be used to assess whether a proposal meets the requirements of this Policy and early engagement with the Authority is recommended to help develop proposals.

Alternative Options/Why Have We Chosen This Option?

It is not considered that there is a realistic alternative option to inclusion of this policy so alternative options have not been generated and considered. Instead, this policy was tested against sustainability objectives as part of the sustainability appraisal to see if it could be improved in terms of its contribution towards encouraging more sustainable forms of development.

4.92 More information can be found in the Heritage Topic Paper.

**Policy ENV13 – Visually Important Spaces**

**Within the areas identified on the Policies Map as Visually Important Spaces, there will be a presumption against development unless it can demonstrate that the proposal will not result in the loss of, or significant harm to the qualities or functions for which the space has been identified.**

**Explanation**

4.93 The distinctive character of the North York Moors villages is derived from a number of inter-related historical and architectural features including the relationship between buildings and spaces, views along streets and between buildings, traditional street patterns and layouts and the design detailing and materials of traditional buildings. It is the combination of these features that gives each village its own distinctive character and quality.

4.94 As a protected landscape, the geology and landform of the North York Moors is such that the wider landscape frequently makes a significant contribution to the character of its villages. The moorland, hills and dales form a magnificent backdrop to all of the North York Moors villages and the topography generates many long-distance views both into and away from settlements. The distinctive form of upland villages is such that the landscape frequently extends into the core of a village. Undeveloped spaces within villages therefore make a significant contribution to local communities and contribute to the rural character of the North York Moors villages.

4.95 This policy is intended to support the development policies for those villages outlined in the Settlement Hierarchy, to help steer any infill development to the most appropriate locations. The identification of important spaces will aid the Authority’s Development Management and Planning Policy teams and provide valuable information for landowners, applicants and developers.

4.96 The policy as written does not necessarily preclude development on these spaces; rather it is intended to provide a presumption against development where the proposal would harm the qualities for which the space has been identified. There may also be exceptional circumstances where development could outweigh the loss of the space, such as for a Rural Exception Site where development would provide affordable housing to meet an identified local housing need.

4.97 The Visually Important Spaces that have been identified are shown on the Policies Map. The assessments of the spaces were made on a purely visual inspection from the highway and consists general of spaces which form a small gap within a continuously built up frontage within the main built up area of the settlement (i.e. in that they could meet the definition of infill), or in some cases a spaces may have been identified in order to protect the setting of a particular attractive range of buildings. In considering whether a space is worthy of identification, it has been assessed against the following criteria:

1. The space makes a positive contribution to the overall form, character and appearance of the settlement;

2. The space makes a positive contribution to the setting of a building or groups of buildings either listed or of historical or architectural interest;

3. The space provides a vista/viewpoint into the surrounding countryside;
4. The space provides a visual relief in a settlement where there is a change in the pattern or character of development;

5. The site has archaeological or historic interest;

6. The space provides an open setting for a visually important tree(s) or is important for biodiversity.

**Alternative Options/Why Have We Chosen This Option?**

**One alternative option was considered:**

- Keep the existing approach. The emerging Local Plan would adopt a similar approach and wording to the current Core Strategy. The importance of the space would then need to be made on a case by case basis and be reactive rather than proactive.

4.98 More information is available in the Visually Important Spaces Topic Area.

**Policy ENV14 - Environmental Enhancement Sites**

In order to deliver significant environmental enhancement, proposals for the re-development of the following sites will be permitted in accordance with a planning brief agreed by the Authority:

1. Former wood yard at Clack Lane, Osmotherley;

2. Land at Low Farm, Sneaton.

**Explanation**

4.99 The two sites listed in this policy are ones where the former use ceased many years ago and buildings and other structures on site have become derelict. There have been long-standing issues which have prevented acceptable development proposals coming forward and the sites have been unsightly in the local area for many years. Careful re-development of these sites in accordance with a planning brief agreed between the Authority and the landowner will bring significant community benefits as well as environmental enhancement and it is for these reasons that they are included in the policy.

**Alternative Options/Why Have We Chosen This Option?**

This is a new policy. One alternative option has been considered:

1. Not to introduce an Environmental Enhancement policy but rely on other policies to set the framework for any future development proposals.

This option was not chosen as it was considered desirable to have a specific policy to encourage and enable appropriate proposals to come forward in order to deliver the desired environmental improvement.
5. Understanding and Enjoyment

Objectives - Understanding and Enjoyment:

11. Support tourism and recreation enterprises which do not detract from the National Park’s special qualities and which contribute to the local economy.

12. Maintain and improve the network of paths and bridleways for the enjoyment of residents and visitors and protect valued open spaces within villages.

13. Manage recreational pressures to avoid harm to the National Park’s special qualities.

Introduction

5.1 This chapter of the Plan sets out the policies which we will use to help promote the enjoyment and understanding of the special qualities of the National Park through the careful consideration of new proposals for tourism and recreation development. These policies are intended to help meet the second purpose of National Park designation and the duty to foster the economic well-being of local communities.

5.2 More information on why the preferred options set out in this chapter is available in the Employment, Tourism and Retail Topic Paper.

5.3 The North York Moors was designated as a National Park as it is a place of national significance that can be enjoyed by everyone. Its many special qualities mean it is a magnet for visitors, attracted by its large tracts of unbroken heather moorland, spectacular coastline, historic villages and its large expanses of woodland. This means it is of immense value, not only for its natural beauty and wildlife and the enjoyment and health benefits visitors derive from it, but also in terms of its contribution to the livelihoods of the people who live and work within its boundaries.

5.4 Many existing tourism providers, farmers and estates will wish to diversify into new tourism and recreational markets and the National Park Authority will be supportive of proposals for new tourism and recreation development where they are compatible with the two statutory purposes of National Parks (as set out in Strategic Policy A). The Authority’s 2016 visitors survey revealed that ‘beautiful unspoilt scenery and peace and tranquillity’ were rated as the most important experiences for those coming to the North York Moors, with visitors citing ‘protecting the National Park from inappropriate development’ as the most important job for the National Park Authority. It is therefore vitally important that tourism and recreation activity does not undermine the very things that attract people to the National Park in the first place – the landscape, wildlife, culture, history and tranquillity. The Authority will therefore assess proposals for all new development, including tourism and recreational development with the utmost care to ensure that they represent sustainable development of a quality that respects and is sensitive to its National Park setting.
5.5 We will expect that proposals for new tourism and recreation facilities will represent sustainable tourism and, in making the assessment of whether a proposal is sustainable, the following guiding principles will be applied:

**First purpose principles**

1. Proposals will conserve and enhance the natural beauty, wildlife and cultural heritage of the North York Moors National Park.

2. The overriding priority is to avoid damaging the very qualities that visitors and residents enjoy. When assessing planning applications for new development the question to be asked is ‘does the proposal respect and show understanding of the National Park Authority’s first purpose?’ Of particular note is the high value visitors place on the North York Moors landscapes and peace and quiet. Proposals should be of a high standard of design and be appropriate in scale.

3. National Parks are not suitable locations for major development and the need to protect their special qualities means that small scale, well designed development which underpins enjoyment and which does not detrimentally impact on the landscapes, dark night skies and tranquillity are more likely to be acceptable.

4. Proposals should result in the better use of existing visitor facilities in locations with existing services.

5. Upgrading of existing facilities may include varying the tourism offer in terms of facilities and services and it will also be an opportunity to secure design and landscape improvements to existing buildings and associated car parks and facilities.

**Second purpose principles**

6. Proposals should promote the understanding and enjoyment of the special qualities of the National Park.

7. Proposals which are based on the special qualities of the National Park and lead to a greater understanding of the North York Moors’ evolution, natural processes, cultural heritage, and of how it functions today are more likely to be supported in accordance with the second statutory purpose for National Parks.

8. Proposals should promote and support enjoyment of the distinctive characteristics of the North York Moors National Park.

9. Proposals for new development should build and trade on the character of the North York Moors National Park. People visit the North York Moors for ‘the Moors experience’ and come here to do many things – for example taking in the serenity and openness of its moorland, visiting its ancient abbeys and monuments, taking in the charm of its fishing villages or enjoying its local food and drink. Proposals that promote the use of the North York Moors’ long distance walking and cycling routes are also encouraged.

10. Proposals should improve the quality and variety of tourism facilities for a wide range of visitors.

11. New tourism and recreation facilities should cater for the needs of as wide a range of people as possible, including younger people. Development that is available to all, and particularly those who find it difficult to visit the National Park, for example through disability, hardship or lack of transport will be supported in principle. Proposals which help to spread provision and activity across the North York Moors and in doing so reduce the negative impacts of high visitor pressure elsewhere will be supported where they do not undermine the National Park’s special qualities.
12. Proposals which encourage the promotion of a healthier mind and body and promote a more active lifestyle or which deliver mental or physical health benefits are more likely to be supported.

The Economic and Social Duty

13. Proposals should benefit the local economy but not reduce the quality of life for local residents. New proposals should deliver economic benefits to the local communities that host them, in line with our duty to foster the economic and social well-being of local communities. New development should not detract from the amenities of the local communities and people through significant additional traffic and noise disturbance.

Strategic Policy J - Sustainable Tourism and Recreational Development

The quality of tourism and recreational facilities in the National Park will be maintained and improved through adopting the principles of sustainable tourism. Proposals for tourism and recreational development will be permitted where:

1) They conserve and enhance the natural beauty, wildlife and cultural heritage of the North York Moors National Park;

2) It provides and protects opportunities for people to increase their awareness, understanding and enjoyment of the special qualities of the National Park in a manner that will not undermine the enjoyment of those qualities by other visitors or the quality of life of residents;

3) It is of a quality, scale and design that takes into account and reflects the sensitivity of the local landscape;

4) Any accommodation is used only for short term holiday stays;

5) It does not compromise the enjoyment of existing tourism and recreational facilities or rights of way;

6) It does not lead to unacceptable harm in terms of noise and activity on the immediate neighbourhood;

In the case of new buildings for accommodation and facilities development will be permitted where:

a) It is located in Helmsley or within the main built up area of one of the villages listed in Strategic Policy B;

b) It uses existing buildings in open countryside or involves the adaptation or small scale extension of an existing building.

Where proposals are for new permanent buildings and facilities in settlements applicants will be expected to demonstrate that the facility cannot be accommodated within an existing building and any new buildings or extensions should be of a small scale reflecting the character of the locality.

Explanation

5.6 Strategic Policy J aims to encourage appropriate tourism and recreational development. Appropriate in this case means development that is sensitively located within a particular locality, does not generate detrimental levels of recreational activity or traffic and does not detract from the National Park’s special qualities. This means that some forms of recreational or tourism use such as golf courses, airstrips or large holiday villages are unlikely to be compatible with National Park purposes, particularly the distinctive landscapes that make up the North York Moors.
Activities that generate significant noise or activity are unlikely to be permitted on the grounds that they lessen the tranquil qualities of the National Park. Proposals for larger developments of more than local significance may be subject to the major development test (Strategic Policy D). Applicants are also directed to Strategic Policy A (Achieving National Park Purposes and Sustainable Development) which may be used to assess proposals.

5.7 A condition limiting occupation of any accommodation (and any subsequent replacement accommodation) to a holiday use for a maximum of 28 days continuous stay will be imposed on any permission. Where accommodation could feasibly be used for full time residence (principally caravans, chalets and log cabins) conditions will be imposed requiring that they are occupied for holiday uses only, shall not be occupied as a person’s sole or main place of residence, and that the site operator or owner must maintain an up to date register of the main addresses of the owners or occupants, which shall be made available to the Authority on request. Criterion 5b of policy Strategic Policy J requires that in the open countryside the expectation is that proposals use existing buildings or form small extensions. In the case of camping or caravan sites the expectation is that that amenity blocks should utilise existing buildings on the site. If there are no suitable buildings, a new structure may be acceptable if it was to be of lightweight design and construction so that it can easily be removed from the site, should the use change in the future.

5.8 Applicants are also directed to policy ENV1 (Trees, Woodlands and Hedgerows), ENV2 (Tranquillity) and ENV4 (Dark Night Skies). Proposals involving the conversion of traditional rural buildings will also be assessed against Policies CO12 and CO13.

Alternative Options/Why Have We Chosen This Option?

It is not considered that there is a realistic alternative option to inclusion of this policy so alternative options have not been generated and considered. Instead this policy was tested against sustainability objectives as part of the sustainability appraisal to see if it could be improved in terms of its contribution towards encouraging more sustainable forms of development.

5.9 More information can be found in the Economy, Tourism and Retail Topic Paper.

Policy UE1 - Camping and Glamping

Permission will be granted for the development of small scale camping accommodation (tents, pods, yurts, teepees, shepherd huts etc.) for holiday purposes where:

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 can be used to manage the accommodation;

2) It is in the Open Countryside and is linked to an existing tourism or recreation business or facility or is part of an existing building or group of buildings which includes an existing residential unit which can be used to manage the accommodation.

The following criteria must also be met:

a) The site is screened by existing topography, buildings or adequate well established vegetation which is within the applicants 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 identified in the Landscape Character Assessment;

b) The net floor space of each unit is less than 25sq.m. and will not be connected to a foul drainage system;

c) It does not lead to the loss of or damage to an ecological asset;
d) Accommodation has a low environmental impact through limited physical connection with the ground by ensuring that any hard-standing and site works are minimal to complement the natural topography and landscape character of the area; avoiding extensive alteration to ground levels and fencing;

e) It does not lead to unacceptable harm in terms of noise and activity on the immediate neighbourhood;

f) It is not sited within a residential curtilage.

Explanation

5.10 Policy UE1 is intended to cover traditional camping (though not caravans) and also newer forms of non-permanent tourist accommodation, where accommodation that is fabricated off site and can be easily removed without harm to the landscape but which is likely to still form a long lasting but reversible form of development. This policy also applies to new types of ‘glamping’ or alternative and distinctive types of accommodation (pods, yurts, teepees, shepherd huts etc.) that have evolved in response to a quickly changing market, and which can support an existing rural business, farm or estate. It applies across the whole of the National Park, thereby allowing for low impact, non-permanent sustainable schemes to come forward across the National Park.

5.11 The policy directs new tourism and recreational development to areas where there is already a tourism or recreational facility or where there is a group of buildings which could be used to manage the site, for example on a farm or at a public house. The intention is to allow for small scale and sensitively designed and located tourism and recreational development to support local businesses and allow people to enjoy the special qualities of the National Park whilst avoiding sporadic development in unsuitable and unsustainable locations.

5.12 The policy refers to ‘small scale’ developments. Scale may vary according to the type of accommodation and the sensitivity of its location, however, small scale is intended to mean that the development (when considered cumulatively with any existing development) conserves the natural beauty, wildlife and cultural heritage of the National Park. As a guide, sites comprising of no more than twelve units (including any existing units) are likely to be considered small in scale.

5.13 Potential developments will be deemed to be non-permanent where the structures are essentially pre-constructed off-site and have a degree of ‘movability’, where their removal restores the site to its former state, where they do not require permanent foundations or engineering works, and where the development and its access and associated facilities will not give the impression of permanent residential use.

5.14 Where sites are screened by existing vegetation arrangements this should be in the ownership of the developer and its management over the duration of the use will be expected and the Authority may make this a condition of permission. The Authority will also define the type of units as part of the planning permission to maintain future control over replacement units.

Alternative Options/Why Have We Chosen This Option?

Two alternative options were considered and appraised:

1. To retain current Core Strategy Policy DP16 (Chalets and Camping Sites).

2. To not include a policy and rely on policy in the National Planning Policy Framework (paragraph 28).

The preferred option was chosen as there have been significant changes in the types of non-permanent types of accommodation available, as the industry has innovated and diversified, hence current Core Strategy needed to be widened to cover other forms of accommodation than present for sites to be screened by woodland has been amended so that any form of existing effective screening would comply with this policy. Reference to ecological and habitat protection has also been added. The decision was made to develop a specific policy and not just rely on
Policy UE2 - Cabins, Chalets, Caravans and Motorhomes

Permission will be granted for small scale new cabins, chalets, touring caravan and motorhome sites, or extension to existing sites where they are located outside of a residential curtilage and where:

1. The development is part of an existing building or group of buildings that includes an existing residential unit which can be used to manage the accommodation;

2. The site is screened by existing topography, buildings or adequate well established vegetation which is within the applicants 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 identified in the Landscape Assessment;

3. It does not lead to unacceptable harm to an ecological or archaeological asset;

4. It does not, in combination with existing development detract from the character, tranquillity or visual attractiveness of existing woodland and vegetation;

5. The accommodation is not used for permanent residence;

6. The site is in close proximity to and adequately accessible to the existing road network;

7. The site provides adequate levels of car parking that is sympathetically designed to complement the site and its surroundings.

In addition, cabin and chalet type accommodation will be permitted if:

a) They are of a high quality design which complements their surroundings;

b) They have a low environmental impact through limited physical connection to the ground and minimal levels of hardstanding;

c) They can be removed without damage to the landscape and woodland.

Proposals for new static caravan sites or the conversion of existing camping or caravanning sites will not be permitted, except where the proposal is for a small extension or the remodelling of an existing static caravan site where the extension is well screened or where reconfiguration of an existing site will lessen the visual impact of the site within the wider landscape.

Explanation

5.15 There were 96 camping and touring caravan sites offering 20,716 bed spaces in and around the North York Moors National Park in 2016\(^{33}\), as well as numerous cabin type developments. Touring Caravans and tents make up 57% of the total number of bed spaces on offer within the National Park boundary. They also offer one of the most affordable forms of overnight accommodation. Policy UE2 therefore allows for the creation or expansion of small scale sites for cabins, tents and caravans. ‘Small in scale’ in this policy will be interpreted as being of a scale which can be harmoniously integrated into the landscape. New sites or extension to current sites resulting in more than twelve cabins, chalets or touring caravan pitches will rarely be considered acceptable.

\(^{33}\) STEAM Database 2016. Includes the National Park influence area.
5.16 In the case of cabin or chalet development units will be required to be of a high quality design, be of lightweight construction and should have adequate spacing between the units. There should be minimal hardstanding for car parking or service roads and external lighting will be expected to be kept a level where it is the least amount needed. Applicants are referred to paragraph 5.7 which sets out the occupation limitations for cabin and chalet developments.

5.17 The policy does not allow for the provision of new static caravans, except where existing sites are being remodelled or extended. The term ‘static caravans’ refers to any unit that falls within the legal definition of a caravan and which is capable of being used for permanent human habitation. This includes traditional metal or plastic skinned box caravans and ‘park home’ type developments but excludes the forms of development described in supporting text to Policy UE1.

5.18 The Authority wishes to control the number of new static caravans for a number of reasons. Firstly data indicates that 76% of current caravans and chalets are not available for public hire\(^\text{34}\) in 2016 and are being used as main homes, second or holiday homes or for prolonged periods of residence. The Authority’s Management Plan contains a policy to promote greater levels of overnight tourism and diversify the tourism offer, and the use of land for new static caravans is not compatible with these aims. Secondly, there has also been a loss of touring caravan and camping accommodation over time as units have been replaced by static units. These types of accommodation are the only form of tourism accommodation that has seen a decline in numbers or sites in recent years and the Authority wishes to maintain a range of accommodation types, including for those who may be on a lower income or engaged in voluntary or educational activities. Thirdly, this type of development is considered incongruous within a nationally protected landscape.

**Alternative Options/Why Have We Chosen This Option?**

*It is not considered that there is a realistic alternative option to inclusion of this policy so alternative options have not been generated and considered. Instead, this policy was tested against sustainability objectives as part of the sustainability appraisal to see if it could be improved in terms of its contribution towards encouraging more sustainable forms of development.*

**Policy UE3 - Loss of Existing Tourism and Recreation Facilities**

*Proposals that would lead to a loss of an existing tourism or recreation facility will not be permitted unless it can be demonstrated to the satisfaction of the Authority that the business is no longer viable or where the new use would result in a significant improvement to the environment or to access and highway arrangements which outweighs the loss of the tourism use.*

**Explanation**

5.19 Given the importance of tourism and recreation to the economy the Authority will require a robust demonstration that facilities are no longer able to viably operate as a business, through the submission of viability and marketing evidence. More details are set out in Appendix 2. The requirement to demonstrate that a business is no longer viable to gain permission for change of use does not apply to holiday cottages. If permission is required to change use to a residential dwelling, a principal residence or local needs restriction will be applied.

**Alternative Options/Why Have We Chosen This Option?**

*It is not considered that there is a realistic alternative option to inclusion of this policy so alternative options have not been generated and considered. Instead, this policy was tested against sustainability objectives as part of the sustainability appraisal to see if it could be improved in terms of its contribution towards encouraging more sustainable development.*

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\(^{34}\) STEAM Database 2016. 1,905 out of 2,361 caravans or chalets in the North York Moors are not available for hire.
Policy UE4 - New Holiday Accommodation Within Residential Curtilages

Proposals for new holiday accommodation within a residential curtilage will only be permitted where:

1) It makes use of an existing building which is worthy of retention and makes a positive contribution to the character of the surrounding area;

2) It would not detract from the character or appearance of the locality;

3) Is of an appropriate scale;

4) There is no unacceptable harm in terms of noise and activity on the amenity of the neighbourhood.

Where granting permission under this policy, the Authority will remove permitted development rights which apply to the residential curtilage.

Explanation

5.20 This policy intends to protect residential amenity by controlling the change of use of existing outbuildings to holiday accommodation to avoid potential disturbance to the neighbourhood through increased activity on site. It also applies to changes of use of outbuildings where it would result in a more permanent use for a building that is not of architectural or historical merit. For a building to be considered worthy of retention it however must be of solid/permanent construction and make a positive contribution to the character and landscape of the local area. Where permission is granted the Authority will remove existing permitted development rights within the curtilage to prevent further proliferation of outbuildings to replace the original building and the ownership of the holiday accommodation will be tied by planning condition to the host dwelling to prevent the new accommodation being sold off separately.

Alternative Options/Why Have We Chosen This Option?

It is not considered that there is a realistic alternative option to inclusion of this policy so alternative options have not been generated and considered. Instead, this policy was tested against sustainability objectives as part of the sustainability appraisal to see if it could be improved in terms of its contribution towards encouraging more sustainable forms of development.
### Objectives - Business and Land Management

14. Protect existing employment opportunities and support new enterprises which are in appropriate locations and do not detract from National Park purposes.

15. Support existing farm enterprises and ensure that land management activities contribute to the National Park’s natural beauty and biodiversity.

16. Encourage a sustainable and prosperous rural economy with businesses that are appropriate to and benefit from National Park purposes.

17. Improve telecommunications and connectivity where compatible with National Park purposes.

### Introduction

6.1 This chapter of the Plan sets out the policies which we will use to help promote economic well-being of the residents and employees within the National Park through the careful consideration of new proposals for employment, retail and agricultural development. These policies are intended to help meet the statutory duty on National Park Authorities to seek to foster the economic and social well-being of local communities, within its remit to pursue the National Park statutory purposes.

6.2 More information on the preferred options set out in this chapter is available in the Economy, Tourism and Retail Topic Paper.

### Strategic Policy K - The Rural Economy

Development that fosters the economic and social well-being of local communities within the National Park will be permitted where one or more of the following criteria are met:

1. It promotes and protects existing businesses by providing flexibility for established rural businesses to diversify and expand;

2. It helps maintain or increase job opportunities in the agricultural, forestry and tourism sectors which help maintain the land based economy and cultural heritage of the National Park or contribute to National Park purposes;

3. It provides for and supports small and micro businesses through the provision of small, flexible, start-up businesses or incubator uses;
4. It provides additional opportunities to diversify and better equip the National Park’s workforce, including through the development of new communications technologies (including superfast broadband) and home working;

5. It provides additional facilities, or better use of existing facilities for educational and training uses, including those which provide further opportunities to understand and enjoy the special qualities of the National Park.

Explanation

6.3 Strategic Policy K is intended to encourage the development of rural based businesses which can benefit from the environmental, economic and social resources offered by the National Park in a way that contributes to the economic and social well-being of communities whilst not depleting or compromising those resources.

6.4 Access to a range of high quality and long term employment opportunities is a key factor in encouraging young people to stay in the area and help maintain sustainable rural communities. In order to develop the relevant skills required for employment it is essential that local people have access to a range of training and opportunities so that they can develop the relevant skills for employment. The Authority has a duty to foster the economic and social well-being of local communities whilst pursuing the National Park purposes and therefore will encourage and promote opportunities for appropriate new employment, training and enterprise in the National Park as well as supporting the continued viability of the agriculture and tourism sectors.

Alternative Options/Why Have We Chosen This Option?

It is not considered that there is a realistic alternative option to inclusion of this policy so alternative options have not been generated and considered. Instead, this policy was tested against sustainability objectives as part of the sustainability appraisal to see if it could be improved in terms of its contribution towards encouraging more sustainable forms of development.

6.5 More information can be found in the Economy, Tourism and Retail Topic Paper.

Policy BL1 - Employment and Training Development

Development for employment and training purposes will be permitted in accordance with the hierarchy listed below and in Strategic Policy B:

A Within the main built up areas of Helmsley and the Larger Villages new employment and training development will be permitted:

1. Where it reuses existing buildings and where the building has sufficient land and storage space attached for the functional needs of the proposed use;
2. Where it involves the expansion of an existing facility or business;
3. For new buildings where there is no other suitable accommodation available in the locality.

B Within the main built up area of Smaller Villages development of small scale employment and training purposes will be permitted:

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;
2. Where the proposal relates to the expansion of an existing facility or business;
3. 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.

C Within the Open Countryside:

1. 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 compliant with Policy BL3.

All proposals for employment and training development will be expected to demonstrate that:

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.

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.

Explanation

6.6 It is important that the planning policy framework for the North York Moors National Park recognises the need to diversify and strengthen the local economy. The existing economy is mostly based around agriculture, forestry, tourism, recreation and mining and all these sectors evolve over time and create different needs for new development. Access to employment opportunities is also vital to maintaining prosperity and encouraging younger people to stay in the area.

6.7 The use of new or existing buildings for large warehousing or storage purposes will not be encouraged as this type of development does not generate employment opportunities proportionate to the floor space involved and generates additional traffic movements within the National Park. For this reason the use of new existing buildings will be expected to be for those uses falling under classes B1 (Business) and B2 (General Industrial) unless the proposed B8 use (Storage and Distribution) is ancillary to the existing business. Permitted development rights may apply to buildings in agricultural use allowing a change of use to storage and distribution.

6.8 Employment land including land for storage and distribution (B8) uses is allocated in the 2015 Helmsley Local Plan on land outside the National Park area, and within the National Park in the 2014 Whitby Business Park Area Action Plan.

6.9 Policy BL1 is also intended to recognise that there are some land uses within the National Park that provide an educational and training benefit which lie outside the settlement hierarchy, either because they reuse older buildings such as farm buildings or require easy access to the open countryside (or both).

6.10 The Authority will not permit the conversion of an educational or training use to a residential use unless it can be demonstrated that the current use is no longer economically viable, meaning that there is insufficient demand that would allow the facility to keep functioning. In this event the Authority will require that the viability and marketing tests set out in Appendix 2 are met.
6.11 At RAF Fylingdales development to modernise and improve existing accommodation and facilities to support and service the existing use will be permitted in recognition of its role as a military base and employment use. Within the lifetime of this Plan where consistent with its current function opportunities should be taken to reduce the impact of existing lighting on the dark night skies of the National Park, and to reduce landscape impact through the removal and consolidation of any unused buildings.

6.12 References to training facilities within this Plan include outdoor pursuit centres.

6.13 Policy on the loss of tourism and recreational or retail uses is set out in Policies UE3 and BL8. Policy on rural diversification is set out in Policy BL3.

**Alternative Options/Why Have We Chosen This Option?**

One other option was considered when developing this policy – to retain the current approach set out in Core Strategy DP10 – New Employment and Training Development. The key difference is that Core Strategy policy currently allows for new employment and training development within or adjacent to the main built up areas of Helmsley, Service Villages and Local Service Villages. This draft policy does not allow for employment and training development on the edge of Helmsley and Larger Villages.

Since publication of the Core Strategy the strategy has been to focus new employment development in larger centres, with employment land allocated at Helmsley (within the Ryedale Planning Authority area) and at Whitby Business Park (which is partially within the North York Moors National Park), through respective plans for each areas. This proactive approach, together with a need to uphold the statutory purpose of conserving and enhancing the natural beauty, wildlife and cultural heritage of the National Park has resulted in not choosing this option.

**Policy BL2 - Reuse of Existing Employment and Training Facilities**

Proposals that would lead to the loss of existing employment and training sites or premises will only be permitted where the site or premises are incapable of beneficial reuse for economic purposes or where the new use would result in a significant improvement to the environment or to access and highway arrangements, which outweighs the loss of employment and training facility land.

**Explanation**

6.14 Due to the nature of the National Park there are limited opportunities for economic growth and therefore there is a need to try and retain enterprises that offer employment opportunities for local people wherever possible. For this reason the Authority will not permit the conversion of an economic use to a residential use unless it can be demonstrated that the current use is no longer suitable or economically viable, meaning that there is insufficient demand that would allow the business to keep functioning. In this event the Authority will require that the viability and marketing tests set out in Appendix 2 are met. Policy on the loss of tourism and recreational or retail uses is set out in Policies UE3 and BL8.

**Alternative Options/Why Have We Chosen This Option?**

It is not considered that there is a realistic alternative option to inclusion of this policy so alternative options have not been generated and considered. Instead, this policy was tested against sustainability objectives as part of the sustainability appraisal to see if it could be improved in terms of its contribution towards encouraging more sustainable forms of development.
### Policy BL3 - Rural Diversification

Proposals for the diversification of existing agricultural and forestry businesses will be permitted where:

1. The scheme is well designed and will make use of an existing building and complies with Policies CO12 and CO13. New buildings will only be permitted if the diversified use cannot be suitably accommodated through the conversion or alteration of an existing building;

2. The proposed use is compatible with and subsidiary to the existing farming or forestry activity in terms of physical scale, activity and function;

3. The proposal is of a quality, scale and design that takes into account and reflects the sensitivity of the local landscape;

4. Existing access arrangements are appropriate for the proposed use and the site can be safely accessed by the existing road network;

5. There are satisfactory arrangements for storage, parking and the manoeuvring of vehicles.

### Explanation

6.15 The Authority wishes to support farming businesses looking to diversify their activities to ensure the continued viability of farming enterprises, as long as they do not generate an increased level of activity which could risk undermining National Park purposes. Such activities can provide new employment opportunities or provide further opportunities for people to enjoy the North York Moors’ special qualities. However it is also important to bear in mind that development which detracts from the quality of the National Park’s environment will reduce its attractiveness and ultimately could have a negative impact on related economic activity. For this reason proposals will be expected to demonstrate that they are intended to supplement the core business and not supplant it, and that they can integrate into the local landscape in a way that does not result in any unacceptable adverse impact on its character and appearance.

6.16 Policy BL8 may also apply to proposals for farm shops.

### Alternative Options/Why Have We Chosen This Option?

It is not considered that there is a realistic alternative option to inclusion of this policy so alternative options have not been generated and considered. Instead, this policy was tested against sustainability objectives as part of the sustainability appraisal to see if it could be improved in terms of its contribution towards encouraging more sustainable forms of development.
Policy BL4 - Managers and Staff Accommodation

Proposals for staff accommodation to meet the needs of an existing hotel, public house, hostel or permanent tourist facility will be permitted where:

1. It can be demonstrated that it is essential to meet the needs of the existing business;

2. Suitable accommodation is not available on site or in the locality, or potentially available through the conversion of buildings within the curtilage of the existing development;

3. There has been no recent loss of staff accommodation to other uses.

Where the above requirements are met, staff accommodation will only be permitted if the proposal is for:

a) A small scale extension to form a self-contained annexe, or

b) A non-permanent, small scale and unobtrusive lodge, chalet or log cabin within the curtilage of the existing business or facility.

The scale, height, form, position and design of the new development must not detract from the character and form of the original building or its setting in the landscape.

A condition will be placed on any permission to ensure that the accommodation cannot be sold off separately or occupied by persons not employed by the business.

For non-permanent accommodation there will also be a condition requiring its removal after use ceases. In the event that permanent accommodation is no longer required, a change of use to a local needs dwelling, holiday let or additional guest accommodation will be permitted.

Explanation

6.17 A lack of suitable accommodation can lead to problems for existing tourism, recreation and hospitality businesses in terms of staff recruitment and retention. This policy intends to allow for a limited amount of new accommodation to be provided in certain circumstances to support local businesses in a way that does not detract from the conservation and enhancement of the National Park’s natural beauty and character.

6.18 Applicants must demonstrate that the accommodation is essential to the running of the business, that lack of accommodation is causing harm to that business (for example, through persistent difficulties in recruiting staff) and that there are no alternative options for meeting the need. If this is the case, the Authority will seek the form of development that minimises impact on the main building or buildings and on the surrounding area. For the avoidance of doubt, the placing of touring caravans or static caravans or prefabricated units of a poor design will not be acceptable. Proposals will be expected to comply with all policies in this plan, with applicants particularly directed to Strategic Policies C, Quality and Design of New Development and G, Landscape.

Alternative Options/Why Have We Chosen This Option?

This is a new policy. One alternative option has been considered:

1. Not to have a specific policy but to rely on other housing policies when considering proposals for Managers or Staff Accommodation.

The preferred option has been chosen because other housing policies do not adequately cover the specific circumstances of tourism businesses needing accommodation for key staff. The new policy will support the visitor economy in a way that does not harm the special qualities of the National Park.
Policy BL5 - Agricultural Development

Proposals for new agricultural buildings and structures or extensions to existing buildings will be permitted where:

1. The form, height and bulk of the proposed development is appropriate to its setting and will not have an adverse impact on the landscape and special qualities of the National Park;

2. There is a functional need for the building to sustain existing primary agricultural or forestry activity and the scale of the development is commensurate with that need;

3. It can be demonstrated that there are no existing buildings available to support the existing business and no disposal of suitable buildings has taken place in recent years;

4. The building is designed for the purposes of agriculture and uses appropriate materials with subdued colours and non-reflective surfaces;

5. The site is related physically and functionally to existing buildings associated with the business unless there is an exceptional agricultural need for a more isolated location;

6. The proposal will not significantly harm local amenity in terms of noise, odours or level of activity either individually or in combination with the existing agricultural activity;

7. In the absence of existing screening, a landscaping scheme is provided which is appropriate to the character of the locality and retains existing and/or introduces new planting to reduce the visual impact of the proposal on the wider landscape and encourages biodiversity.

The Authority will impose a condition on appropriate planning permissions requiring the removal of the building or structure if it is no longer needed for agricultural purposes.

Explanation

6.19 The Authority will support development proposals that will enable farm businesses to become more competitive, comply with changing legislation and associated guidance, and diversify into new agricultural opportunities and to adapt to changing markets. Agriculture remains one of the main employers and income generators in the National Park – according to DEFRA's 2016 Survey of Agriculture and Horticulture in 2016 1,673 farm holdings employed 2,182 people in farming, and the sector covered 925 square kilometres (or 65% of the National Park area).

6.20 However, of all the activities in the North York Moors farming has one of the biggest influences on the way the National Park looks and functions. Not only is farming an economic use and provider of jobs and income in its own right, it also significantly influences the landscape of the National Park, potentially affecting the qualities upon which other economic activity (particularly tourism) is dependent. Policy protection is therefore needed to make sure that the natural beauty of the North York Moors is conserved and enhanced.

6.21 Traditional farm buildings in the North York Moors are small in scale and built of stone with pantile roofing. Agriculture in the National Park is characterised by small agricultural farmsteads settled into the landscape and these buildings form part of the National Park’s special qualities. They are usually clustered around farmhouses and courtyards, and often lend character to the local landscape. In contrast, modern farming can demand large agricultural buildings often featuring utilitarian design and prefabricated materials which are of a size and appearance more industrial than agricultural in nature. Some forms of large scale agricultural development are not appropriate in a National Park setting as insensitively located and designed buildings and structures can have a jarring or intrusive impact on the visual harmony of the landscape. Proposals will therefore be expected to respect local landscape character and topography and...
avoid being in prominent locations such as the crests of hills. They should not use brightly
coloured and reflective materials that are in contrast to those in the surrounding area. A
landscaping scheme will be required to accompany proposals which should help ‘knit’ buildings or
works into the surrounding landscape. Where new tree planting is required a mix of fast growing
conifers and native species will be the preferred option. The policy above aims to result in a
standard of building design that shows an understanding of and a respect for the National Park
and its landscapes. This means that the principle of trying to screen poorly sited, designed or
over-sized development will not be acceptable.

6.22 Applicants will be required to demonstrate a functional need for a proposed building. Where a
building is of a substantial size, clarification will be sought over the intended use to ensure that
the size and form is justified. Intensive units which are unrelated to an existing farm business will
not be supported as enterprises involved solely in intensive livestock production can be ‘foot
loose’ and do not require a location in a National Park.

6.23 The National Park Authority has produced a Landscape Assessment as well as a Design Guide
for new agricultural buildings. It will be expected that applicants will have had regard to these
documents when submitting proposals. Any opportunities to support or enhance biodiversity on
site would also be supported.

Alternative Options/Why Have We Chosen This Option?

It is not considered that there is a realistic alternative option to inclusion of this policy so
alternative options have not been generated and considered. Instead, this policy was tested
against sustainability objectives as part of the sustainability appraisal to see if it could be
improved in terms of its contribution towards encouraging more sustainable forms of
development.

Policy BL6 - Tracks

Proposals to install, alter or extend tracks will be permitted where:

1. The scale and alignment of the track and the proposed materials will not have an
   adverse impact on the landscape and special qualities of the National Park;

2. There is compelling evidence of a need for the track to directly support an established
   agricultural or forestry use and the scale and nature of the development is
   commensurate with that need;

3. It can be demonstrated that no existing roads or tracks are suitable and that
   alternative arrangements cannot be made to meet the identified need for the track;

4. It can be demonstrated that there will not be an unacceptable adverse impact on any
   known historic or archaeological features;

5. Works will not adversely affect ecological assets, including impacts arising from
   habitat loss, drainage or disturbance. Where appropriate. Environmental Impact
   Assessment and Habitats Regulation Assessment will be required;

6. Appropriate design, construction methods and materials are used to reduce the visual
   impact of the track on the wider landscape.

The Authority will impose a condition on appropriate planning permissions requiring the
removal of the track and reinstatement of the land to its former state if it is no longer
needed for its originally intended purpose.
Explanation

6.24 Many areas of the National Park are characterised by an open landscape where the impact of new development can be seen over a wide area. New or altered tracks across this landscape can be readily visible from public vantage points and can appear as a scar for many years. Nevertheless, there may be circumstances where the development of a new track or alteration or the improvement or extension of an existing track would bring significant land management benefits and in these cases the Authority will support proposals which are sensitively designed in a way that helps to maintain the distinctive quality of the National Park’s landscape, biodiversity and natural environment.

6.25 The creation of a new track or work to alter an existing track is classed as an engineering operation which constitutes development. Where a proposal is reasonably necessary for agricultural or forestry purposes it is covered by the Town and Country Planning (General Permitted Development) (England) Order 2015 (Schedule 2 Part 6 Agriculture and Forestry). In these cases the Authority must be notified of the proposal and may require details to be approved before works are carried out. Tracks which are not reasonably necessary for agricultural or forestry or which lie within 25 metres of a classified road require planning consent. This includes tracks to be used for business or recreation purposes, for example in connection with moorland shooting activities.

6.26 The Authority will expect applicants to have considered all possible alternative arrangements to the proposed track development, including using or sharing other tracks and using smaller or more versatile vehicles which avoid the need for the works. In drawing up proposals, applicants should refer to the Authority’s Planning Advice Note for Agricultural, Forestry and Recreational Tracks in the North York Moors National Park (Planning Advice Note 6).

6.27 The design of new or altered tracks is critical and new tracks should follow the routes of existing field boundary walls and hedges where possible to avoid cutting across open fields and landscapes. Areas of known archaeology should be avoided and tracks should ideally take the form of twin trods with grass or heather between the wheelings. Where it is not possible to follow existing field boundaries or walls or hedgerows planting may be required to help the track blend in.

6.28 Local material should be used for surfacing to ensure compatibility with the local landscape character and ecology. In the case of replacement tracks or repairs to existing tracks, like for like surfacing should be used to ensure that the new development is visually compatible with the existing track. Light coloured surfacing such as limestone or hard core should be avoided as it can increase the visual prominence of the track. Open ditches adjacent to new or altered tracks should be avoided as they are unsightly, increase the visual impact of the track in the landscape and are harmful to biodiversity.

Alternative Options/Why Have We Chosen This Option?

It is not considered that there is a realistic alternative option to inclusion of this policy so alternative options have not been generated and considered. Instead, this policy was tested against sustainability objectives as part of the sustainability appraisal to see if it could be improved in terms of its contribution towards encouraging more sustainable forms of development.
Policy BL7 - Relocation of Agricultural Businesses

The relocation of agricultural enterprises from within villages will be permitted only in certain circumstances. These circumstances are where:

1. It is not possible to viably operate the same form of agricultural activity in the current location, and continuing the same activity in the current location would cause severe economic disadvantage;

2. Relocation would not detract from the special qualities of the National Park, in particular the quality of the landscape, variety of wildlife and habitats and the character, tradition and cultural identity of its villages.

Explanation

6.29 As agricultural practices continue to change, cases can arise where agricultural businesses ‘outgrow’ their current location within or adjacent to a village and need additional or reconfigured space in which to operate. It can also be the case that there can be a degree of ‘jostling for space’ where villages contain farms and are also popular with tourists and those visiting for recreational purposes. In rare circumstances there may therefore be some demand for relocation of existing farm holdings. However, as farming often covers a wide area of land and can significantly impact on landscape character and biodiversity, such cases need very careful consideration in terms of pursuing the statutory purposes of National Park designation. Farms can also strongly contribute to the character, cultural identity and traditions of a village and lend a sense of place, activity and history to a community. The craftsmanship displayed by past generations when building the upland farms and villages was cited as one of the factors in the 1947 Hobhouse report which led to the designation of the North York Moors National Park.

6.30 Whilst it wishes to support farming throughout the National Park the Authority is therefore of the view that the scale of change required would only be acceptable in very exceptional circumstances, and that in balancing the needs of a business against the wider needs of the National Park’s residents and visitors it is those wider needs that would very likely take precedence, unless it can be demonstrated that the change is absolutely necessary for the continuation of a business or would result in significant amenity benefits to residents.

6.31 Where any relocation takes place developers must demonstrate that proposals minimise environmental impact and incorporate measures to enhance biodiversity and combat climate change. An agricultural occupancy condition will be placed on any dwelling within the new farmstead.

Alternative Options/Why Have We Chosen This Option?

It is not considered that there is a realistic alternative option to inclusion of this policy so alternative options have not been generated and considered. Instead, this policy was tested against sustainability objectives as part of the sustainability appraisal to see if it could be improved in terms of its contribution towards encouraging more sustainable forms of development.
Policy BL8 - Retail Development

Proposals for new retail development, professional and financial and food and drink services will be permitted:

1. Within the defined commercial area of Helmsley unless the proposal is primarily for and of benefit to the local community;

2. Within the main built up area of Larger Villages;

3. Within the main built up area of Smaller Villages where they are compatible with the character of the area and are of a scale that is appropriate to the community in which they are located;

4. They are ancillary to an existing enterprise provided that the proposal does not result in a cumulative increase in activity which would have an unacceptable impact on the character of the area, the amenity of local residents, or the wider vitality and viability of villages.

Explanation

6.32 In guiding new retail, professional, financial and food and drink development within settlements (use classes A1-A3) it is important to achieve a balance between provision for convenience services and retailing for tourism, predominantly aimed at visitors. Settlements within the National Park are very popular locations for visitors and can come under significant pressure to accommodate new retail developments to cater for the visitor market. The cumulative impact of new enterprises particularly those which are aimed primarily at the visitor market can be detrimental to the character of settlements within the National Park and can undermine their viability and vitality.

6.33 An exception to this approach is made for retail proposals which are ancillary to existing enterprises – for example, farm shops. This aims to ensure that commercial development is not introduced into quiet areas; therefore, preventing damage from increased activity levels on the character and appearance of the National Park.

6.34 Proposals resulting in the loss of retail development will only be permitted if it can be demonstrated robustly that the facility is no longer suitable for retail use, in accordance with the viability and marketing tests set out at Appendix 2.

6.35 It is essential that Helmsley town centre remains a vibrant town centre and adapts to changing circumstances when they arise, and that any proposals of a certain scale do not have a significant adverse impact on Helmsley town centre. Policy for town centre uses is set out in the 2015 Helmsley Local Plan.

6.36 Policy on the loss of community facilities, including shops is set out in Strategic Policy L.

Alternative Options/Why Have We Chosen This Option?

It is not considered that there is a realistic alternative option to inclusion of this policy so alternative options have not been generated and considered. Instead, this policy was tested against sustainability objectives as part of the sustainability appraisal to see if it could be improved in terms of its contribution towards encouraging more sustainable forms of development.
Policy BL9 - Advertising and Signposting

Advertisements and signposts will only be permitted where:

1. 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;

2. The number of advertisements is kept to a minimum to avoid clutter;

3. There will be no adverse effect on residential amenity or public and highway safety;

4. 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.

Explanation

6.37 Advertisements, including private road signs and signposts can play an essential role in promoting business and tourism. Advertisement signs need to be noticeable and can have a considerable impact on the appearance and character of buildings, villages and the wider landscape. Poorly placed, out of scale or excessive signage can detract from the special qualities of the National Park and it is therefore essential that proposals for advertisements are given careful consideration to ensure that they are sensitive to their surroundings.

6.38 The design of an advertisement together with its site, position, colour and materials can determine how well it fits into the context provided by its surroundings. Large advertisements, particularly those, for example, which do not respect the proportions of any building to which they are attached can be unsightly and detract from the quality of an area, as can advertisements which are made of non-traditional shiny and reflective materials or which make use of particularly brash colours. Illuminated advertisements can be particularly visually intrusive and will be carefully controlled. A proliferation of signs attached to buildings or freestanding can also lead to unsightly clutter.

6.39 Developers should be aware that in order to conserve the character of the National Park, standard corporate or standard shop 'franchise' signs will not always be appropriate and that individual designs may be required in many cases.

6.40 Legislation for the control of adverts comes from the Town and Country Planning (Control of Advertisements) (England) Regulations (2007), which includes a definition of what is meant by advertisements. The North York Moors National Park Authority has also been designated as an Area of Special Advertisement Control which means that there is a reduction in the scope and size of advertisements within the deemed consent provisions. Should consent be granted then this normally lasts for five years only, however this may be for a shorter or longer period depending upon the nature of the application.

Alternative Options/Why Have We Chosen This Option?

It is not considered that there is a realistic alternative option to inclusion of this policy so alternative options have not been generated and considered. Instead, this policy was tested against sustainability objectives as part of the sustainability appraisal to see if it could be improved in terms of its contribution towards encouraging more sustainable forms of development.
Policy BL10 - Communications Infrastructure

The provision of infrastructure for radio, broadband and other telecommunications and information technology will be supported where it is of a scale and design appropriate to the National Park and helps meet the needs of local communities. Proposals for the erection of telecommunications masts and equipment and any associated development will be permitted where:

1. There are no suitable alternative means of provision;
2. There is no unacceptable adverse visual impact upon the character of the locality and the wider landscape;
3. The siting of the installation makes use of the least environmentally intrusive option available, subject to technical issues;
4. The proposal is part of a coordinated, long term strategy for the provision of telecommunications technology;
5. Provision is made for the removal of the equipment when it is redundant.

Where there would be unacceptable harmful impact which cannot be mitigated by alternative sittings or design, permission will not be granted.

Explanation

6.41 Modern communications are increasingly now vital to those living in, working in or visiting the National Park. They provide online access for residents to services that otherwise can be physically located miles away, they are essential for the kinds of businesses that are located or would wish to locate in the National Park – especially in the tourism sector and they can help visitors in their understanding and navigation of the North York Moors. However the remoteness and terrain of much of the National Park imposes limitations on services and deficiencies continue to exist.

6.42 This policy facilitates this expansion of broadband and mobile infrastructure for the benefit of all, whilst at the same time minimising any environmental impacts. A policy to support the improving broadband and mobile telecommunications services is also included in the National Park Management Plan.

6.43 Mobile phones and other communications systems usually utilise transmission facilities where distance apart is determined by the topography and the transmitting frequency of the system. Such development in the open landscape of the Moors would be visually harmful so open countryside settings would be inappropriate. However, in order to allow residents, visitors and emergency services access to this new technology some development in the National Park will need to be permitted. Operators will be encouraged to seek solutions to lessen impact, through design and siting for example. Of note, a Joint Accord35 was agreed in June 2018 between National Parks England and the Mobile UK and was developed to complement the Code of Best Practice on Mobile Phone Network Development, recognising the special nature of the National Parks as sensitive environments that seek to support thriving communities.

6.44 Operators will be expected to show what consideration has been given to reducing the impact through such mechanisms as mast sharing, the erection of antennae on existing structures (including electricity pylons) and the use of existing features, such as buildings or trees, for screening, as well as the areas of search and options considered. The minimisation of any other impact on the environment, such as the effect of access roads, security fencing and power supply will also need to be considered.

35 Available at http://www.nationalparksengland.org.uk/publications-and-documents/publications/
Alternative Options/Why Have We Chosen This Option?

It is not considered that there is a realistic alternative option to inclusion of this policy so alternative options have not been generated and considered. Instead this policy was tested against sustainability objectives as part of the sustainability appraisal to see if it could be improved in terms of its contribution towards encouraging more sustainable forms of development.

Policy BL11 - Commercial Horse Related Development

Proposals for horse related development for commercial equestrian centres and liveries will be permitted where:

1. There is an existing dwelling available from which the site can be managed;
2. There is no unacceptable adverse visual impact upon the character of the locality and the wider landscape;
3. The amenities enjoyed by neighbouring occupiers will not be harmed by reason of disturbance and/or smell nuisance;
4. The proposed site is accessible by an adequate network of safe equestrian routes, which are capable of absorbing the additional usage;
5. There is adequate provision for parking and/or other associated ancillary facilities;
6. The proposal is of appropriate scale and well related to existing buildings.

Explanation

6.45 Equestrian activities can play a large part in the economy of rural areas and horse riding in the National Park is considered as an appropriate form of recreation. It will be supported by the Authority as long as it does not lead to conflicts with the landscape and natural beauty of the National Park or with residents and other National Park users. However, the increasing popularity of equestrian activities has resulted in increased pressure for development for new buildings and associated structures such as all-weather exercise and training areas. The concentration of this type of activity may lead to the over saturation of bridle paths, which adversely impacts other users such as walkers who may find their enjoyment reduced or may have a detrimental impact on the natural environment and the appearance of the landscape. As such any proposals for commercial horse related development should be of appropriate scale and well related to existing buildings.

Alternative Options/Why Have We Chosen This Option?

It is not considered that there is a realistic alternative option to inclusion of this policy so alternative options have not been generated and considered. Instead, this policy was tested against sustainability objectives as part of the sustainability appraisal to see if it could be improved in terms of its contribution towards encouraging more sustainable forms of development.
Policy BL12 - Temporary Rural Workers’ Dwellings

Temporary dwellings for rural workers engaged in farming, forestry or other essential land management activities will be permitted where the accommodation is essential to support a new enterprise or activity, whether on a newly created or an established unit.

In all cases it must be demonstrated that:

1. There is a clear functional need for the dwelling;
2. The need cannot not be met by using another existing dwelling or property on the unit or any other existing accommodation in the area;
3. There is clear evidence that the proposed enterprise has been planned on a sound financial basis;
4. There is a firm intention and ability to develop the enterprise concerned;
5. The proposed location is well related to existing buildings;
6. The proposed temporary dwelling can be easily dismantled and removed and the site restored to its existing condition.

Explanation

6.46 Occasionally there may be circumstances where a new rural business or activity is being set up and a dwelling in open countryside is needed to support the new enterprise. Provided the new enterprise is a farming, forestry or other essential land management activity, the Authority will consider granting a three year permission for a temporary dwelling in an appropriate location to enable the longer term viability of the enterprise to be established.

6.47 Applicants must be able to provide clear evidence that the dwelling is essential for the running of the new enterprise and that the need for the accommodation cannot be met by using other dwellings either on the unit or nearby, or by converting an existing suitable building within the control of the applicant. Applicants will also need to show that no residential property that could have been used to meet the need has been disposed of in the preceding three years. Further details of the information required and the assessment of applications are at Appendix 3.

6.48 The proposed location of the temporary dwelling should be well related to existing buildings and minimise impact on the landscape. Suitable accommodation would be a residential caravan or chalet which should be of a size commensurate with the worker’s need for accommodation. Permission will be given for three years and conditions will be applied restricting the occupancy to agricultural and forestry workers and setting out the date by which the temporary dwelling must be removed and the site restored to its existing condition. Successive extensions to temporary permissions will not normally be granted unless there are specific planning reasons relating to an individual case.

Alternative Options/Why Have We Chosen This Option?

It is not considered that there is a realistic alternative option to inclusion of this policy so alternative options have not been generated and considered. Instead, this policy was tested against sustainability objectives as part of the sustainability appraisal to see if it could be improved in terms of its contribution towards encouraging more sustainable forms of development.
7. Communities

Objectives - Communities:

18. Maintain and foster vibrant local communities where younger households have an opportunity to live and work and where new development is supported by appropriate infrastructure including sustainable transport.

19. Support the provision and retention of key community facilities and services.

20. Ensure that a range of types and sizes of housing is available to meet local needs, particularly affordable housing, and limit the number of second homes.

Introduction

7.1 This chapter of the Plan sets out the policies which the Authority will use to help promote the social well-being of residents within the National Park through the careful consideration of development proposals for new and existing homes and community facilities.

Strategic Policy L - Community Facilities

Proposals that would result in the loss of or unacceptable adverse impact on a community facility will not be permitted, unless it can be demonstrated that the facility is no longer suitable or viable in that location or that it is no longer needed.

The provision of new health, sport, education and other community facilities will be permitted:

1. Within the main built up area of Helmsley or one of the Larger Villages where the facility is intended to serve both the immediate and/or the wider locality;

2. Within the main built up area of one of the Smaller Villages where the facility is intended to serve the immediate locality only;

3. In other locations, as an exception to Strategic Policy B, where there are no suitable sites in Helmsley or a Larger or Smaller Village.

Explanation

7.2 Community facilities, including village halls, shops, schools, post offices, health and child care facilities, libraries, religious buildings and pubs are essential elements which help small communities to thrive. These facilities often serve networks of villages and are essential for people who may otherwise face long journeys to reach alternative facilities or may have difficulty
accessing services, such as the elderly. They can also reinforce local identity and character and are often a focus for social interaction in rural areas.

7.3 The National Park Authority is aware that, once lost, such facilities are seldom regained, and that conversion of community facilities to non-community uses such as residential can reduce the social cohesion and economic vitality of local communities, as well as causing additional disruption and inconvenience in terms of access to services. It will therefore carry out its statutory duty to “foster the economic and social well-being of local communities” by setting out a clear policy that the loss of community facilities through change to an alternative planning use will, as a matter of principle, be resisted.

7.4 New community facilities intended to serve both the immediate and a wider locality should be located in Helmsley or one of the Larger Villages in order to support their service function. Facilities intended to serve the immediate locality will be permitted in all settlements. Only in exceptional circumstances will new facilities be permitted in other locations, provided there is no unacceptable harmful impact on the landscape.

7.5 The Authority does however accept that there may be some cases where the loss of a community facility is justified because it is no longer suitable to meet a need or is no longer economically viable. In such cases an inflexible approach could risk economic hardship to the current owner or tenant or result in empty buildings that could become neglected and detract from the appearance of an area. Strategic Policy L therefore aims to strike a balance between the retention of community facilities and the need to accept their loss if there are genuine and demonstrable reasons why this has to be the case. Permission resulting in the loss of facilities will only be granted if it can be demonstrated robustly that the facility is no longer suitable or viable for its community use, in accordance with the viability and marketing tests set out at Appendix 2.

7.6 Shops have both an important role in supporting sustainable communities in helping the local economy and therefore proposals for retail developments will be assessed under Policy BL8.

**Alternative Options/Why Have We Chosen This Option?**

*This is a continuation of existing policy which it is considered important to retain. Alternative options have not therefore been generated and considered. Instead the policy was tested against sustainability objectives as part of the sustainability appraisal to see if it could be improved in terms of its contribution towards encouraging more sustainable forms of development.*
## Policy CO1 - Supporting New Development

Development proposals will only be permitted where adequate infrastructure is in place or can be provided to support that development.

Developer contributions will be required where they are considered reasonable, necessary and appropriate to:

1. Ensure the provision of any necessary improvements to physical and social infrastructure resulting from additional demand created by the proposal;
2. Provide for affordable housing in line with the policy objectives of building housing to meet local needs;
3. Ensure that development can be made acceptable in the context of conserving and enhancing the natural beauty, wildlife and cultural heritage of the National Park and ensuring the continued understanding and enjoyment of its special qualities.

Proposals for new, improved or supporting infrastructure will be permitted where:

a) They represent the least harmful option reasonably available having regard to any operational requirements and technical limitations that are applicable;

b) The design minimises impact on visual amenity, including the character and appearance of the locality and the wider landscape;

c) They will not result in harmful impacts upon features of ecological, archaeological, architectural or historic interest.

### Explanation

7.7 This policy is intended to ensure that adequate infrastructure is or can be made available to support new development and that the development of any new infrastructure is sensitive to its location within a National Park setting. It also states that contributions from developers may be sought to eliminate or mitigate the impact of any new development. Contributions are an important way of providing necessary infrastructure improvements or providing for the mitigation of environmental impacts which are required as a result of new development. Examples could include highways improvements, the provision of affordable housing, community facilities, new areas of community space or new green infrastructure.

7.8 The Authority’s approach to negotiating developer contributions will take into account the proposed development’s impact on National Park special qualities. Contributions will be sought where they are necessary to make any development acceptable in planning terms and where they are fairly and reasonably related in scale and kind to the development. Developers are encouraged to contact the Authority at an early stage in such cases so that negotiations can take place in a timely manner.

7.9 The Authority’s (forthcoming) Infrastructure Delivery Plan will assess the quality and capacity of infrastructure in the National Park. The main focus for development in the North York Moors is at Helmsley and infrastructure requirements for the town were assessed as part of the 2012 Ryedale Infrastructure Delivery Plan.

### Alternative Options/Why Have We Chosen This Option?

It is not considered that there is a realistic alternative to this policy which requires adequate infrastructure for new development and includes specific requirements for any new or improved infrastructure. Alternative options have not therefore been generated. Instead, the policy was tested against sustainability objectives as part of the sustainability appraisal to see if it could be improved in terms of its contribution towards encouraging more sustainable forms of development.
**Policy CO2 - Transport**

New development will only be permitted where:

1. It is of a scale which the adjacent road network has the capacity to serve without detriment to highway safety;

2. The external design and layout and associated surfacing works take into account, as appropriate, the needs of all users including cyclists, walkers, horse riders and users of mobility aids;

3. Highway detailing, road improvements and street furniture are sensitive to the character, heritage, built form and materials of the area, the need to conserve and enhance biodiversity and are the minimum required to achieve safe access.

New roads and significant road widening schemes are not considered appropriate in the National Park and will not be permitted unless it can be robustly demonstrated that they will meet a compelling need which cannot be met in any other way and are acceptable in terms of landscape and other impacts.

**Explanation**

7.10 Transport is a part of all our lives and has a fundamental role in connecting people to places, particularly in remote rural areas. Many local residents within the National Park rely on their own vehicles. However, other residents are without access to a car, for all or part of the time and alternative modes of transport, including bus services and the rail network will remain important to many.

7.11 As the National Park Authority is not the Highway Authority for its area, and hence it is not responsible for the day to day operation and maintenance of roads. There are two highway authorities who administer the National Park area, North Yorkshire County Council and Redcar & Cleveland Borough Council. The North Yorkshire County Council and Redcar & Cleveland Local Transport Plans set out the broader strategic approach to the issues of transport and accessibility within the National Park.

7.12 The National Park Authority consults the relevant highway authority on planning applications and those authorities will respond having regard to their relevant standards and specifications. The 1995 Environment Act lays a duty on all relevant authorities to have regard to National Park purposes when operating within the boundaries of the National Parks. This applies to transport providers and operators.

7.13 Planning applications above a certain scale, in a Conservation Area or involving works to a listed building will need to be accompanied by a Design and Access Statement. Details are available on the Authority’s website. In the case of a development which will generate a significant amount of movement a Travel Plan will need to be prepared.

7.14 New road schemes and upgrading can have a significant impact upon the landscape and the natural environment of the National Park. Government policy\(^{36}\) states that there is a strong presumption against any significant road widening or the building of new roads through a National Park, save in exceptional circumstances, such as the demonstration of a compelling need that could not be met by any reasonable alternative. The Authority will therefore continue to resist major road proposals within its area, be they the routing of major new roads or the upgrading in status of existing routes. Local Transport Plans do not identify any major new road schemes in the National Park. A Strategic Transport Plan is currently being prepared by Transport for the North\(^{37}\).

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\(^{37}\) Transport for the North is a public and private sector partnership working to develop and deliver strategic transport infrastructure across the North of England.
Alternative Options/Why Have We Chosen This Option?

This policy continues the Authority’s existing approach to new development and transport and clarifies the position regarding new roads and significant road widening schemes. One alternative option has been considered:

1. Not to include a statement regarding new roads and significant road widening schemes.

This option was not chosen as it is considered important to clarify the position regarding significant road development within the National Park.

Policy CO3 - Car Parks

New parking facilities will be permitted where:

1. It helps to solve existing identified parking problems;
2. It will benefit the needs of both communities and visitors to the National Park;
3. It uses an existing or previously developed site unless it can be demonstrated that no such suitable sites are available;
4. The scale, design, siting, layout, and surfacing do not have an unacceptable impact on the natural beauty, wildlife or cultural heritage of the National Park;
5. It forms an integral part of a coordinated approach to traffic management.

Explanation

7.15 New car parks will need to be very carefully designed, sited and landscaped. Large car parks can detract significantly from the character of their location and the surrounding landscape. However, small, isolated car parks often appear incongruous and can be difficult to manage and keep secure and safe. Proposals should be designed carefully, taking full account of the needs of pedestrians, cyclists and equestrians, and the siting, layout and surfacing of new car parks should ensure that there is no adverse impact on the natural beauty, wildlife or cultural heritage of the Park, and that highway safety and residential amenity are not compromised. In order to prevent intrusion from light pollution, external lighting will not normally be acceptable unless essential for safety reasons (see Policy ENV4). Large areas of new hard surface can have an adverse impact on existing drainage and create flood risk hence new proposals should seek to manage and minimise run off. Schemes of one hectare or more are classed as major development under the Town and Country Planning (Development Management Procedure) (England) Order 2015) and are required to incorporate Sustainable Drainage Systems (SuDS) into their design.

Alternative Options/Why Have We Chosen This Option?

This is a continuation of the Authority’s existing policy position. It is not considered that there is a realistic alternative to inclusion of this policy so alternative options have not been generated. Instead, the policy was tested against sustainability objectives as part of the sustainability appraisal to see if it could be improved in terms of its contribution towards encouraging more sustainable forms of development.
Policy CO4 - Public Rights of Way and Linear Routes

Development proposals should protect and where appropriate enhance existing networks of Public Rights of Way, linear routes and other access routes used by pedestrians, cyclists and horse riders.

Development proposals which would have an unacceptable harmful impact on a Public Right of Way or which would prejudice the future recreational use or a return to the former use of linear routes such as disused railway lines indicated on the Policy Map will not be permitted.

Explanation

7.16 Responsibility for all public rights of way (PROW) within the National Park has been delegated to the National Park Authority. The PROW network and other areas of public access in the National Park provide one of the most important recreational resources throughout the whole of the National Park area. They form a resource which offers considerable opportunities for visitors and residents to enjoy the countryside and the special qualities of the North York Moors, and which directly supports the National Park second purpose. Most of the Cleveland Way National Trail, regional routes and other long distance walks, all of which attract considerable numbers of visitors each year, pass through the National Park.

7.17 The protection of Public Rights of Way and linear routes, such as disused railway lines, provides opportunities to encourage walking, cycling and horse riding as safe and attractive alternative modes of transport within the National Park - whether for recreational or other purposes. By keeping routes whole and not allowing them to be severed by new development, their future use will not be prejudiced. Diversion or removal of a Public Right of Way is a complex and lengthy legal process. A number of disused railway lines exist around the National Park, some dating from the area’s industrial era. Such routes may present opportunities for appropriate reuse as recreational corridors, and it is particularly important that they remain intact. The location of protected linear routes is shown on the Policy Map.

Alternative Options/Why Have We Chosen This Option?

This is a continuation of the Authority’s existing policy position. It is not considered that there is a realistic alternative option to inclusion of this policy so alternative options have not been generated. Instead, the policy was tested against sustainability objectives as part of the sustainability appraisal to see if it could be improved in terms of its contribution towards encouraging more sustainable forms of development.

Policy CO5 - Community Spaces

Development proposals which would lead to the loss of or significant harm to the qualities or functions of an identified Community Space will not be permitted unless it can be demonstrated that the space is no longer needed or a suitably located replacement of at least equivalent standard is secured.

Explanation

7.18 Community Spaces are spaces which provide a recreational and/or social benefit and are open to the public to use. The NPPF requires that Local Plans identify quantitative and qualitative deficits or surpluses of open space, sports and recreational facilities in the area. An Open Space Assessment has been prepared. The Study will be used to inform where new provision may be required and to provide an evidence base to justify a request for new facilities from developers as part of new developments.

7.19 The following types of spaces have been identified and are shown on the Policy Map:

38 For details, see: https://www.northyorks.gov.uk/definitive-map-public-rights-way
1. Allotments
2. Play areas
3. Recreation fields
4. Sports facilities and playing fields (cricket, tennis, bowls, quoits etc.)
5. Religious grounds
6. Village Halls

7.20 Permission resulting in the loss of Community Spaces will only be granted if it can be demonstrated robustly that the space is no longer suitable or viable for its community use, in accordance with the viability and marketing tests set out at Appendix 2.

**Alternative Options/Why Have We Chosen This Option?**

*This is a new policy. Two alternative options have been considered:*

1. *Have no community spaces policy but rely instead on NPPF, paragraph 70. This option was not chosen as it is considered important to have a strong local policy which resists the loss of community spaces.*

2. *Retain the current policy approach in Core Policy I which resists the loss of community facilities unless it can be demonstrated that they are no longer suitable or viable for a community use but does not specifically identify community spaces. The preferred option was chosen rather than this alternative because it was considered that identifying community spaces on the Proposals Map will give greater clarity for developers and the public.*

**Strategic Policy M - Housing**

**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.**

**Housing will be permitted:**

1. *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;*

2. *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;*

3. *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;*

4. *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;*

5. *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;*

6. *Where it is in accordance with an Estate Plan adopted as a Supplementary Planning Document by the National Park Authority.*
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 Moors Strategic Housing Market Assessment and other local surveys.

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.

Explanation

7.21 The North York Moors National Park lies within commuting distance of Teesside, York and Leeds and also attracts people who want to retire or buy holiday homes. Demand for housing is strong and house prices have been high in relation to the rest of the Yorkshire and Humber region for many years. Affordability remains a problem for many communities and a reason for younger people leaving the National Park. Second home ownership is an increasing concern particularly in villages close to the coast and in the most attractive moorland villages.

7.22 Opportunities for new housing development within the National Park are very limited and need to be considered carefully in terms of how they can best support local communities. The National Park is a protected landscape and the conservation of open countryside and significant open spaces within villages is a fundamental part of the first National Park purpose. The Government makes clear through the National Parks Circular that National Parks are not suitable locations for unrestricted housing, and that the focus should be on providing for local housing needs through the provision of affordable housing and housing to support local employment opportunities and key services. The NPPF also requires that great weight should be given to conserving landscape and scenic beauty in the National Parks and identifies them as areas where development should be restricted. This plan therefore focusses on meeting local housing need rather than meeting externally derived demand for new homes in line with national policy.

7.23 The strategy for housing in this Local Plan is therefore:

a) To meet a significant element of housing demand and need in the Local Service Centre of Helmsley, in order to help widen local housing choice and support local services. This will be achieved through the development of land allocated for new open market and affordable housing in the adopted Helmsley Plan and through Policy CO6.

b) To allow for a more limited amount of housing including principal residence and affordable housing on small infill sites in Larger Villages. The aim is to have a flexible approach to new housing that will help stem population decline and support the vitality of the local economy and services in these communities whilst respecting the character and form of the built environment. This will be achieved through Policies CO7 and CO11.

c) To permit small schemes of local needs housing on infill sites in Smaller Villages to meet the needs of local people in a way that will maintain the tranquil rural character of these settlements. This will be achieved through Policies CO8 and CO11.

d) To encourage the delivery of affordable housing to meet local needs and provide new housing opportunities for a younger population across all settlements. This will be achieved by encouraging affordable schemes in Larger and Smaller Villages through Policy CO11, Rural Exception Sites, which allows 100% affordable dwellings that meet specifically identified local needs on sites where housing development would not normally be permitted.

e) To protect the open countryside from inappropriate housing development, in line with established national policy whilst recognising that some new housing may be needed as an exception to help meet the needs of agricultural, forestry or other essential land management workers. This will be achieved through Policy CO10.

f) To avoid new homes becoming second or holiday homes. This will be achieved by applying principal residence and local connection restrictions to all new housing other than in Helmsley. This will be achieved through Policy CO14.
g) To achieve a more balanced population demographic by encouraging **smaller, more affordable homes** to provide more choice in the housing stock and help retain a younger population demographic. This will be achieved through Policies CO6, CO7, CO8 and CO11.

**Amount and location of new housing**

7.24 No land is allocated for housing in the Local Plan apart from the housing elements of Environmental Enhancement Sites (Policy ENV14). Housing delivery will be through land allocated in the Helmsley Plan, windfall development in Smaller and Larger Villages (including custom and self-build housing), conversions and affordable housing ‘exception’ sites identified in conjunction with Rural Housing Enablers.

7.25 A Strategic Housing Market Assessment (SHMA) was carried out for the North York Moors in 2016 which noted that the key requirement in the National Park is for affordable housing to meet local needs. The SHMA concluded that an annual figure of 29 dwellings, mainly 1 and 2 bedroom units for affordable housing and smaller 2 and 3 bedroom units for general housing needs, together with some specialist housing for the growing elderly population would meet local needs and have the potential to stabilise population levels. There is little need for larger properties. The nationally described method of calculating housing need and the ‘Housing Delivery Test’ does not apply in National Parks.

7.26 The Plan anticipates that a minimum of 551 new homes (29 per year) will be completed between 2016 and 2035. However, decisions regarding new house building will not be driven by the number of dwellings that are to be provided; instead they will be based on whether the proposal will help to meet community needs whilst being of a quality that respects National Park purposes. It is recognised that National Park communities face problems of housing affordability, declining population and loss of services. Small scale, sensitively designed schemes which are assets to the community will therefore be supported regardless of past building rates. The rate of 29 new homes per year should be regarded as a minimum and should not be used to put a moratorium on new housing development once it is reached. Equally, should monitoring reveal that the rate of 29 homes per year is not being reached over a sustained period, policies relating to housing supply in this Plan will be reviewed.

7.27 Proposals for residential development in Helmsley will be determined in accordance with Policies H1, H2 and H3 of the Helmsley Plan 2014-2027. The Helmsley Plan was produced jointly by the National Park Authority and Ryedale District Council and adopted in July 2015. It sets out a vision for Helmsley and includes housing policies which cover residential development on allocated sites, windfall development and affordable housing provision. Proposals for residential development in Helmsley will be determined in accordance with these policies.

7.28 A supporting Strategic Housing Land Availability Assessment (SHLAA) indicates which sites in the National Park may be suitable for development and which have permission for development. This will be updated annually.

7.29 Policies CO6, CO7 and CO8 allow for development on infill sites in Helmsley and villages within the settlement hierarchy. 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.

7.30 The National Park contains many settlements with a sporadic or loose knit character where there is existing outlying development beyond the main core area. In these settlements the outlying development and any land between it and the core area are not regarded as part of the main built up area of the village. Any small plots within an existing frontage of the outlying development would not therefore be regarded as infill sites. Where settlements contain a number of built up areas it is intended that the infill policy will apply solely to the central main built up part of the settlement.
Types of housing

7.31 Policies within this Local Plan support the provision of a range of types of housing. The vast majority of existing housing in the National Park is open market housing without any restrictions regarding occupation or price and further open market dwellings are being provided in Helmsley in accordance with the Helmsley Plan.

7.32 **Principal residence housing.** A form of market housing controlled by a mechanism which ensures it can be lived in by anyone but only as their main residence. Villages where a large proportion of properties are used as second homes can suffer from a lack of vitality particularly during winter months and this can lead to an erosion of the sense of community within the village. Local services and facilities can also decline in the absence of all year round support. Requiring new dwellings to be occupied as a principal residence avoids further loss of stock to second homes in the National Park whilst enabling the local economy to benefit by providing new housing for people coming into the area to live, work and contribute to the local community. The Authority will therefore allow principal residence housing in Larger Villages to support their service function.

7.33 Principal residence housing must be used as the principal residence of the household living in it but does not have any price restrictions or any local connection requirements. Although there is likely to be a small reduction in the value of the dwelling compared with an open market dwelling, the reduction is significantly less than with a local connection condition. Principal residence requirements will be secured through a planning condition and will be monitored by the Authority.

7.34 **Local needs housing.** Since 1992 the Authority has used local occupancy conditions to ensure that new housing is used to meet the needs of local people. There is ongoing local support for this approach which is continued for housing in Smaller Villages and for conversion of buildings in Open Countryside. In comparison with previous policies, however, the criteria used to determine local occupancy have been widened and are now referred to as 'local connection' criteria. Their aim is to ensure that new housing developments in Smaller Villages in particular are for the benefit of existing and future residents who make a contribution to the National Park society and economy. Policy CO14 sets out the criteria that will be applied to local needs housing schemes. The local connection requirement will be secured through a planning condition and will be monitored by the Authority.

7.35 **Affordable housing.** In recent years many small affordable housing schemes have been successfully developed in the National Park through partnership working with Rural Housing Enablers, Registered Providers (housing associations), Local Housing Authorities and Homes England (formerly the Homes and Communities Agency) as part of the North Yorkshire Strategic Housing Project. These schemes have delivered social and affordable rented housing as well as shared ownership dwellings in local communities and this Local Plan supports the provision of further affordable dwellings which meet local needs.

7.36 Affordable housing is defined in the NPPF and the same definition is included in the glossary to this plan (Appendix 4). Recent changes to the definition of affordable housing mean that many different types of housing development now come under the umbrella of affordable housing, including ones that have not so far been common in the National Park such as discounted market sales housing and affordable private rent. Such new forms of affordable housing mean that local landowners and small developers as well as Registered Providers may now put forward affordable schemes in the National Park provided they comply with policies in this Plan, including that the proposed dwellings will remain affordable in perpetuity.

7.37 The link between local incomes and prices on the open market is a key factor in the assessment of affordability and the Authority will be looking for schemes where the monthly rent and/or mortgage costs are less than 30% of gross monthly household income. If proposals are for any form of low cost home ownership, the Authority will also look at the level of deposit needed to secure a mortgage as this can take a property out of reach of people who need affordable housing. Applicants should be aware that some affordable models, for example, developments where sales are discounted below the prevailing market value, may still not deliver genuinely affordable options for local residents and these would not be supported by the Authority. Similarly, affordable rents may need to be less than 80% of local open market rents to be affordable for local households.
7.38 Occupancy of affordable dwellings will be restricted by means of a Section 106 agreement or planning condition to those in housing need who require affordable housing and also have strong links to the local community. The agreement or condition will require the dwellings to remain affordable in perpetuity.

Size of new dwellings

7.39 There is a predominance of larger homes within the existing housing stock in the National Park. In 2011 44.2% of homes were detached houses, compared to 22.6% for England and Wales, and there were 3.1 bedrooms on average per house compared to 2.7 nationally. There is also evidence that affordability is a problem, particularly for younger people needing to set up home for the first time.

7.40 In order to deliver a larger proportion of smaller homes, all new build dwellings within Larger and Smaller Villages should have an internal floor area of no more than 93 square metres. This figure is taken from the Government’s national space standards and is the minimum gross internal floor area for a three bedroom, five person dwelling. It is large enough to cover two bedroom dwellings of varying styles and designs (allowing for sufficient internal storage space) as well as some smaller three bedroom dwellings. This will provide flexibility and allow for a good standard of smaller sized new housing in the National Park. Permitted development rights in respect of extensions, loft conversions and works to garages will be removed to enable the Authority to consider the appropriateness of any future development proposals.

7.41 An exception may be made to the size limit where a development is for affordable housing and a specific requirement for a larger family unit has been identified in a local housing needs survey.

Alternative Options/Why Have We Chosen This Option?

This policy sets the strategic approach to housing in the National Park. Two alternatives have been considered in relation to the overall number of homes to be provided and the definition of an infill site (which will apply to windfall development in Helmsley, Larger Villages and Smaller Villages):

1. Provide for a different number of new homes to be completed over the period of the Plan.

The preferred option is for 29 new homes to be completed per annum. This has been chosen in preference to both the existing anticipated rate of 26 new homes per year and to a higher figure of 36 homes per year (which is based on past rates). The figure of 29 new homes has been chosen as it will help meet local needs and support the objective to stop the decline in the existing National Park population. It is considered to be deliverable within an approach which expects a significant element of housing needs to be met in Helmsley and smaller scale housing schemes to be developed within villages.

2. Retain the existing definition of an infill site (a small gap within a continuously built up frontage of the main built up area of the settlement which can accommodate no more than one dwelling).

Many potential infill sites which meet the existing definition have been given planning permission in recent years. The preferred option allows for infill sites capable of accommodating no more than two dwellings and has been chosen as it will allow additional sites to come forward in both Larger and Smaller Villages to help meet the target housing provision.

Please refer to the alternative options listed in the detailed policies below which are also relevant to this policy and to the Communities Topic Paper for further information.

7.42 More information is available in the Housing Topic Paper.

39 ‘Technical housing standards – nationally described space standard’ Department for Communities and Local Government, March 2015
Policy CO6 - Housing in Helmsley

In order to deliver the objectives of the Helmsley Plan, the following types of housing development will be permitted:

1. Development of open market and affordable housing on sites allocated under Policy H1 of the Helmsley Plan, New Residential Development.

2. Development of open market housing on small infill sites brought forward under Policy H2 of the Helmsley Plan, Windfall Development.

3. Conversion of an existing building within the main built up area to open market housing where the proposal complies with the requirements of Policy CO12. Where a conversion scheme would create six or more new dwellings, 40% of the new units should be affordable, subject to viability.

Explanation

7.43 Policy CO6 ensures that the objectives of the Helmsley Plan will be delivered under this Local Plan. Further information is provided within the Helmsley Plan itself.

7.44 Policy H2 of the Helmsley Plan, Windfall Development, refers to residential development on small infill gaps within the Development Limit of the town and cross refers to the North York Moors Core Strategy and Development Policies document which is replaced on adoption of this Local Plan. For the avoidance of doubt, the definition of infill sites at paragraph 7.29 above will apply in consideration of applications for windfall developments in Helmsley.

7.45 In line with policy in the adopted Helmsley Plan, where the conversion of an existing building within the main built up area of Helmsley would result in the creation of six or more new units, there will be an affordable housing target of 40% of the new dwellings to meet the needs of local people. Where this target cannot be met the applicant will need to submit an independent viability assessment justifying any lower provision of affordable housing. Where the number of units to achieve 40% does not equal a whole unit, a pro-rata financial contribution will be sought for that part where viable.

Alternative Options/Why Have We Chosen This Option?

This policy ensures that the objectives of the Helmsley Plan continue to be delivered under this Local Plan. It is not considered that there is a realistic alternative option to inclusion of this policy which continues the Authority’s existing adopted approach. Alternative options have not therefore been generated. Instead the policy was tested against sustainability objectives as part of the sustainability appraisal to see if it could be improved in terms of its contribution towards encouraging more sustainable forms of development.
Policy CO7 - Housing in Larger Villages

In order to support the wider service function of Larger Villages, the following types of housing development will be permitted:

1. Principal residence or affordable housing on suitable infill sites within the main built up area of the village. Individual dwellings should have an internal floor area of no more than 93 square metres unless, in the case of an affordable dwelling, a specific need for a larger unit has been identified;

2. Conversion of an existing building within the main built up area of the village to principal residence or affordable housing where the proposal complies with the requirements of Policy CO12.

Explanation

7.46 Policy CO7 aims to support services and maintain the economic vitality of Larger Villages within the National Park by permitting the development of principal residence or affordable housing on small infill sites or by conversions of existing buildings. Larger sites within these villages would only be considered for housing development as an exception to policy and proposals would be assessed under Policy CO11 below.

Alternative Options/Why Have We Chosen This Option?

Two alternative options have been considered:

1. Retain the existing policy approach allowing open market housing within the main built up of Larger Villages and requiring a 40% affordable housing contribution on larger sites.

   This option was not chosen as the priority is for affordable housing to meet local needs and the existing policy has not delivered additional affordable housing on open market sites outside Helmsley.

2. Apply local connection rather than principal residence requirements to housing developments (both infill and conversions) in Larger Villages.

   The preferred option to allow principal residence housing in Larger Villages has been chosen to address concerns that new households should be able to move into Larger Villages in order to support their service function.

3. Retain the existing approach which does not restrict the size of new dwellings on small infill sites.

   The preferred option which requires new dwellings on infill sites to have an internal floor area of no more than 93 square metres has been chosen to ensure that new housing development helps to meet the identified need for smaller homes and will be more affordable for local people. 93 square metres is taken from published Technical Housing Standards and has been chosen as it would cover two bedroom dwellings of varying styles and sizes as well as some smaller three bedroom dwellings.

   Please note that alternative option 3 also applies to Policy CO8 below.
Policy CO8 - Housing in Smaller Villages

In order to maintain the tranquil rural character of Smaller Villages whilst also meeting the needs of the local community, the following types of housing development will be permitted:

1. Local needs or affordable housing on suitable infill sites within the main built up area of the village. Individual dwellings should have an internal floor area of no more than 93 square metres unless, in the case of an affordable dwelling, a specific need for a larger unit has been identified;

2. Conversion of an existing building within the main built up area to local needs or affordable housing where the proposal complies with the requirements of Policy CO12.

Explanation

7.47 Smaller Villages in the National Park have a quiet rural character which could be harmed by larger scale housing developments. However, there may be a need for a small number of additional homes for local people in these villages and this policy enables the delivery of affordable or local needs housing schemes on suitable infill plots. Policy CO14 below sets out the criteria that will be applied to local needs housing schemes.

Alternative Options/Why Have We Chosen This Option?

One alternative option has been considered:

1. Apply principal residence rather than local connection requirements to housing developments (both infill and conversions) in Smaller Villages.

The preferred option was chosen as there are likely to be fewer housing development opportunities in Smaller Villages and it was considered important for these to be used to meet the needs of local people.

Policy CO9 - Botton Village

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:

1. New community facilities should be located in the Village Centre or Falcon neighbourhoods, reinforcing their position at the centre of the community. 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;

2. Works to improve existing buildings used for living accommodation, including their conversion 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 conversion and/or change of use of existing buildings within any of the other neighbourhoods should comply with requirements 1 to 6 of Policy CO13, Conversion and Change of Use of 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. All development proposals should respect the existing character of the neighbourhood and its landscape setting as set out in the Botton Village Character Appraisal.

Explanation

7.48 The land at Botton Village towards the head of Danby Dale is owned by Camphill Village Trust, a registered charity that provides care, support and housing to people with learning and other disabilities. Community facilities and houses in which community residents live, some with carers under a ‘Shared Lives’ arrangement, are located in eight neighbourhood areas, originally centred round established dwellings or farmsteads. Residents receive support to participate in the life of the community which provides opportunities for work, social interaction, education, training, and cultural and leisure activities.

7.49 Botton Village is a changing community, physically and socially different to all other settlements in the National Park. It is placed in a separate category in the National Park settlement hierarchy as the dispersed settlement of Botton. In recent years it has undergone various changes, some in response changing legislative requirements covering social care. Although the community is not expanding, some of its buildings need updating and facilities need to be improved in order for its caring role to continue. Policy CO9 allows for development that will meet the ongoing needs of the supported community at Botton without damaging the character of the settlement or its position within the wider landscape.

7.50 Botton is a widely dispersed settlement with buildings from different periods and in a variety of architectural styles. The history and character of the settlement and its contribution to the landscape in this part of the National Park are set out in the (forthcoming) Botton Village Character Appraisal and all applications must show that they respect the principles for future development detailed in the appraisal.

7.51 All development proposals at Botton will also be considered against other relevant policies in the Plan and the requirement that new development proposals should meet the needs of the supported communities at Botton will be secured by means of an occupancy restriction applied as a condition of planning permission.

Alternative Options/Why Have We Chosen This Option?

Two alternative options have been considered:

1. Include Botton, or its two core neighbourhoods, as a Smaller Village in the proposed settlement hierarchy so that all policies applicable to Smaller Villages would apply to the central area.

2. Treat the whole of Botton as Open Countryside with a generally restrictive approach to development.

The preferred option was chosen because it recognises Botton as a special case which functions neither as a Smaller Village nor as Open Countryside. The preferred option represents a dedicated Botton Village policy which clarifies the type of development that would be considered appropriate within the eight neighbourhoods and will be responsive to the future needs of the community while also protecting the special qualities of the National Park.
Policy CO10 - Housing in Open Countryside

In order to maintain the quality of the National Park landscape, housing development in Open Countryside will only be permitted in the following circumstances:

1. Where there is an essential need for a dwelling in the proposed location to support established farming, forestry or other essential land management activities. It must also be demonstrated that:
   a) The need for the accommodation cannot be met through the reuse or alteration of an existing suitable building;
   b) The proposed accommodation is essential to the functioning of a financially sound enterprise which has been established for at least three years;
   c) The dwelling will be used only in connection with that enterprise;
   d) The size and specification of the dwelling is commensurate with the functional need for accommodation.

Occupancy will be restricted to agricultural, forestry or other essential land management workers as appropriate.

2. Where an existing dwelling is to be replaced in accordance with Policy CO15, Replacement Dwellings;

3. Where a rural building which is important in the landscape is to be converted in accordance with Policy CO13, Conversion and Change of Use of Buildings in Open Countryside.

Dwellings which are not of a high quality or which have a harmful impact on the landscape will not be permitted.

Explanation

7.52 The North York Moors National Park is characterised by large areas of open countryside with scattered farmsteads and groups of buildings which are too small to be categorised as villages in the settlement hierarchy. These are areas where conservation of the landscape and environment are the overriding principles and new housing is not permitted. There are, however, certain circumstances where residential development in open countryside is necessary and Policy CO10 enables such development to take place provided it can be done without unacceptable harm to the landscape or the special qualities of the National Park.

7.53 Where the application is for a farm, forestry or land management worker’s dwelling, applicants must demonstrate that there is a genuine and essential need for the accommodation in that location and full information must be provided on each part of criterion 1 of the policy. Further details of the information required in support of applications for dwellings for farm, forestry or other land management workers and the way they will be assessed by the Authority are at Appendix 3.

7.54 The Authority will not support proposals where suitable alternative accommodation is available in the area or where existing buildings could be satisfactorily converted into accommodation. The history of the land holding will be investigated to establish whether any buildings suitable for conversion have recently been sold off and any such sale could constitute evidence of lack of need for a new dwelling.

7.55 New agricultural dwellings should be sited so as to meet the identified functional need and to minimise the impact on the landscape, taking advantage of existing topographical features, trees and hedgerows. They should be well related to existing farm buildings or other dwellings and should be an appropriate size, design and specification. Care should be taken to ensure that the curtilage and access arrangements are unobtrusive in the wider landscape. It is recognised that
dwellings may need to have an internal floor area of more than 93 square metres but dwellings that are unusually large in relation to the functional needs of the enterprise will not be supported. Where planning permission is granted a condition will be attached restricting occupancy to agricultural, forestry or other land management workers as appropriate.

7.56 Detailed requirements for the other circumstances where a new dwelling in open countryside may be necessary are set out in the relevant policies i.e. Policies CO15, Replacement Dwellings, CO13, Conversion and Change of Use of Buildings in Open Countryside and ENV14, Environmental Enhancement Sites.

**Alternative Options/Why Have We Chosen This Option?**

Paragraph 55 of the NPPF indicates that new isolated homes in the countryside should be avoided except in special circumstances which are outlined in the policy. It is not considered that there is a realistic alternative to inclusion of this policy so alternative options have not been generated. Instead, the policy was tested against sustainability objectives as part of the sustainability appraisal to see if it could be improved in terms of its contribution towards encouraging more sustainable forms of development.

**Policy CO11 - Affordable Housing on Rural Exception Sites**

In order to meet specifically identified local affordable housing needs, the development of 100% affordable dwellings will be permitted as an exception to policy on appropriate sites:

1. Adjacent to the main built up area of Helmsley;
2. Within or adjacent to the main built up area of the Larger Villages;
3. Within or adjacent to the main built up area of the Smaller Villages, provided a Sustainability Appraisal demonstrates that the homes will contribute to the environmental, social and economic sustainability of the settlement.

Proposals will only be permitted where:

a) The need for the proposed number, type, size and tenure of affordable dwellings is supported by an up-to-date local housing needs survey and the proposed rent and/or mortgage costs are genuinely affordable for local people;

b) The number, design, materials and proposed layout of the dwellings are appropriate to the size, form and character of the settlement;

c) There is no conflict with identified Visually Important Spaces within the settlement or important views into or out of the settlement;

d) Robust arrangements are put in place to ensure that the dwellings remain affordable to the community in perpetuity;

e) Effective community engagement has been undertaken.

The occupancy of all affordable dwellings will be restricted to those in need of affordable housing who also have a local connection in accordance with that set out in this Local Plan.

Where a scheme is proposed within the main built up area of a Larger Village and there are exceptional circumstances which demonstrate that it is not financially viable for all the dwellings to be affordable, the Authority will consider a mix of principal residence and affordable housing, provided that at least 50% of the dwellings are affordable in perpetuity.
Explanation

7.57 The National Park Authority has a long-established Rural Exception Site policy which has been successful in providing small affordable housing schemes for many communities. Policy CO11 continues this approach by permitting development on sites that would not normally be considered for housing provided the schemes meet specifically identified local needs and the dwellings remain affordable in perpetuity.

7.58 The starting point should always be a need for affordable housing being identified in the local community. The number, size and tenure of dwellings to be provided should be based on clear and up-to-date evidence of households in need of affordable housing in the local area. Applications should be supported by a parish-wide survey which will normally be carried out by the Rural Housing Enabler and the survey report should include:

- Details of the nature of the housing need, for example, inadequate facilities or overcrowding in the present home or the need to set up an independent home;
- The size, type and tenure of accommodation required, including the need for housing for elderly people or others with special accommodation needs;
- Whether the accommodation is needed immediately or in the future;
- What rent or mortgage payments households in need of accommodation could afford;
- Confirmation of connection to the local parish.

7.59 In some cases it may be appropriate for an exception site scheme to meet the affordable housing needs of a group of neighbouring parishes, in which case the local housing needs survey should cover all of the proposed parishes in the group.

7.60 Local communities should be closely involved in the development of exception site schemes and the Parish Council may be able to suggest possible locations. It is important that the size, design and layout of any proposed development is appropriate to the form and character of the village and does not conflict with important views or Visually Important Spaces. If a suitable brownfield site is available, that will be given preference over a green field site. Potential sites are often at or near the edge of a settlement and care should be taken that the design creates a suitable link with the surrounding countryside.

7.61 Schemes of up to twelve dwellings would normally be considered appropriate for Helmsley and the Larger Villages where there are shops and other facilities. Schemes of up to six dwellings are more likely to be appropriate for Smaller Villages and applications should be supported by a Sustainability Assessment which demonstrates that the location is suitable for new affordable housing and the development will contribute to the environmental, social and economic sustainability of the settlement. Information should be included about journeys people would need to make for work, school, shopping or medical care, the availability of local services and facilities such as post offices, shops and petrol stations and any local community activities which take place on a regular basis. The Authority will support applications where a reasonable part of people’s everyday needs can be met within the local area and where the new development could help retain existing services, for example, by providing more custom for a local shop.

7.62 Proposals put forward under Policy CO11 should deliver housing that is genuinely affordable for local people as set out in paragraph 7.37 above. The expectation is that permission will only be granted for Rural Exception Site schemes comprising 100% affordable housing, as has been the case in the past.

7.63 However, in the case of sites within the main built up area of Larger Villages, where this Plan supports the development of principal residence housing, the Authority will in exceptional circumstances consider the inclusion of a limited number of principal residence dwellings within a Rural Exception Site scheme. It would need to be demonstrated that the scheme could not be delivered without the principal residence dwellings providing a cross-subsidy, for example, because costs were abnormally high or insufficient grant available. Evidence should be provided...
to show that the scheme includes the maximum possible number of affordable dwellings and permission will not be granted where the affordable dwellings were fewer than 50% of the total. Such schemes should be designed so that the principal residence and affordable dwellings are well integrated.

7.64 Planning permissions granted under this policy will be subject to a Section 106 agreement which requires that affordable dwellings remain affordable in perpetuity and that the first and all subsequent occupants are in need of affordable housing and have a strong link to the local community. This means living or being employed in the parish (or group of parishes) for at least 3 years or having parents, children or siblings who have lived there for at least 3 years. When considering residence within a parish which is split by the National Park boundary, the approach outlined in paragraph 7.76 below will apply. If it is not possible to find a suitable occupant for an affordable dwelling at any point, the agreement includes ‘cascade’ arrangements whereby occupants can be selected from adjoining parishes and then from elsewhere in the National Park.

7.65 The Authority will monitor Section 106 obligations from time to time and the organisations responsible for the management of affordable housing should hold relevant information to enable monitoring checks to be made. This should include rent levels, sale price at the last re-sale for low cost home ownership schemes and details of occupants’ local connection and housing need when they moved in.

Alternative Options/Why Have We Chosen This Option?
This policy enables the Authority’s existing support for affordable housing schemes on rural exception sites to be continued and allows for some principal residence housing in exceptional circumstances. Two alternative options have been considered:

1. Retain the existing policy which requires 100% affordable dwellings for all schemes regardless of financial viability. This option was not chosen because it is recognised that there may be circumstances where an affordable scheme can only be delivered with some form of market housing to act as a ‘cross subsidy’ for the affordable dwellings. Policy CO7 supports the development of principal residence housing in Larger Villages and allowing a proportion of principal residence housing in exceptional circumstances on Rural Exception Sites within these villages would align with the overall approach.

2. Allow for some open market housing (rather than principal residence housing) in exceptional circumstances. This option was not chosen because a key objective for this Local Plan is to avoid new dwellings being used as second homes.

Policy CO12 - Conversion and Change of Use of Buildings Within Settlements

Conversion of an existing building within the main built up area of one of the settlements listed under Strategic Policy B will be permitted where:

1. The building makes a positive contribution to the character of the settlement;

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 of sufficient size for the proposed use and services and other functional requirements can be provided without harm to the fabric of the building or its surroundings;

4. The proposal is of a high quality design and construction, reflecting the form and character of the building and the surrounding area;

5. 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 its surroundings;
6. In the case of a listed building or a building with architectural and historic significance the requirements of Policy ENV11 Built Heritage are also met.

7. A building within the immediate curtilage of an existing dwelling is to be converted for purposes incidental to the residential use of the dwelling including residential annexes, in which case the requirements of Policy CO19 must also be met.

The loss of existing community, retail or business uses will be resisted and proposals which would change these uses should meet the requirements of Strategic Policies K and Policies BL1 or BL8 as appropriate. Where it is demonstrated that the existing use cannot be retained, new uses that may be permitted are:

a) Retail, employment, education or training use;

b) Tourism or recreational facilities or accommodation;

c) Housing.

The proposed new use must be compatible in nature, scale and level of activity with the surrounding locality and any neighbouring buildings.

The following types of housing proposal will be considered:

i) Helmsley: Open market housing in the case of conversions that would result in up to five new dwellings. Where six or more new dwellings would be created, 40% of the new units should be affordable in perpetuity, subject to viability;

ii) Larger Villages: Principal residence housing with an appropriate element of affordable housing in line with national policy and subject to viability;

ii) Smaller Villages: Local needs housing with an appropriate element of affordable housing in line with national policy and subject to viability.

**Explanation**

7.66 Premises used for employment, retail or community facilities are central to a thriving community and the Authority will resist proposals to convert buildings within settlements where these uses would be lost. However, there may be circumstances where a conversion and change of use is required in order to secure a long term future for an existing building and, provided the building is worthy of retention and makes a positive contribution to the character of the settlement, the Authority will permit appropriate conversions. In all cases, applicants must show that the original use is no longer viable or needed through application of the tests set out at Appendix 2.

7.67 The policy sets out the considerations that must be taken into account in drawing up conversion schemes and gives details of acceptable new uses. Where buildings have been empty or under-used for some time, there may be wildlife or habitats considerations that need to be taken into account when drawing up conversion proposals. In such cases applicants may need to carry out an ecological survey and impact assessment as part of their application.

7.68 Where the conversion of an existing building in Helmsley would result in the creation of six or more new dwellings, there will be an affordable housing target of 40% in line with the Helmsley Plan. In other settlements an appropriate element of affordable housing will be sought where the conversion would create more than two units. Applicants may need to submit an independent viability assessment to justify the proposed provision of affordable housing.

7.69 For the avoidance of doubt, the requirements set out in the policy regarding housing proposals also apply to schemes which would subdivide existing residential properties to form one or more additional dwellings. Sub-division intensifies the residential use by increasing the number of households living at a property, generating additional traffic movements and requiring the creation of new entrances and additional parking. The property and its curtilage must therefore have sufficient space to accommodate the needs of the additional households without having an
unacceptable impact on the character of the original property, the surrounding area or neighbours’ amenity.

**Alternative Options/Why Have We Chosen This Option?**

*It is not considered that there is a realistic alternative option to inclusion of this policy so alternative options have not been generated. Instead, the policy was tested against sustainability objectives as part of the sustainability appraisal to see if it could be improved in terms of its contribution towards encouraging more sustainable forms of development.*

**Policy CO13 - Conversion and Change of Use of Buildings in Open Countryside**

Proposals for conversion and/or change of use of buildings in Open Countryside will be permitted where:

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 of sufficient size to accommodate the proposed use without the need for significant alterations, extensions or other new buildings;

4. The proposal is of a high quality design 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 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;

5. 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;

6. The requirements of Policy ENV11 Built Heritage are also met.

The proposed new use must be compatible in nature, scale and level of activity with the surrounding locality and any neighbouring buildings. Acceptable new uses for rural buildings that may be permitted under this policy are:

a. Employment, education or training use;

b. Holiday accommodation or tourism facilities;

c. Local needs housing, 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;

d. Where the building is 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 CO19 must also be met.

**Explanation**

7.70 Rural buildings make an important contribution to the quality and character of the landscape of the National Park. Chapels, schools and mill buildings as well as agricultural buildings are often architecturally or historically important and the purpose of Policy CO13 is to ensure the retention of the most desirable and significant buildings which, without conversion to alternative uses, would deteriorate and be lost to the National Park landscape.
7.71 Not every building will be considered suitable for conversion and reuse. In some cases there may be no appropriate alternative use and in others the amount of re-building required would be tantamount to the construction of a new building which, in locations outside settlements is unlikely to be sustainable. In such cases it may be appropriate to accept the building falling into disrepair and eventually being lost.

7.72 Certain changes of use, for example of agricultural buildings to commercial use, are now allowed as permitted development and planning permission is not required. However, in many cases permission is required and applicants should follow the guidance in the Authority’s Design Guide, Part 4: The Reuse of Traditional Rural Buildings to prepare conversion proposals that are sympathetic to the immediate surroundings.

7.73 The policy sets out acceptable new uses. Economic uses are often the most appropriate, as these can be incorporated with least impact on the fabric of the building and will contribute to the vitality of the local area. Holiday accommodation will also be acceptable but where a building is in a remote location and is not part of an existing group of buildings, planning conditions may be imposed to ensure that the curtilage of the building does not take on a domestic character. There can be sustainability implications with proposals for permanent residential use in very remote locations but, in less remote situations and where the building is part of an existing group, the Authority will consider local needs housing for letting or sale. Residential annexes are also an option for buildings within the immediate curtilage of an existing dwelling. In all cases it is important that the rural character of the building is retained, for instance by avoiding subdivision of the curtilage.

Alternative Options/Why Have We Chosen This Option?

This policy replaces the existing DP8 with two amendments, one to the definition of the rural buildings covered by the policy and the second to the type of long-term residential proposal that would be permitted. Two alternative options have been considered:

1. Retain the existing policy wording which refers to ‘traditional unlisted rural buildings’. The preferred option replaces this term with ‘buildings of architectural or historic importance’ and has been chosen because it covers a wider range of building types, including non-traditional buildings which make a positive contribution to the local landscape.

2. Retain the existing policy wording which restricts long-term residential proposals to local needs letting (not permitting the unit to be sold off separately from the main dwelling). The preferred option would allow local needs housing either for rent or for sale and has been chosen in order to provide more flexibility for applicants. It is considered that the planning implications are much the same for rental or sale proposals.

40 The Town and Country Planning (General Permitted Development) (England) Order 2015
**Policy CO14 - Local Connection Criteria for Local Needs Housing**

All permissions for local needs housing will be subject to a planning condition which requires occupants to meet at least one of the following local connection criteria:

1. Currently resident in the National Park, having been resident in the Park for at least the previous 3 years;

2. Currently in employment in the National Park;

3. Having an essential need to live close to relative(s) who are currently living in the National Park, have resided in the National Park for at least the previous 3 years and require substantial support;

4. Having an essential requirement for substantial support from relatives who are currently living in the National Park and have resided in the National Park for at least the previous 3 years;

5. Former resident whose case for needing to return to the National Park is accepted by the Authority.

7.74 Local connection requirements will be applied as a condition of planning permission for all local needs housing and occupants will need to meet at least one of the criteria set out in Policy CO14.

7.75 When considering employment within the National Park, the Authority will accept full time employment and part-time employment of at least 16 hours per week where there is a permanent contract of at least one year in both cases. Households moving into the National Park to take up a job offer would be eligible as would self-employed people who can provide evidence to show that the employment has been ongoing for at least a year.

7.76 When considering residence within the National Park, the Authority will accept residence in any part of a parish which is split by the National Park boundary with the following exceptions where the main town or village lies outside the Park boundary. In these cases a qualifying residence must be strictly within the National Park boundary:

- Allerston
- Beadlam
- Burniston
- East Harlsley
- Ebberston and Yedingham
- Great Ayton
- Great and Little Broughton
- Great Busby
- Guisborough
- Irton
- Kirkby in Cleveland
- Kirkbymoorside
- Lockwood
- Nawton
- Newby
- Pickering
- Potto
- Scalby
- Snainton
- Sutton under Whitestonecliffe
7.77 The local connection criteria focus on existing and future residents of the National Park but there may be circumstances where it would be appropriate for former residents who would not comply with any other criteria to be able to return to the National Park, for example, someone returning after a period of service with the armed forces. These situations would be considered by the Authority on a case-by-case basis and details should be provided with the application.

7.78 Applicants with a local needs housing proposal should provide information which demonstrates a need for the dwellings in the local area. A pro-forma is available which requests details of proposed occupiers and their local connection which should be completed and submitted with the planning application. Anyone wishing to purchase an existing property which has a local connection condition attached is advised to obtain written approval from the Authority that they comply with the condition prior to occupation.

7.79 Local connection conditions represent a long-term strategy to ensure that at least part of the housing stock of the National Park remains available to meet the current and future needs of local communities. Evidence suggests that the condition reduces the value of properties by 15 to 20% so they fall between open market and affordable dwellings in price and contribute to a balanced mix of types of housing available in the National Park. These dwellings form a valuable part of the existing stock and the Authority will resist applications to have local connection conditions removed, even in Larger Villages where principal residence housing is now supported. Owners of dwellings with a local connection condition will be expected to adopt a realistic approach to valuation when selling or renting, as they would have done on initial occupancy, and allow sufficient marketing time for a suitable new occupant to be found, during which time a temporary change of use to holiday accommodation may be permitted. Only if it is clearly demonstrated that the property has been adequately marketed at a suitable price and for an appropriate period, will the Authority consider changing a local connection condition to a principal residence condition. The Authority will also monitor local connection conditions on a regular basis and take action where appropriate if there is a breach of condition. If a person has been occupying a property contrary to the terms of a local connection condition, the time spent in the property will not count as part of their period of residence in the National Park.

Alternative Options/Why Have We Chosen This Option?

Two alternative options have been considered:

1. Keep the existing local occupancy criteria which are more restrictive in relation to qualifying employment and require 5 years residence in the National Park. This option was not chosen because recent experience has suggested that a wider and more flexible approach is needed to ensure that new occupants for local needs housing can be found.

2. Replace the local occupancy criteria with a principal residence requirement. This option was not chosen because it was considered that continuing to have a proportion of the housing stock which is specifically for local people will support local communities and businesses and is still appropriate for new development in Smaller Villages and in specific circumstances in Open Countryside. There was support for local needs housing in responses to the Current Thinking consultation and widening the criteria addresses concerns about re-sale of homes.
Policy CO15 - Replacement Dwellings

The replacement of an existing dwelling outside the main built-up area of Helmsley or any of the Larger or Smaller Villages listed in the settlement hierarchy will only be permitted where:

1. Residential use has not been abandoned;
2. The dwelling is in an unsatisfactory state of repair or lacks basic amenities and is not of architectural or historic importance;
3. It is demonstrated that it is not feasible to repair or improve the existing dwelling or, if repairs are feasible but the existing building is incongruous in the landscape, it is demonstrated that the replacement dwelling would make a significantly improved contribution to the local landscape character;
4. The replacement dwelling is in the same position as the existing unless it can be demonstrated that an alternative position is more acceptable in landscape terms and that the original dwelling will be removed beforehand;
5. The replacement dwelling is of an appropriate design and has a similar floor area, volume, scale and curtilage to the existing dwelling.

Explanation

7.80 Where an existing dwelling in Open Countryside is in such poor condition that repair and improvement is not financially viable, replacement with a new dwelling may be the only feasible way to improve the occupants’ living conditions. There may also be circumstances where repairs are feasible but a replacement dwelling would significantly improve the local landscape. Policy CO15 sets out the circumstances where the Authority would support such proposals.

7.81 Permission will only be granted where it can be demonstrated that the building is in an unsatisfactory state of repair and that the residential use has not been abandoned. Replacement of an existing house with one of a significantly different size and scale could have an adverse impact on the character and appearance of the local area and for this reason the replacement dwelling should have a similar footprint and scale as the existing dwelling and be in the same location unless an alternative position is more suitable in landscape terms. In considering applications under this policy, the Authority will have regard to the 2018 North York Moors Landscape Assessment.

7.82 A local connection or agricultural worker’s requirement will not be a condition of planning permissions granted under this policy unless the dwelling being replaced was subject to a similar local occupancy or agricultural worker’s condition.

Alternative Options/Why Have We Chosen This Option?

One alternative option has been considered:

1. Do not impose restrictions on the size and location of replacement dwellings.

This option was not chosen as it was considered that restrictions are necessary in order to protect existing landscape character and deter inappropriate applications for replacement dwellings.
Policy CO16 – Gypsy, Roma and Traveller Accommodation

Proposals for permanent sites within the National Park to meet the identified accommodation needs of Gypsies, Roma and Travellers will only be permitted if it can be demonstrated that:

1. There is a proven permanent need as evidenced by a Gypsy, Roma and Traveller Accommodation Assessment;
2. There are no alternative suitable sites outside the National Park boundary to meet that need;
3. It can be demonstrated that National Park purposes will not be compromised;
4. The proposed site is for no more than two units and is in close proximity to the highway network in a position that is appropriate to the locality with existing screening;
5. Essential infrastructure and services can be provided at the site without there being a harmful impact on the surrounding area;
6. The site is reasonably accessible to local services, including schools and has sufficient space for vehicle parking and manoeuvring.

7.83 National planning policy requires local planning authorities to make provision for Gypsy, Roma and Traveller pitches where there is evidence of a need to do so. Needs assessments are carried out by the National Park’s constituent authorities in their role as housing authorities. All four authorities have undertaken to make the necessary provision for Gypsy, Roma and Traveller pitches in the parts of their areas which lie outside the National Park boundary. The most recent need assessments carried out by the four District or Borough Councils reveal that there is either no need for that area (Scarborough and Ryedale) or that where need is demonstrated it can be met through vacancies on existing sites (Hambleton) or on a newly allocated site outside the National Park area (Redcar & Cleveland).

7.84 This Local Plan does not permit the development of new static caravan sites which are not considered to be an appropriate form of development within the National Park. However, if in future a need arises which cannot be met on a suitable site outside the National Park, Policy CO16 sets out the basis on which a proposal for new Gypsy, Roma and Traveller pitches would be considered.

Alternative Options/Why Have We Chosen This Option?

One alternative option has been considered:

1. Retain the existing policy approach which does not restrict the number of units on a Gypsy, Roma and Traveller site.

National policy requires the inclusion of a policy covering Gypsy, Roma and Traveller accommodation needs. The preferred option was chosen as it was considered that sites of one or two pitches would be least likely to cause harm to the surrounding area and compromise National Park purposes.
Policy CO17 - Removal of Agricultural Occupancy Conditions

The removal of occupancy conditions relating to agriculture, forestry or other essential land management activity will only be permitted where it can be demonstrated that there is no longer a need for the accommodation on the holding or from persons meeting the conditions in the locality. Where this has been successfully demonstrated the condition will be substituted with a condition limiting the dwelling to local needs in accordance with Policy CO14.

Explanation

7.85 Where new dwellings are permitted in open countryside to meet the needs of people employed in agriculture, forestry or other essential land management activities, an agricultural occupancy condition is attached to the planning permission. Such dwellings should remain available for use by agricultural or other workers in the local area for the long term and the Authority will only permit removal of agricultural occupancy conditions in exceptional circumstances.

7.86 However, it is recognised that changes in farming, forestry or land management practices may in certain circumstances mean that a dwelling constructed for agricultural workers is no longer required. Before considering an application for removal of the agricultural occupancy condition, owners must demonstrate that they have actively marketed the dwelling at a realistic price reflecting the occupancy restriction for 12-18 months, in order to find an occupant who satisfies the condition. Within this marketing period the Authority is likely to support a temporary permission to allow the dwelling to be let on a temporary basis to persons satisfying the local connection criteria.

7.87 Once it can clearly be demonstrated that the dwelling has been adequately marketed at a suitable price for an appropriate period with no persons meeting the criteria, the Authority is likely to grant consent for the for the condition to be replaced with a local connection condition to allow the dwelling to be permanently occupied by persons meeting the local connection criteria, in accordance with Policy CO14.

Alternative Options/Why Have We Chosen This Option?

It is not considered that there is a realistic alternative option to inclusion of this policy which continues the Authority’s existing approach. Alternative options have not therefore been generated. Instead the policy was tested against sustainability objectives as part of the sustainability appraisal to see if it could be improved in terms of its contribution towards encouraging more sustainable forms of development.

Policy CO18 - Householder Development

Proposals for development within the domestic curtilage of dwellings should take full account of the character of the local area and the special qualities of the National Park and will be permitted where:

1. The scale, height, form, position and design of the new development do not detract from the character and form of the original dwelling or its setting in the landscape;

2. The development does not adversely affect the residential amenity of neighbouring occupiers or result in inadequate levels of amenity for the existing dwelling;

3. The development reflects the principles outlined in the Authority’s Design Guide.

In the case of extensions and alterations to the existing dwelling, the following criteria must also be met:
a) Any extension should be clearly subservient to the main part of the building and should not increase the total habitable floorspace by more than 30% unless there are compelling planning considerations in favour of a larger extension;

b) The design should complement the architectural form and character of the original dwelling and any new roofline should respect the form and symmetry of the original dwelling.

Where permission is granted, future extensions may be controlled by the removal of permitted development rights.

In the case of existing outbuildings and the development of new outbuildings, the following criteria must also be met:

i) The outbuilding should be required for purposes incidental to the residential use of the main dwelling;

ii) Any new or extended outbuilding should be proportionate in size and clearly subservient to the main dwelling;

iii) New outbuildings should be located in close proximity to existing buildings;

iv) If the proposal involves works to improve or extend an existing outbuilding, the original structure must be worthy of retention and capable of improvement;

v) It must be demonstrated that any change of use of existing outbuildings is not likely to lead to future proposals for additional outbuildings to replace the existing use.

All proposals for residential annexes should also meet the requirements of Policy CO19 Residential Annexes. All proposals for horse related development for private use should also meet the requirements of Policy CO21 Equestrian Development for Private Use.

**Explanation**

7.88 The Authority receives many applications for development within the domestic curtilage of dwellings. Extensions are often put forward as a convenient way to provide additional accommodation to meet changing family needs. Sheds, garages and other works may be proposed for additional domestic facilities and storage. However, unsympathetic works within the domestic curtilage can harm both the host property and surrounding environment and it is important that householder development should integrate effectively with the surroundings, reinforcing local distinctiveness and avoiding harm to the character of the settlement and wider landscape. Applicants are encouraged to incorporate sustainable design and construction techniques in all new householder development where feasible and regard should be had to Strategic Policy F. Further detailed advice on sustainable design can be found in Part 1 of the Design Guide. Applicants are encouraged to incorporate sustainable design and construction techniques in all new householder development where feasible and regard should be had to strategic Policy F. Further detailed advice on sustainable design can be found in Part 1 of the Design Guide.

7.89 Certain works within the domestic curtilage are covered by permitted development rights and householders should refer to the Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2 Part 1. Where proposals require planning permission the Authority will permit schemes which are sympathetic to existing buildings in terms of scale, massing, form, materials and colour and which do not cause an unacceptable reduction in amenity either for the existing dwelling, or garden, or for neighbouring properties. All applications for planning permission should demonstrate that the principles in the Authority’s Design Guide have been taken into account.

7.90 Very large extensions can be overbearing and proposals which incrementally extend small dwellings beyond their original size can have a detrimental impact on the character of an area
and the mix of dwelling types needed to sustain balanced communities. Limiting the size of new extensions can avoid the loss of smaller more affordable dwellings in the National Park.

7.91 The Authority will therefore expect proposals for extensions to be clearly subservient to the main dwelling. Scale and design go hand in hand but in practice this means that schemes which increase the total habitable floor space by more than 30% will not be supported unless there are compelling reasons for a larger extension. Total habitable floor space should be calculated excluding existing extensions (unless built before 1 July 1948), garages, conservatories and outbuildings. Understanding the form and character of the existing dwelling is the key to a successful extension and a high standard of design is essential in all cases; a poorly conceived small extension which harms the character of a building will not be acceptable simply because of its size.

7.92 All applications should be supported by drawings of a professional standard showing the existing and proposed elevations. Design and Access Statements should include an assessment of the dwelling’s particular characteristics and how the local vernacular has been taken into account in designing the proposed extension. Designs which adversely affect the appearance of a dwelling, its curtilage or immediate surroundings will not be supported, even if the extension would not be generally visible from public viewpoints.

7.93 Extensions to traditional buildings in particular should respect and sustain the historic significance, character and appearance of the original building through sensitive design. The Authority will support contemporary as well as traditional design solutions provided the proposal complements and enhances the existing architectural form of the building. Schemes which require the roof of a traditional building to be raised are not encouraged and care is also needed in the design of two storey extensions and in proposals which affect one of a row or group of similar properties. Extensions which would detract from the harmony and visual appearance of the group as a whole will not be supported.

7.94 Proposals for new outbuildings should ensure that the number, scale and design of buildings within the domestic curtilage do not detract from the character or appearance of the dwelling and its surrounding area. Outbuildings should be required for purposes ancillary to the main dwelling and should be commensurate with the needs of the household. In the case of a ‘workshop’, information about the proposed use should be provided so that the Authority can consider any potential impacts on neighbours, highway safety or local amenity.

7.95 When considering proposals for works to existing outbuildings, the Authority will take into account the condition and quality of the existing structure and whether it is worthy of retention and improvement. Where existing outbuildings would be lost to other uses, permitted development rights may be removed to enable the Authority to assess any subsequent proposals which may result in overdevelopment of the site.

7.96 Where works are proposed to a building which is listed, is of architectural or historic significance or is located in a conservation area, regard should be had to Strategic Policy I, The Historic Environment and Policy ENV11, Built Heritage. Where works involve the conversion of an existing outbuilding, Policy CO12, Conversion and Change of Use of Buildings Within Settlements or Policy CO13, Conversion and Change of Use of Buildings in Open Countryside also apply.

**Alternative Options/Why Have We Chosen This Option?**

This policy continues the Authority’s existing approach to householder development but introduces a requirement that extensions should not increase the total habitable floorspace by more than 30% unless there are compelling reasons for a larger extension. Two alternative options have been considered:

1. Retain the existing policy approach which does not include a size limit for extensions but requires the scale, height and form of the new development not to detract from the character of the dwelling.

2. Introduce a larger size limit for extensions, for example, no more than 35% of the existing dwelling.
The preferred option has been chosen in order to strengthen the existing policy approach to extensions and reduce the number of large extensions which, over time, gradually reduce the stock of smaller, more affordable dwellings in the National Park. The 30% figure is one used by other planning authorities and seems reasonable since experience shows that it would not restrict the majority of proposed extensions (66% of a sample from 2015 increased the floorspace by less than 30%). The policy wording includes flexibility to allow larger extensions to be permitted if there are compelling reasons.

Policy CO19 - Residential Annexes

Proposals for residential annexes will be supported where:

1. The development is located within the domestic curtilage and is ancillary to the main dwelling in terms of its scale, specification and proposed use;

2. A clear functional need for the ancillary accommodation is demonstrated;

3. In the case of a new build annexe, it is physically attached to the main dwelling with an interconnecting door.

All proposals must also meet the requirements of Policy CO18, Householder Development.

Where permission is granted a condition will be applied to ensure that the annexe remains under the control of the occupier of the main dwelling.

Explanation

7.97 Household circumstances sometimes lead to a need for accommodation which is ancillary to the main dwelling but provides a degree of independence for the occupant. Residential annexes may be provided either as an extension to the main dwelling or by conversion of an existing outbuilding to meet this need.

7.98 An annexe is living accommodation which is ancillary to the main dwelling and forms part of the same planning unit. It must have a functional link with the main dwelling so that it is not occupied as a separate independent dwelling. ‘Ancillary’ implies a smaller or subordinate unit and in all cases the design should ensure that the accommodation is ancillary to the main building and commensurate with the identified need. The intention of this policy is not to facilitate a process of incremental development which leads to a new independent dwelling becoming established which may be in an unsustainable location.

7.99 Residential annexes may be self-contained and provide all the facilities needed for independent living or they may provide more limited accommodation, for example a small living space and bedroom with en-suite bathroom for a dependent relative but with kitchen space shared between the main dwelling and the annexe. Whatever the arrangement, applicants should be able to demonstrate that there is a clear functional link between the main dwelling and the annexe and that the proposal does not constitute an inappropriate addition to the existing building.

7.100 Acceptable schemes would typically have a shared common access with adequate parking and amenity space for the residents of the annexe and the main building. There should be no boundary demarcation or subdivision of the garden area and a condition of planning permission will be that the annexe will not be occupied as a separate independent dwelling nor sold off separately from the main house. The design should also allow for flexibility to bring the annexe accommodation back into use as an integral part of the main dwelling if the ancillary accommodation is no longer needed.

7.101 Detached new build residential annexes within the domestic curtilage will not be permitted although the conversion of an existing detached outbuilding would be acceptable, provided it is sufficiently close to the main building and the structure is worthy of retention.
Where works are proposed to a building which is listed, is of architectural or historic significance or is located in a conservation area, regard should also be had to Policies SPH, The Historic Environment and ENV11, Built Heritage.

**Alternative Options/Why Have We Chosen This Option?**

It is not considered that there is a realistic alternative option to inclusion of this policy which continues the Authority’s existing approach. Alternative options have not therefore been generated. Instead, the policy was tested against sustainability objectives as part of the sustainability appraisal to see if it could be improved in terms of its contribution towards encouraging more sustainable forms of development.

**Policy CO20 - Extensions to Domestic Curtilages**

Proposals for the extension of existing domestic curtilages will be permitted only where:

1. The change to domestic use will not have an adverse impact on the local landscape character;
2. The land does not form part of a Visually Important or Community Space or a valuable local habitat or heritage asset;
3. The change to domestic use will not cause unacceptable harm to the amenities of neighbouring occupiers by reason of noise, disturbance or other adverse impact;
4. The proposal will incorporate an environmental enhancement.

**Explanation**

In areas of open countryside the change of use of agricultural land for domestic use can result in the erosion of the quality of the landscape particularly when domestic paraphernalia, landscaping and fencing appears as an intrusion into adjacent open countryside. The extension of domestic curtilages will therefore only be permitted where the site can be integrated without detriment to the wider landscape and the natural environment.

Extensions may be appropriate where the existing domestic boundary is irregular and a squaring or rounding off is desirable. Proposals should take account of the form of the settlement and the scale of any extension should be small and designed to supplement the existing curtilage rather than making a major change to the size of the planning unit. Proposals where significant engineering works are needed, for example, a retaining structure on sloping land, should be avoided. New boundaries should respect the character of the surrounding area and make use of any historic features. Traditional treatments such as natural low stone walling, hedging or agricultural style post and rail fencing will usually be appropriate rather than high close boarded fencing which has a suburban feel. External lighting in extended curtilages will not be allowed and the Authority will normally remove permitted development rights to protect against future inappropriate development within an enlarged curtilage.

Applicants should refer to the 2018 North York Moors Landscape Assessment for information about the local landscape character and protected and valuable habitats in the locality. Proposals that could have an adverse effect on the integrity of a European site will not be permitted and all proposals should incorporate an environmental enhancement.

**Alternative Options/Why Have We Chosen This Option?**

It is not considered that there is a realistic alternative option to inclusion of this policy which continues the Authority’s existing approach and adds a requirement for an environmental enhancement as part of the proposal. Alternative options have not therefore been generated. Instead, the policy was tested against sustainability objectives as part of the sustainability appraisal to see if it could be improved in terms of its contribution towards encouraging more sustainable forms of development.
Policy CO21 - Equestrian Development for Private Use

Proposals for horse-related development for private use, including stables, outdoor exercise areas and permanent field shelters will only be permitted where:

1. There is no unacceptable adverse impact on the local landscape character or the special qualities of the National Park;

2. Existing buildings are used as far as possible and any new stables, yard areas and facilities are closely associated with existing buildings and are not prominent in the landscape;

3. The scale of any new structures is appropriate to the setting and the design reflects the principles outlined in the Authority’s Design Guide;

4. The development does not harm the amenities of neighbouring occupiers by reason of noise, disturbance, smell or other adverse impact;

5. Lighting is discreet in order to minimise light pollution;

6. There is adequate space for parking and access for horse-related vehicles and the development will not prejudice road safety in the locality.

All proposals located within the domestic curtilage of an existing dwelling must also meet the requirements of Policy CO18 Householder Development.

Where permission is granted, planning conditions will be imposed to control the equestrian use and ensure that the facility is for private use only.

Explanation

7.106 Many households living at the edge of villages or in open countryside keep horses for private use, taking advantage of the local network of country lanes and bridleways for recreation. Horse related development needs to be managed with care, however, as it can be harmful to the appearance of the landscape, especially where stables, all-weather exercise areas and the paraphernalia associated with horse-keeping are located in fields and paddocks adjacent to residential properties rather than within the domestic curtilage. The character of the landscape can also be altered when agricultural land is broken up into smaller scale paddocks which contain horse-keeping structures.

7.107 The Authority aims to protect the landscape from intrusion by isolated features so new stables, loose boxes or outdoor exercise areas which are separated from existing buildings or are prominent in the landscape will not be permitted. Outdoor exercise areas in particular can appear as intrusive man-made features especially if provided with extensive artificial lighting. Stables, field shelters and exercise areas should be located in positions which relate well to existing buildings and proposals should take advantage of hedgerows or other landscape features that would provide screening.

7.108 Applicants should have regard to the Authority’s Design Guide and note that the advice contained in Part 5: New Agricultural Buildings will be relevant to many horse related development proposals. Exercise areas should not be located in elevated positions or on sloping land where major ‘cut and fill’ works would be needed to achieve a level surface and surface materials should be chosen with care so as to blend in with the surrounding land. External lighting will not normally be permitted.

7.109 Where proposals are permitted, planning conditions will be applied to ensure that the facility remains for private use only and that, if the use ceases or the land is sold off separately from the dwelling, horse-related structures are to be removed and the land restored. Other conditions may be applied if appropriate, for example to control hours of use or to ensure that brightly coloured jumps are stored when not in use.
7.110 Policy on equestrian development for commercial proposes is set out at Policy BL11.

**Alternative Options/Why Have We Chosen This Option?**

This is a new policy which fills a gap in the Authority’s existing policy approach (which covers equestrian development for commercial but not private use). One alternative option has been considered:

1. Not to have a specific policy but to rely on CO18, Householder Development when considering proposals for private horse related development. This option has not been chosen as CO18 does not cover all the specific issues that may arise in relation to equestrian development.
8. Monitoring and Implementation

8.1 This Local Plan will be subject to regular monitoring over the course of its life to see if policies are being implemented as expected and whether there is a need for a review. Each summer the Authority will publish an Annual Monitoring Report (AMR) which will track progress across a number of indicators and targets. The Local Plan will be reviewed every five years.

8.2 The Authority produces regular monitoring updates on performance against policies set out the North York Moors National Park Management Plan and its own Business Plan. The monitoring framework set out below includes only indicators of change over which the policies in this plan will have influence, and as a development plan they will tend to focus on levels and types of development. Other indicators over which this plan has little or no direct impact (for example the number of wildlife connections made) are not included within the framework below and will instead be report through other processes.

8.3 The following indicators and targets will be included and monitored.

<table>
<thead>
<tr>
<th>Policy</th>
<th>Indicator</th>
<th>Target</th>
</tr>
</thead>
<tbody>
<tr>
<td>All policies</td>
<td>Number of applications determined citing the policy</td>
<td>n/a</td>
</tr>
<tr>
<td>All policies</td>
<td>Number and percentage of appeals lost, citing the policy</td>
<td>n/a</td>
</tr>
<tr>
<td>Policy</td>
<td>Indicator</td>
<td>Target</td>
</tr>
<tr>
<td>--------</td>
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</tr>
<tr>
<td><strong>Strategic Approach</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Strategic Policy - Achieving National Park Purposes and Sustainable Development</td>
<td>No specific indicator proposed.</td>
<td>n/a</td>
</tr>
<tr>
<td>Strategic Policy B - The Spatial Strategy</td>
<td>No indicator proposed - indicators are included for housing and employment development in each tier of the settlement hierarchy.</td>
<td>n/a</td>
</tr>
<tr>
<td>Strategic Policy C - Quality and Design of Development</td>
<td>Number of appeals lost on design grounds</td>
<td>n/a</td>
</tr>
<tr>
<td>Strategic Policy D - Major Development</td>
<td>No specific indicator proposed.</td>
<td>Avoid major development except in exceptional circumstances</td>
</tr>
<tr>
<td><strong>Environment</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Strategic Policy E - The Natural Environment</td>
<td>No specific indicator proposed.</td>
<td>n/a</td>
</tr>
<tr>
<td>Strategic Policy F - Climate Change Mitigation and Adaption</td>
<td>No specific indicator proposed.</td>
<td>n/a</td>
</tr>
<tr>
<td>Strategic Policy G - Landscape</td>
<td>No specific indicator proposed.</td>
<td>n/a</td>
</tr>
<tr>
<td>Strategic Policy H - Habitats, Wildlife, Biodiversity and Geodiversity</td>
<td>No specific indicator proposed.</td>
<td></td>
</tr>
<tr>
<td>Policy ENV1 - Trees, Woodland, Traditional Orchards, Hedgerows and Walls</td>
<td>No specific indicator proposed.</td>
<td>n/a</td>
</tr>
<tr>
<td>Policy ENV2 - Tranquillity</td>
<td>No specific indicator proposed.</td>
<td>n/a</td>
</tr>
<tr>
<td>Policy ENV3 - A Strong Sense of Remoteness</td>
<td>No specific indicator proposed.</td>
<td>n/a</td>
</tr>
<tr>
<td>Policy</td>
<td>Indicator</td>
<td>Target</td>
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<tr>
<td>--------</td>
<td>----------------------------------------------------------------------------</td>
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</tr>
<tr>
<td>Policy ENV4 - Dark Night Skies</td>
<td>No specific indicator proposed.</td>
<td>n/a</td>
</tr>
<tr>
<td>Policy ENV5 - Flood Risk</td>
<td>No of planning permissions granted contrary to advice of EA on either flood defense or water quality grounds.</td>
<td>0</td>
</tr>
<tr>
<td>Policy ENV6 - Land Instability</td>
<td>Number of new developments permitted.</td>
<td>n/a</td>
</tr>
<tr>
<td>Policy ENV7 - Environmental Protection</td>
<td>% of water bodies identified as ‘good’ under the WFD.</td>
<td>12% (2012). All appropriate water bodies identified as ‘good’.</td>
</tr>
<tr>
<td></td>
<td>To reduce the number of days of exceedance of ozone pollution levels at High Muffles.</td>
<td>17 (2012)</td>
</tr>
<tr>
<td>Policy ENV8 - Renewable Energy</td>
<td>Number of applications which trigger the requirement under ENV8 to displace at least 10% of predicted CO2 emissions through on site renewables.</td>
<td>100%</td>
</tr>
<tr>
<td>Strategic Policy I - The Historic Environment</td>
<td>Number of monuments on the ‘At Risk’ register</td>
<td>20 monuments and 20 buildings removed from the at risk register.</td>
</tr>
<tr>
<td></td>
<td>Number of Conservation Area Appraisals and Management Plans</td>
<td>8 new Conservation Area appraisals and Management Plans for the most vulnerable settlements completed.</td>
</tr>
<tr>
<td>Policy ENV9 - Historic Landscape Assets</td>
<td>No specific indicator proposed.</td>
<td>n/a</td>
</tr>
<tr>
<td>Policy ENV10 - Archaeological Heritage</td>
<td>Planning permission granted for development on the site of a Scheduled Ancient Monument</td>
<td></td>
</tr>
<tr>
<td>Policy ENV11 - Built Heritage</td>
<td>No specific indicator proposed – covered under Strategic Policy I</td>
<td>n/a</td>
</tr>
<tr>
<td>Policy ENV12 - Supporting the Conservation and Reuse of Designated Heritage Assets ‘At Risk’</td>
<td>Planning permissions granted for enabling development.</td>
<td>n/a</td>
</tr>
<tr>
<td>Policy</td>
<td>Indicator</td>
<td>Target</td>
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<tr>
<td>--------</td>
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</tr>
<tr>
<td>Policy ENV13 - Visually Important Spaces</td>
<td>Development on land designated as a Visually Important Space (sq.m.)</td>
<td>No loss.</td>
</tr>
<tr>
<td>Policy ENV14 - Environmental Enhancement Sites</td>
<td>Sites developed.</td>
<td>n/a</td>
</tr>
<tr>
<td><strong>Understanding and Enjoyment</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Strategic Policy I - Sustainable Tourism and Recreational Development</td>
<td>Number of visitor days</td>
<td>To increase</td>
</tr>
<tr>
<td>Policy UE1 - Camping and Glamping</td>
<td>Number of new developments permitted.</td>
<td>n/a</td>
</tr>
<tr>
<td>Policy UE2 - Cabins, Chalets Caravans and Motorhomes</td>
<td>Number of new developments permitted.</td>
<td>n/a</td>
</tr>
<tr>
<td>Policy UE3 - Loss of Existing Tourism and Recreation Facilities</td>
<td>No specific indicator proposed.</td>
<td>n/a</td>
</tr>
<tr>
<td>Policy UE4 - Holiday Accommodation Within Residential Curtilages</td>
<td>No specific indicator proposed.</td>
<td>n/a</td>
</tr>
<tr>
<td><strong>Business and Land Management</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Strategic Policy K - The Rural Economy</td>
<td>No specific indicator proposed.</td>
<td>n/a</td>
</tr>
<tr>
<td>Policy BL1 - Employment &amp; Training Development</td>
<td>Amount of net floorspace developed by type (B1, B2 and B8 use classes)</td>
<td>To increase</td>
</tr>
<tr>
<td>Policy BL2 - Re - Use of Existing Employment and Training Facilities</td>
<td>No specific indicator proposed.</td>
<td>n/a</td>
</tr>
<tr>
<td>Policy BL3 - Rural Diversification</td>
<td>No specific indicator proposed.</td>
<td>n/a</td>
</tr>
<tr>
<td>Policy</td>
<td>Indicator</td>
<td>Target</td>
</tr>
<tr>
<td>--------</td>
<td>---------------------------------------------------------------------------</td>
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</tr>
<tr>
<td>Policy BL4 - Manager's and Staff Accommodation</td>
<td>No specific indicator proposed.</td>
<td>n/a</td>
</tr>
<tr>
<td>Policy BL5 - Agricultural Development</td>
<td>Number of agricultural developments permitted through application of this policy.</td>
<td>n/a</td>
</tr>
<tr>
<td>Policy BL6 - Tracks</td>
<td>No specific indicator proposed.</td>
<td>n/a</td>
</tr>
<tr>
<td>Policy BL7 - Relocation of Agricultural Businesses</td>
<td>Number of agricultural relocations permitted through application of this policy.</td>
<td>n/a</td>
</tr>
<tr>
<td>Policy BL8 – Retail Development</td>
<td>Amount of net floorspace developed by type (A1-A5 use classes)</td>
<td>n/a</td>
</tr>
<tr>
<td>Policy BL9 - Advertising and Signposting</td>
<td>No specific indicator proposed.</td>
<td>n/a</td>
</tr>
<tr>
<td>Policy BL10 - Communications Infrastructure</td>
<td>No. and % of applications for telecommunications equipment approved</td>
<td>n/a</td>
</tr>
<tr>
<td>Policy BL11 - Commercial Horse Related Development</td>
<td>No specific indicator proposed.</td>
<td>n/a</td>
</tr>
<tr>
<td>Communities</td>
<td>Strategic Policy L -Community Facilities</td>
<td>Percentage of Villages with a general store, post office, village hall and pub.</td>
</tr>
<tr>
<td>Policy CO1 - Supporting New Development</td>
<td>No specific indicator proposed.</td>
<td>n/a</td>
</tr>
<tr>
<td>Policy CO2 - Transport</td>
<td>No specific indicator proposed.</td>
<td>n/a</td>
</tr>
<tr>
<td>Policy CO3 - Car Parks</td>
<td>No specific indicator proposed.</td>
<td>n/a</td>
</tr>
<tr>
<td>Policy CO4 - Public Rights of Way and Linear Routes</td>
<td>No specific indicator proposed.</td>
<td>n/a</td>
</tr>
<tr>
<td>Policy CO5 - Community Spaces</td>
<td>Development on land designated at a Community Space (sq.m.)</td>
<td>No loss</td>
</tr>
<tr>
<td>Strategic Policy M - Housing to meet local needs</td>
<td>Number of net housing completions</td>
<td>29 per year</td>
</tr>
<tr>
<td>Policy</td>
<td>Indicator</td>
<td>Target</td>
</tr>
<tr>
<td>--------------------------------</td>
<td>---------------------------------------------------------------------------</td>
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</tr>
<tr>
<td>Policy CO6 - Housing in Helmsley</td>
<td>Number of net housing completions in Helmsley</td>
<td>n/a</td>
</tr>
<tr>
<td>Policy CO7 - Housing in Larger Villages</td>
<td>Number of net housing completions in Larger Villages</td>
<td>n/a</td>
</tr>
<tr>
<td></td>
<td>Number of completions of dwellings subject to a local occupancy restriction</td>
<td>n/a</td>
</tr>
<tr>
<td>Policy CO8 - Housing in Smaller Villages</td>
<td>Number of net housing completions in Smaller Villages</td>
<td>n/a</td>
</tr>
<tr>
<td>Policy CO9 - Botton Village</td>
<td>No specific indicator proposed.</td>
<td>n/a</td>
</tr>
<tr>
<td>Policy CO10 - Housing in the Open Countryside</td>
<td>Number of net housing completions in the Open Countryside</td>
<td>n/a</td>
</tr>
<tr>
<td></td>
<td>Number of new agricultural dwellings</td>
<td>n/a</td>
</tr>
<tr>
<td>Policy CO11 - Affordable Housing on Exceptions Sites</td>
<td>Number of net affordable housing completions.</td>
<td>n/a</td>
</tr>
<tr>
<td>Policy CO12 - Conversion and Change of Use of Buildings in Larger and Smaller Villages</td>
<td>Number of conversions permitted in settlements through application of this policy.</td>
<td>n/a</td>
</tr>
<tr>
<td>Policy CO13 - Conversion and Change of Use of Buildings in The Open Countryside</td>
<td>Number of conversions permitted in the open countryside through application of this policy.</td>
<td>n/a</td>
</tr>
<tr>
<td>Policy CO14 - Local Connection Criteria for Local Needs Housing</td>
<td>Number of completions of dwellings subject to a local occupancy restriction</td>
<td>n/a</td>
</tr>
<tr>
<td>Policy CO15 - Replacement Dwellings</td>
<td>Number of permissions for replacement dwellings</td>
<td>n/a</td>
</tr>
<tr>
<td>Policy CO16 - Gypsy and Traveller Accommodation</td>
<td>Number of additional pitches granted permission</td>
<td>n/a</td>
</tr>
<tr>
<td>Policy CO17 - Removal of Agricultural Occupancy Conditions</td>
<td>No specific indicator proposed.</td>
<td>n/a</td>
</tr>
<tr>
<td>Policy CO18 - Householder Development</td>
<td>No specific indicator proposed.</td>
<td>n/a</td>
</tr>
<tr>
<td>Policy CO19 - Residential Annexes</td>
<td>No specific indicator proposed.</td>
<td>n/a</td>
</tr>
<tr>
<td>Policy CO20 - Extensions to Residential Curtilages</td>
<td>No specific indicator proposed.</td>
<td>n/a</td>
</tr>
<tr>
<td>Policy CO21 - Equestrian Development for Private Use</td>
<td>No specific indicator proposed.</td>
<td>n/a</td>
</tr>
</tbody>
</table>
## Appendix 1 - Sequential Test

The table below shows how development will be expected to follow the sequential test under Policy ENV5 – Flood Risk. Explanations of the five flood risk vulnerability classifications can be found in National Planning Policy Guidance on flood risk and coastal change.

<table>
<thead>
<tr>
<th>Flood Zones</th>
<th>Flood Risk Vulnerability Classification.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Essential infrastructure</td>
</tr>
<tr>
<td>Zone 1</td>
<td>✓</td>
</tr>
<tr>
<td>Zone 2</td>
<td>✓</td>
</tr>
<tr>
<td>Zone 3a †</td>
<td>Exception Test required †</td>
</tr>
<tr>
<td>Zone 3b *</td>
<td>Exception Test required *</td>
</tr>
</tbody>
</table>

**Key:**
- ✓ Development is appropriate
- ✗ Development should not be permitted.

† In Flood Zone 3a essential infrastructure should be designed and constructed to remain operational and safe in times of flood.

* In Flood Zone 3b (functional floodplain) essential infrastructure that has to be there and has passed the Exception Test, and water-compatible uses, should be designed and constructed to:
  - result in no net loss of floodplain storage;
  - not impede water flows and not increase flood risk elsewhere.
  - remain operational and safe for users in times of flood;

The 2017 Strategic Flood Risk Assessment for the North York Moors National Park also recommended that other sources of flood risk should be considered within the Sequential Test process. The following table outlines the approach to consideration of surface water and groundwater flood risk.
<table>
<thead>
<tr>
<th>Risk Category</th>
<th>Essential Infrastructure</th>
<th>Water Compatible</th>
<th>High Vulnerability</th>
<th>Moderate Vulnerability</th>
<th>Low Vulnerability</th>
</tr>
</thead>
<tbody>
<tr>
<td>Surface Water Flood Risk – very low vulnerability</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Surface Water Flood Risk – low vulnerability</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Surface Water Flood Risk – moderate vulnerability</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Surface Water Flood Risk – high vulnerability</td>
<td>Exception Test required where supported by other risk factors</td>
<td>✓</td>
<td>Exception Test required where supported by other risk factors</td>
<td>Exception Test required where supported by other risk factors</td>
<td>✓</td>
</tr>
<tr>
<td>Groundwater Flood Risk - low risk (&lt;25% &amp; ≥25% &lt;50%)</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Groundwater Flood Risk - moderate risk (≥50% &lt;75%)</td>
<td>✓</td>
<td>✓</td>
<td>Exception Test required where supported by other risk factors</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Groundwater Flood Risk - high risk (≥75%)</td>
<td>Exception Test required where supported by other risk factors</td>
<td>✓</td>
<td>Exception Test required where supported by other risk factors</td>
<td>Exception Test required where supported by other risk factors</td>
<td>✓</td>
</tr>
</tbody>
</table>
Appendix 2 - Viability and Marketing Tests

1. Within the North York Moors National Park facilities like, shops, small business units, chapels, post offices, car parks and public houses are considered an essential part of sustaining inclusive communities. Local businesses, including tourism uses are also vital to supporting the economic well-being of the National Park’s residents.

2. Community facilities have been in decline in recent years and the Authority recognises the importance retaining local services has on the continued vitality and sustainability of settlements. Due to the nature of the National Park the scale of economic activity is limited and therefore there is also a need to try and retain enterprises that offer employment opportunities for local people where possible.

3. The National Park Authority receives many enquiries relating to the conversion of existing buildings in economic uses or community facilities to residential use; however the Authority wishes to make sure that every opportunity has been taken to retain the original uses for the benefit of the local economy and community before any conversion is made. It will therefore require that the non-viability of the existing use can be demonstrated and will require a robust marketing exercise to be carried out to ensure that potential uses are fully considered before valuable facilities are lost.

Demonstrating Unsuitability

4. In exceptional circumstances the change of use from an employment site, shop or tourist facility may be justified through application of a suitability test. Under this test a building is deemed unsuitable as an economic use because of particular locational or structural constraints that prevent redevelopment or where very specific restraints apply, for example where the building is in very close proximity to existing dwellings. The Authority anticipates the application of this test to be a rare occurrence, however where it is successfully met the Authority may conclude that it is not necessary to apply the viability tests.

Relevant Policies

5. The viability and marketing tests will apply to applications being assessed under:
   a) Policy UE3 (Loss of Existing Tourism Recreation Facilities)
   b) Strategic Policy J (The Economy)
   c) Policy BL1 (New and Existing Educational and Training Facilities)
   d) Policy BL8 (Retail Development)
   e) Strategic Policy K (Community Services and Facilities)
   f) Policy CO3 (Community Spaces).

Which Uses Will the Viability and Marketing Tests Apply To?

6. Unless it can be demonstrated that the existing use is unsuitable in the area (see paragraph 4) applicants will need to apply the viability and marketing tests when they wish change to residential or holiday letting use from one of or more of the following economic or community uses:
   a) Shops and Post Offices (all use classes within Use Class A1)
   b) Financial and Professional Services (all use classes within Use Class A2)
c) Restaurants and Cafes (all use classes within Use Class A3)

d) Public Houses and other drinking establishments (all use classes within Use Class A4)

e) Schools and other education and training facilities, Healthcare Facilities, Childcare Facilities Libraries and Cultural Facilities (all use classes within Use Class D1)

f) Tourist Facilities (including car parks)

g) Other Employment Uses (Use Classes B1, B2 and B8)

h) Community Spaces, including:
   - Allotments
   - Play Areas
   - Recreation Fields/Areas
   - Sports Facilities and Playing Fields (cricket, tennis, football, bowls, quoits etc.)
   - Churches and Religious grounds
   - Village Halls

**The Tests**

7. In the case of publicly funded or non-commercial community facilities, such as schools, libraries, allotments, sports and recreation facilities, public health care facilities, public childcare facilities and religious buildings, information will be required about alternative available facilities in the proximity, user numbers etc. which adequately demonstrate that the building or site is surplus to requirements, or that all available opportunities for alternative funding have been explored and there is no scope to secure viability through voluntary or community participation.

8. In cases where the proposal is for the conversion of existing commercial premises (including pubs, restaurants, commercial child and health care facilities, and tourism and recreational uses run as a business) applicants will be asked to supply trading accounts over a period of 5 years for the existing enterprise. Depending on the nature of the enterprise this may need to be broken down into different components of the business. This information may then be assessed by an independent financial appraiser appointed by the National Park Authority. The costs for carrying out this assessment will be charged to the applicant. Financial details and account details provided will remain confidential throughout the determination of the planning application and will be retained on our records as such.

9. For commercial uses, applicants must provide evidence that a comprehensive marketing exercise to dispose of the existing enterprise has been carried out. In most cases applicants will need to carry out a minimum of 12 to 24 months active marketing depending on the circumstances of the case, which should include;

   A. The use of an established commercial agent
   
   B. Advertising in the local and regional press as follows:

10. Usually a minimum of one advert per month or online for 12-24 months in at least one of the following local newspapers depending on the location of the property in question:

   a) Whitby Gazette
   
   b) Malton Gazette and Herald
   
   c) Darlington and Stockton Times
d) Scarborough Evening News

e) The Northern Echo

f) Or any other paper, which can be shown to provide coverage of the area in question.

11. A minimum of two adverts or one online advert over the marketing period in a relevant national publication e.g. Dalton's Weekly, Estates Gazette.

C. Where appropriate, registration of the availability of the property on the relevant Local Authority Commercial Property Database (see contacts section for further details).

12. Applicants will be asked to provide details of the marketing particulars including the details of the agency with which the property has been marketed and the asking price. The National Park Authority will also request written details of all enquiries received and the reasons why potential buyers/leaseholders found the buildings to be unsuitable or why proposed offers were not accepted. In some circumstances the National Park Authority will need to seek independent advice as to whether a realistic sale price or leasehold rent has been set.

**Determining the Planning Application**

13. The National Park Authority will need to be satisfied that the viability and marketing exercises have been carried out robustly and in accordance with the criteria set out above. Where reference is made to the availability of other buildings for economic purposes the National Park Authority will need to make a judgement about whether comparisons may be drawn, for example the availability of a modern industrial unit is likely to cater for a different user to that of a converted farm building.
Appendix 3 - Dwellings for Farm, Forestry or Other Land Management Workers

This appendix sets out information required in support of applications for dwellings for farm, forestry or other land management workers. It should be read in conjunction with Policy CO1 - Housing in Open Countryside and Policy BL12 – Temporary rural workers’ dwellings.

Permanent agricultural and forestry dwellings

1. Evidence should be submitted to demonstrate that:
   a) there is a clearly established existing functional need for the new dwelling;
   b) the need relates to a full-time worker or one who is primarily employed in agriculture and does not relate to a part-time requirement;
   c) the unit and the agricultural activity concerned have been established for at least three years, have been profitable for at least one of them, are currently financially sound, and have a clear prospect of remaining so;
   d) the functional need could not be fulfilled by another dwelling on the unit, or any other existing accommodation in the area which is suitable and available for occupation by the workers concerned;
   e) Other planning requirements, for example in relation to access, siting and impact on the landscape, are satisfied.

2. A functional test must be met. This means that it must be demonstrated that it is essential for the proper functioning of the enterprise for one or more workers to be readily available at most times. Such a requirement might arise, for example, if workers are needed to be on hand day and night:
   a) in case animals or agricultural processes require essential care at short notice;
   b) to deal quickly with emergencies that could otherwise cause serious loss of crops or products, for example, by frost damage or the failure of automatic systems.

3. The protection of livestock from theft or injury by intruders may contribute on animal welfare grounds to the need for an agricultural dwelling, although it will not by itself be sufficient to justify one. Requirements arising from food processing, as opposed to agriculture, cannot be used to justify an agricultural dwelling. Nor can agricultural needs justify the provision of new dwellings as retirement homes for farmers.

4. A financial test must be met. This is to make sure that the farming enterprise is economically viable and to provide evidence of the size of dwelling which the unit can sustain. Agricultural dwellings should be of a size commensurate with the established functional requirement. Dwellings that are unusually large in relation to the agricultural needs of the unit, or unusually expensive to construct in relation to the income it can sustain in the long-term, will not normally be permitted. It is the requirements of the enterprise rather than of the owner or occupier which are relevant to determining the size of dwelling that is appropriate to a particular holding.

Temporary agricultural and forestry dwellings

5. If a new dwelling is essential to support a new farming, forestry or other land management activity, whether on a newly-created agricultural unit or an established one, it should normally for
the first three years be provided by a caravan, a wooden structure which can be easily dismantled, or other temporary accommodation. Evidence should be submitted to demonstrate that:

a) There is a firm intention and ability to develop the enterprise concerned (significant investment in new farm buildings is often a good indication of intentions);

b) There is a clear functional need for the dwelling, as described in paragraphs 2 and 3 above;

c) The need relates to a full-time worker or one who is primarily employed in agriculture and does not relate to a part-time requirement;

d) The proposed enterprise has been planned on a sound financial basis;

e) The functional need could not be fulfilled by another dwelling on the unit, or any other existing accommodation in the area which is suitable and available for occupation by the workers concerned; and

f) Other planning requirements, for example in relation to access, siting and impact on the landscape, are satisfied.
Appendix 4 - Glossary

<table>
<thead>
<tr>
<th>Acronyms</th>
<th>Definition/Explanation</th>
</tr>
</thead>
</table>

**Advertisement**

The Town and Country Planning Act 1990 defines an advertisement as:

“any word, letter, model, sign, placard, board, notice, awning, blind, device or representation, whether illuminated or not, in the nature of, and employed wholly or partly for the purposes of, advertisement, announcement or direction, and (without prejudice to the previous provisions of this definition) includes any hoarding or similar structure used or designed, or adapted for use and anything else principally used, or designed or adapted principally for use, for the display of advertisements.”

**Affordable Housing**

The definition included below is the same as that in the National Planning Policy Framework:

Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

a) **Affordable housing for rent**: meets all of the following conditions: (a) the rent is set in accordance with the Government’s rent policy, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).

b) **Starter homes**: is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute at the time of plan-preparation or decision-making. Income restrictions should be used to limit a household’s eligibility to purchase a starter home to those who have maximum household incomes of £80,000 a year or less (or £90,000 a year or less in Greater London)

c) **Discounted market sales housing**: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.

d) **Other affordable routes to home ownership**: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, and other low cost homes for sale and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.
Aged or veteran tree

A tree, which because of its great age, size or condition is of exceptional quality for wildlife, in the landscape, or culturally.

Agricultural Occupancy Condition

The occupancy of certain agricultural dwellings can be lawfully restricted to those working in certain employment sectors. The Agricultural Occupancy Condition states "the occupation of the dwelling shall be limited to a person solely or mainly working, or last working, in the locality in agriculture or in forestry, or a widow or widower of such a person, and to any resident dependants".

Annexe (Residential)

Living accommodation which is ancillary to the main dwelling, forms part of the same planning unit and has a functional link with the main dwelling so that it is not occupied as a separate independent dwelling. ‘Ancillary’ implies a smaller or subordinate unit but an annexe may or may not be physically attached to the main dwelling and it may or may not be self-contained i.e. with all the key living spaces that would be found in an independent dwelling and its own entrance. It should always form part of the same planning unit as the main dwelling and will share the access, parking area and garden.

Ancient Woodland

An area that has been wooded continuously since at least 1600 AD.

Annual Monitoring Report

The Annual Monitoring Report will assess the implementation of the Local Development Scheme and the extent to which policies in the Local Development Documents are being implemented.

Article 4 Direction

A direction which withdraws automatic planning permission granted under Permitted Development rights. Article 4 directions are made when the character of an area of acknowledged importance would be threatened. They are most common in Conservation Areas.

Biodiversity

Biodiversity measures the variety of wildlife (animal, plants, micro-organisms) living and interacting within the habitats and ecosystems on earth. Biodiversity in this document is referred to in relation to the biodiversity of the North York Moors.

Brownfield Land

Also known as ‘Previously Developed Land’ and defined in the NPPF as: ‘land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill,
where provision for restoration has been made through development control procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape”.

**Community Spaces**

These are spaces identified by this plan which are considered important and valued by the local community and which provide a public benefit which contributes to the health and well-being of the local community. They include sports fields, play areas, churchyards, and allotments.

**Conservation area**

Conservation Areas are ‘areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance’. Such areas are designated by Local Planning authorities under the Planning (Listed Buildings and Conservation Areas) Act 1990.

**Curtilage**

Curtilage is the land immediately surrounding a house/dwelling; this can sometimes include other houses and structures that are connected to the area. The curtilage of a dwelling usually depicts the amount of land that is part of the property. For houses with large amounts of land attached (usually country homes) the curtilage will only include the immediate garden, not the extra land.

**Development**

Development is the process that materially changes the use of buildings and land in an area. This includes changes such as building, mining, engineering, and altering the outside of a building. The legal definition of development is set out in Section 55 of the Town and Country Planning Act 1990.

**Development Plan**

Formally adopted Development Plan Documents (including Local Plans, Minerals and Waste Plans and Neighbourhood Plans) as defined in Section 38 of the Planning and Compensation Act 2004. Planning applications should be decided in accordance with the Development Plan unless ‘material considerations' indicate otherwise.

**Ecosystem Services**

Ecosystems services are the services provided by the natural environment that benefit people. Some are well known such as food, fuel and water and cultural services such as recreation and tourism. Others are less apparent but equally vital for human well-being for example soil formation, biodiversity, flood regulation, nutrient cycling and pollination.

**EIA**

**Environmental Impact Assessment**

A process by which information about the environmental effects of a proposal is collected, and taken into account by the planning authority in informing their judgement
about whether or not to grant planning consent. The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 set out the types of project for which an environmental assessment is required.

**Geodiversity**

The range of rocks, minerals, fossils, soils and landforms.

**GI**

**Green Infrastructure**

A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.

**HRA**

**Habitats Regulations Assessment**

A legal requirement to assess the potential impact of plans and proposals on the nature conservation importance of designated European habitats.

**Heritage Asset**

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. Heritage Assets include designated heritage assets (such as listed buildings or scheduled ancient monuments) or any assets listed by the local planning authority (known as local lists). No local list operates in the North York Moors National Park planning authority area.

**Heritage Coast**

Heritage coastlines are established to conserve the best stretches of undeveloped coast in England. These areas are regulated to protect the natural beauty, heritage features, flora and fauna of the coastline, consequently, the public are able to enjoy and learn about the area. The North York Moors coastline is defined as Heritage Coast.

**HDT**

**Housing Delivery Test**

Measures net additional dwellings provided in a local authority area against the homes required, using national statistics and local authority data. The Secretary of State publishes the Housing Delivery Test results for each local authority in England every November. The Housing Delivery Test is not applicable to National Park Authorities, which do not geographically conform to areas for which household projection data is available.

**HMA**

**Housing Market Area**

Geographic areas defined by household demand and preferences for housing. They reflect the key functional linkages between places where people live and work, and the need for new housing is assessed for these areas. The National Park overlies four HMAs corresponding to the four local authority area boundaries.

**Landscape Character**

The character of a landscape can be described as ‘the distinct, recognisable and consistent pattern of elements in the landscape’. Landscape character is what makes an area distinctive; what makes one locality different from another locality. Landscape
character is an impact of natural influences (such as land forms, geology and soil) and human influences (such as settlement and how boundaries have been developed).

**Listed Building**

A building that is considered being of ‘special architectural and historic interest’. Listed buildings are therefore protected with the view to preserve the existing features. This grading can include any other structures and buildings of note located within the curtilage and any structure that is attached to the listed building. The listing includes the interior structure as well as the exterior. If proposed building is to affect the structure then listed building consent will have to be applied for. The grading system follows as I, II* and II with grade I being of exceptional interest.

**LDS**

**Local Development Scheme**

The LDS is the ‘project plan’ which sets out what development plans documents a local planning authority is to produce and by when. Production of an LDS is a legal requirement.

**LEP**

**Local Enterprise Partnership**

A body, designated by the Secretary of State for Communities and Local Government, established for the purpose of creating or improving the conditions for economic growth in an area. The North York Moors area is covered mainly by the North Yorkshire & East Riding Local Enterprise Partnership, with a small part of the National Park covered by the Tees Valley LEP.

**Local Needs Housing**

Housing subject to a restriction meaning it can only be occupied by people with some form of local connection. A local occupancy condition or clause is a legal restriction which states that only local people can occupy a property. In the North York Moors National Park local occupancy is used to ensure that people who live and/or work in the National Park are able to find a place to live locally. Local occupancy conditions have been imposed on most new housing since 1992, in part to remedy the increasing number of second homes. Local occupancy housing in the National Park includes affordable housing as well as other types of housing.

**LSC**

**Local Service Centre**

Is a local settlement- usually a small town or large village- that provides services to people in the wider rural area. These services may include shops, healthcare facilities, libraries, education. Helmsley is identified as a Local Service Centre in this Local Plan.

**Major Development**

Major development can have two meanings. In general planning terms it refers to larger scale development, the decisions on which are subject to different performance and monitoring regimes, as defined in Section 2 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. For example, housing development where 10 or more homes will be provided, or where the site has an area of 0.5 hectares or more is classed as major. For non-residential development it means additional floorspace of 1,000m² or more, or a site of 1 hectare or more.

In the specific context of a National Park it refers to a potential development which may
be justified in a National Park setting where there may be exceptional circumstances to justify need and where development is in the public interest. Should development be classed as major the decision maker (usually the National Park Authority) will only grant planning permission if it passes the major development tests set out in policy.

Management Plan

The National Park Management Plan is the strategic framework for the future of the National Park. The National Park Management Plan sets out the vision, strategic policies and outcomes for the National Park over the long term. It is a Plan for the National Park, its communities, businesses, visitors and organisations and will require all who have an interest in the National Park to work together to achieve its aspirations.

National Park Management Plans are required to be reviewed every five years (the 1995 Environment Act Part 3. Section 66)

Marine Plan

Produced by the Government’s Marine Management Organisation a marine plan sets out priorities and directions for future development within the plan area, informs sustainable use of marine resources and helps marine users understand the best locations for their activities, including where new developments may be appropriate.

Material Considerations

Certain issues that are taken into account when decisions are made on planning applications are referred to as material considerations. Material considerations have to be related to the use and development of land. Examples could include the latest government policy, previous planning decisions (including appeal decisions), overlooking/loss of privacy, parking and highways issues, or layout design issues. Loss of a view or the effect on the value of a property are not material considerations.

Natural Capital

The stock of natural resources (including geology, soils, air, water and all living organisms), as considered using a framework derived from economics. In the same framework ecosystem services are considered to be flows.

NPPF/NPPG National Planning Policy Framework and Guidance

First published in 2012 (and updated in 2018) the NPPF is the main source of the Government’s planning policies. Guidance on the application of NPPF policies is available through an online NPPG which is regularly updated. Both have to be taken into account in the production of the Local Plan.

Neighbourhood Plans

A neighbourhood plan is a statutory development plan for a particular neighbourhood area that has been prepared by a Parish Council or a Neighbourhood forum. Neighbourhood Plans are subject to a local referendum and if successful are then adopted by the local planning authority or authorities.

PD Permitted Development

Types of development where planning permission is not required. They derive from a
general planning permission granted not by the local authority but by Parliament. In some areas of the country, known generally as 'designated areas', permitted development rights are more restricted. This includes National Parks.

**Planning Condition**

A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990). They are most commonly used to place a time limit within which development has to be started, to require particular materials or finishing to be used or to phase development over time.

**Planning Obligation**

A legally enforceable obligation entered into under Section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal. They can be imposed to require development to provide landscaping, infrastructure and affordable housing. They are also known as planning gain or Section 106 agreements.

**Previously Developed Land**

See Brownfield Land

**Principal Residence Housing**

A form of market housing controlled by a mechanism which ensures it can be lived in by anyone but only as their main residence. A local connection (as set out at Policy CO14) is not required. The aim of this mechanism is to prevent any new market housing being used as a second or holiday home, and to allow for housing to come forward for sale at close to open market rates which allows for an element of cross subsidy to be generated to fund affordable housing.

**Priority Habitats and Species**

Species and Habitats of Principle Importance included in the England Biodiversity List published by the Secretary of State under section 41 of the Natural Environment and Rural Communities Act 2006.

**Registered Provider/Registered Social Landlord**

Registered Providers in England are independent societies, bodies of trustees or companies established for the purpose of providing low-cost social housing for people in housing need on a non-profit-making basis. They are often referred to as Housing Associations. Registered Providers are regulated by Homes England.

**Rural Exceptions sites**

Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection.

**Rural Housing Enablers**
Rural Housing Enablers work with and on behalf of rural communities across the National Park to address the shortage of affordable homes. The work involves identifying the local need for housing and searching for development opportunities or empty properties to bring back into use. This work is carried out in partnership with the local community, as well as other interested parties.

**Sandford Principle**

Set out in the 1995 Environment Act, the Sandford principle states that where there is potential conflict between delivering the two National Park purposes of conservation of the environment and people’s enjoyment of a National Park’s special qualities the conservation and enhancement of the area should take priority.

**Section 3 Land**

National Parks are required in the Wildlife and Countryside Act 1981 (as amended in 1985) to produce a Section 3 map. Maps show the areas of natural beauty which the National Park Authority considers particularly important to conserve. These can include areas of mountain, moor, heath, woodland, down, cliff or foreshore.

**SSSI** **Sites of Special Scientific Interest**


**SMP** **Shoreline Management Plan**

A plan providing a large-scale assessment of the risk to people and to the developed, historic and natural environment associated with coastal processes.

**SAC** **Special Area of Conservation**

Areas of international significance established under the EU Habitats Directive, selected to safeguard certain important rare habitats and species.

**Special Qualities**

Particular aspects of the National Park identified by the National Park Authority that make it distinctive – for example landscape, tranquillity, dark skies and the built environment. 28 special qualities are identified in the North York Moors National Park Management Plan.

**SPA** **Special Protection Area**

Areas of international significance established under EU Wild Birds Directive to protect important habitats and thereby conserve populations of certain species of birds.

**SCI** **Statement of Community Involvement**

A statement by the Park Authority setting out how the Authority will involve people in plan making and planning decisions. Production of an SCI is a legal requirement.

**SFRA** **Strategic Flood Risk Assessment**

A Strategic Flood Risk Assessment is a study carried out by a local planning authority to assess the susceptibility of new development to flooding. It is part of the evidence.
which supports the Local Plan.

**SHMA**  
**Strategic Housing Market Assessment**

The SHMA is a technical document used to inform Local Plan policies by assessing the need for new housing and the amount, size, type and tenure required.

**SHLAA**  
**Strategic Housing Land Availability Assessment**

The SHLAA is a technical document assessing the future supply of new housing. It assesses the likelihood of housing coming forward on identified sites. The SHLAA forms part of the evidence base for this Local Plan and was completed in July 2018.

**SPD**  
**Supplementary Planning Documents**

Supplementary planning documents provide additional detail on how particular policies in the Local Plan will be interpreted and implemented by the National Park Authority. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan. At 2018 SPDs were available for policies on housing, renewable energy, design and on design at Osmotherley, Thimbleby and Hutton Buscel.

**SuDS**  
**Sustainable Drainage Systems**

Sustainable drainage systems are drainage solutions that provide an alternative to the direct channelling of surface water through networks of pipes and sewers to nearby watercourses, to reduce flood risk and enhance the nature conservation, landscape and amenity of the site’s surroundings.

**SA**  
**Sustainability Appraisal**

A tool for appraising policies to ensure that they reflect sustainable development objectives (environmental, social and economic) and required to be undertaken for all Local Development Document.

**Traditional Buildings**

Older buildings of solid wall construction built of local or natural materials. In the North York Moors National Park these usually pre-date World War II.

**Traditional Orchard**

Traditional orchards are characterised by widely spaced standard or half-standard fruit trees, of old and often scarce varieties, grown on vigorous rootstocks and planted at low densities, usually less than 150 trees per hectare in permanent grassland. Standard tree means a tree grown on a vigorous rootstock that has a crown high enough to allow animals to graze beneath without them reaching the branches. Rootstock means a root system used to ensure the trees resulting from grafting grow into half-standards or standards (3-10 metres tall at maturity).

**VIS**  
**Visually Important Spaces**

Spaces defined in this plan as they are deemed important to help protecting the setting, character and amenity of settlements, the setting of listed buildings and other historic
and architecturally important buildings within the area. They can also be important areas in settlements for wildlife and biodiversity.

**Windfall Sites**

Spaces defined in this plan as they are deemed important to help protecting the setting, character and amenity of settlements, the setting of listed buildings and other historic and architecturally important buildings within the area. They can also be important areas in settlements for wildlife and biodiversity.