

Silpho Brow Cottage
Silpho Brow
Scarborough
YO13 0JP

27th September 2019

Dear Hilary

Re Planning Application NYM2019/043/FL

Following the submission of further comments by the Applicant I am writing to confirm that my objection still stands. To address particular comments by the Applicant I would also like to confirm the following;

1. The Applicant has submitted a copy of **my** Property Title for Silpho Brow Cottage NYK 250726. Whilst this bears no relevance to the application it does provide clear evidence of many facts that I have previously stated. Paragraph 5 of The Property Register refers to the Transfer dated 7th Jan 1994 and relates to the sale of the first property i.e. that of the Applicant at Silpho Brow Farm West.

The Applicant states that *"There is no reference to 'documented rights to continue' all farming activities"* for **my** address. To provide clarification to the Planning Authority and the Applicant, this reference can be found in the Second Schedule on Page 3 of 6 Paragraph 5 of my submitted Property Title NYK 250726 . This paragraph clearly states that my address i.e. Silpho Brow Cottage (retained land) retains the right to continue full farming activities.

Reference to the Restrictive Covenants can be found within the Applicants Property Title Number NYK148861 on the final paragraph and page of the Charges Register.

Finally, the Applicant should refer to a copy of the Transfer (which details the restrictive covenants) for the full implications and restrictions of the Should the Planning Authority wish to view this Property Title and a copy of the Deed dated 7/1/94 which details the restrictive covenants that apply to the Applicants address, I will gladly forward them.

The restrictive covenants should be considered by the Planning Authority as they were applied at the time the Planning Authority granted permissions for the farm to be developed into 3 properties.
2. **The Environment Agency has objected** to the application for the environmental & legislative details that they have stated. The Applicant and the Planning Committee should be aware that it is routine practice for the Planning Officer to consult other agencies and that it was the Planning Officer that sought comments from the Environment Agency.
3. **NYCC Highways Department have objected** for the reasons that they have stated. NYCC submitted their comments following a standard request from the Planning Officer and their previous and subsequent observations.

4. On 13th September, **the local Parish Council voted unanimously to object** to this application. The Applicant and 5 Objectors attended the meeting.
Furthermore, whilst the Applicants address may be permitted to be used as a small holding, the Clerk to the Parish Council advised the Applicant that currently, none of the Small Holding Acts details a horse/pony as an 'agricultural animal'.
5. Increased Traffic. The Applicant has stated that their activities cause minimal traffic. **The owners of the only other 3 properties on the lane have all objected** to the Planning Authority because the traffic has increased substantially. Visitors and Delivery Vans attending the Applicants address use the private drive entrances of other properties on the lane to turn around and also pull into private properties to request directions. At the Parish Council meeting, a local Parish Councillor who shares the same postcode as the Applicant also advised other Councillors how 'many white vans' entered his own yard requesting directions to the Applicants address each week. The Applicant has submitted confidential information to the Planning Officer to show that their online sales are low. All 3 immediate neighbours disagree and there is information available on the Charity Commission Website that is published for public viewing and supports my objection, it can be found here;

<http://apps.charitycommission.gov.uk/Showcharity/RegisterOfCharities/CharityWithoutPartB.aspx?RegisteredCharityNumber=1001513&SubsidiaryNumber=0>

The Applicant purchased the application address in 2015 and Internet Sales according to the **publicly published charity** accounts are as follows (Page number 10 for FYE 30 June 2017 shows 2016 and 2017 sales);

2015 £8715
2016 £33036
2017 £48301
2018 Accounts 150 days overdue.

This shows a significant year on year increase and provides further evidence of the goods arriving and leaving the Applicants address and hence the increased volumes of large delivery vans that we have encountered. The increased traffic causes significant inconvenience and unauthorised use of our private properties.

This information is publicly available and as such, should not be removed from the publication of this objection.

Kind regards
Jacqui Shipman

**Silpho Brow Farm East
Scarborough
YO13 0JP**

Mark Hill
Head of Development Management
North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
York YO62 5BP

25 September 2019
Your ref: NYM/2019/0431/FL

Dear Mr Hill

Re: Planning Application, Silpho Brow Farm West, Scarborough, YO13 0JP

Thank you for your letter dated 17 September giving us the opportunity to comment on the amended planning application at this site and the additional information supplied by the applicant.

We are disappointed to note that the applicant has chosen to make personal comments about those who have raised concerns about her application. We further note with dismay that she has chosen not to respond constructively or in a spirit of conciliation, or to demonstrate an understanding that her activities may have given rise to genuine and legitimate fears. Rather, she has opted to question their experience and their motives for replying to the Authority's invitation to comment.

This reaction, sadly, is unlikely to lead to the compromise resolution that might otherwise have been available.

The danger in allowing the applicant to publish personal criticism of respondents is that they will not want to leave unchallenged any false assertions that have been made about them, for fear that those assertions will be regarded as accepted. This risks generating further rounds of increasingly heated correspondence. We do not intend to be drawn any further into this matter and we will therefore not be communicating with you again. We will write directly to the applicant regarding her comments about us.

We do, however, wish to state for the record that the applicant's depiction of our past dealings with her, our motives in responding to this consultation, and our experience of her activities to date are all inaccurate and should not be relied on by officers of the Authority or the Planning Committee.

Yours sincerely

Ian and Christine Mackenzie

From:
To: [Planning](#)
Subject: Re: Silpho Brow Farm West, Sur Gate, Silpho, - NYM/2019/0431/FL fao Hilary Saunders
Date: 13 September 2019 09:51:42
Attachments: [119091309290700751.png](#)

Dear Hilary

Thankyou for your message asking for my full postal address. It is:

Ms Sandra Bewell-Frost
5 Hewley Drive
West Ayton
Scarborough
North Yorkshire
YO13 9JL

Kind regards
Sandra

From:
To: [Planning](#)
Subject: FW: Comment for Application - NYM/2019/0431/FL FAO. HILARY SAUNDERS
Date: 12 September 2019 10:07:34

From: Sandie F
Sent: 12 September 2019 10:05
To: planning@northyorksmoors.org.uk <planning@northyorksmoors.org.uk>
Subject: Comment for Application - NYM/2019/0431/FL FAO. HILARY SAUNDERS

Dear Planning Committee

Supporting Comment for Application - NYM/2019/0431/FL

Please would you consider these comments in support of the above application.

My family has been a dedicated supporter of this much-needed horse rescue charity for a number of years. Myself, my father and my granddaughters visit the farm to spend time with the horses and ponies, grooming and giving what love we can to these animals desperately in need. We are full of admiration for the love and care given by all those who work with the horses, for their skills, and for the specialist care they give to horses who can barely just suck in liquid food, who are almost too weak to stand, and to those whose painful wounds and infections need treatment. It is also a beautiful sight to see these horses recovering, regaining their trust and confidence, and enjoying the peaceful retreat of the grassland pastures on the farm. It is also clear to see that all the resources and donations are invested in the work of the charity; this is very definitely not one of the many animal charities whose donations have built beautiful buildings and bought new vehicles and equipment, the farm facilities being basic but adequate, although it is equally clear to see how well organised and run this charity is, and how much hard work is going into improvements on an ongoing basis.

The farm is beautifully peaceful at the end of the country lane, perfect for

this place of rescue. On our numerous visits we have only once encountered another vehicle, which was the council bin collection reversing into the nearby drive - this did not cause us or them any inconvenience.

We all feel strongly in support of this planning application, and sincerely recommend it to you. We feel that it is absolutely in keeping with farm use, is properly managed in this use, and is a much-needed resource in the Scarborough area where there is a high level of horse and pony ownership and the unfortunate hardships this brings for many animals in these difficult economic times - without the rescue work on this farm I fear that our area would suffer much as others such as the north east where malnourished and abandoned horses and ponies are commonplace for the authorities to deal with.

Your consideration is very much appreciated.

Kind regards

Sandra Bewell-Frost

David T Frost

Amy Curtis

Chloe Curtis

From:
To: [Planning](#)
Subject: Ref. Silpho Brow application ref NYM/2019/0431/FL
Date: 11 September 2019 13:14:45

For the attention of Mrs Wendy Strangeway

Good afternoon

We have just spoken and I hereby confirm that my address is as follows:

Deepdale
Main Road
Beelsby
Grimsby
NE Lincolnshire
DN37 0TN

Please could you add my support for the application to the web site or appropriate place for it to be considered

Trust this is sufficient for your purpose but should you require anything further please let me know

Thank you

Lesleyanne Freeman

From:
To: [Planning](#)
Subject: Planning Application NYM/2019/0431/FL- Edwards -Silpho Brow
Date: 02 September 2019 18:48:09

Dear Sirs

I have been unable to navigate your site to allow me to leave my comments on the above planning application, but I understand we can do so via email, so here it is.

I am 67 years of age and have had horses and ridden all my life, so when my last horse had to be put down due to illness, I decided to offer a home to a rescue animal

I visited the horse rescue at Silpho Brow in October last year to look at a horse I was interested in rehoming.

I went 3 times from my home in Lincolnshire, as it is the rescue's policy that prospective owners do that to get to know the horse and it you.

Cathy Edwards could not have been more courteous and helpful and it was clear to me how much she and the helpers there adored the horses in their care and put their welfare first. The horse I was interested in had been mistreated before she arrived at the rescue and had been very nervous of people. Cathy and her team had nurtured and cared for her for over a year, showing her kindness and helping her to trust again and when I saw the horse I knew she was right for me and I for her.

Cathy allowed me to take her home only when my livery yard and facilities had been inspected by one of their volunteer home checkers and all the paper work was in order. The horse has absolutely thrived and is a pleasure to own and ride and I was so glad I could offer a horse in need a loving home for life. My donation was also helpful towards food and vet bills and all the other costs there are for horses

These horse rescues up and down the country are a lifeline for abused and unwanted horses and ponies and they are essential for animal welfare. The charity does an excellent and essential job and they do it without all the expensive offices and infrastructure many of the big charities have, choosing to invest as much of their funds and donations as possible into the facilities for and care of the horses in their care.

The animals are fed, kept safe and healthy and well cared for

I cannot imagine why anyone would object to the plans for the farm, especially given its very rural location and it not being in anyone's way or causing any detriment to anyone. I understand the land and farm were purchased by the charity for the purpose of the rescue and the solitude and peace of the location is ideal for helping horses who have been abused or abandoned to regain their confidence and trust. If the plans are not approved the horses could lose their home and once again face fear and an uncertain future.

Please support the application and if I can be of any further help please let me know

Thank you

Leslevanne Freeman

Lesleyanne Freeman

From:
To: [Planning](#)
Subject: FAO Hilary Saunders
Date: 30 August 2019 11:06:30

Re: planning application NYM/2019/0431/FL

Dear Hilary

We thought you ought to be aware that the notice regarding the above planning application you affixed to the telegraph pole at the end of the lane has been removed. It appears to have been torn down and the staples remain!

Kind Regards

Chris & Ian Mackenzie

Mr & Mrs D Shipman
Silpho Brow Cottage
Silpho Brow
Scarborough
YO13 0JP

27th August 2019

Background

1. Site History – Land Registry References & Restrictive Covenant

Objections

- | | |
|----------------|------------------------|
| 1. Objection 1 | The Planning Framework |
| 2. Objection 2 | The Application |
| 3. Objection 3 | Failure to Enhance |
| 4. Summary | |

Appendices

1. Intentionally Blank
2. Core Strategy and Development Policy Schedule
3. Ariel photographs of of site
4. Last of Ebay Sales (Including 4A, 4B, 4C & 4D)
5. Dept for Environment, Food & Rural Affairs Equine Welfare Document.
6. Open Day Advertisement
7. Government Guidance regarding Manure

1) Background

Silpho Brow Farm

The 'Background' of the Farm detailed by the Applicant is incorrect and may mislead the Planning Authority to believe that the application site 'Silpho Brow Farm West' is indeed a 'Farm' when it is not.

The correct background details are confirmed by Property titles held at The Land Registry and are as follows;

In 1994. Silpho Brow Farm was divided into 3 properties by its owner. The 3 properties were named 'Silpho Brow Farm West' , 'The Shippon', 'Silpho Brow Cottage'. In addition, there are separate parcels of Agricultural Land that the Applicant has put under the 'umbrella' of Silpho Brow Farm West but these are actually separate Property Titles entirely.

On 7th January 1994 the owner of all 3 properties sold the first of them, known as Silpho Brow Farm West (the Applicants address) as a "**Residential Dwelling**". A Covenant of the same date affects not only the purchaser at that time but also its "Successors in Title" i.e. the Applicant.

The Covenant states (Third Schedule) that "*The purchaser (now The Applicant) covenants 'Not to use the property or any part of it or suffer it to be used otherwise than as a private dwelling house and/or a smallholding'*".

The Covenant also shows the extent of the boundary for Silpho Brow Farm West by way of the ' Plan'. The other parcels of land used by the Applicant for the keeping of ponies are actually parcels of Agricultural Land under entirely separate Property Titles.

On 22nd January 1998, the sale of the second property "The Shippon" (Now known as Silpho Brow Farm East) was sold and this is detailed by Land Registry Title Number NYK201086.

Finally on 2nd June 2000, the final property 'Silpho Brow Cottage' was sold and subsequently the remaining Farm Entitlements were transferred to the occupants of that address. It is Silpho Brow Cottage that was the final part of the original farm to be sold and which retained its documented rights to continue 'all farming' activities.

The application address has not 'always been a farm' as stated by the Applicant. Since the 7th January 1994 the Application address has **not** been a 'Farm' and this is evidenced by the covenant that restricts its use to that of 'Residential and/or smallholding use'.

The Applicants requirement for 'Commercial Storage' is contrary to the Covenant to which the property is bound. The Applicants request to use the site for horse rescue & rehabilitation is also contrary to the Covenant.

1) Objection 1 - The Application does not fit any Core Policy within "The Planning Framework"

The NYM Planning Authorities website advises that '*Core Strategy and Development Policies*' sets out the policies which guide where new development will take place in the National Park and to determine planning applications.'

For ease of reference, the 'Schedule of Policies' is attached (Appendix 2)

The following 'Core Policies' can be entirely disregarded as they simply do not apply or relate to application number NYM/2019/0431/FL and the Applicant has not applied for their consideration;

Protecting, Enhancing & Managing the Natural Environment
Core Policies C –F

Protecting & Enhancing Cultural & Historic Assets
Core Policy G

Promoting Health y & Sustainable Communities
Core Policies I -L

Promoting accessibility & Inclusion
Core Policy M

The only 'Core Policy' that should be given further consideration is Core Policy H – Supporting the Rural Economy

Within Core Policy H the following Development Policies can be disregarded entirely as they bear no relevance to this application;
11,12,13,14,15,16 & 18

Development Policies 10 & 17 remain and will be given consideration below.

Development Policy 10 New Employment & Training Development (Appendix 2) is divided into Parts A, B & C. and can be disregarded entirely as follows;

Parts A & B can be disregarded entirely as the proposed development is not in a 'built up area' to which these sections refer.

Given its open countryside location, Part C (which consist of 4 subsections) may be given some consideration.

Subsection 1- The Applicant states the necessity for additional sleeping accommodation (Portacabin) and additional rest area/cooking area (Caravan). The additions of the portacabin and caravan constitute

extensions to the current accommodation, and therefore contravene Subsection 1 of Section C deeming the proposal to be inappropriate.

Subsection 2 - There is insufficient land for storage, parking and vehicular turning . NYCC have detailed the lack of a suitable turning area and the necessity for additional storage space is detailed by the Applicant. Articulated wagons and tractors /trailers regularly deliver large numbers of round bales of hay & straw and are unable to turn around on the proposed site which sits at the end of a single track road. The requirement for additional storage and the lack of a vehicular turning point deems that subsection 2 is not met.

Subsection 3 - The portacabin and caravan do have an adverse impact on the area as they are unsightly and poorly maintained. This is evidenced in the Applicants own photographs.

Subsection 4 - The existing access is not adequate. NYCC have commented on various matters including the lack of 'pull off' points along this single track lane. There are many delivery/collection vans each day (on average 4-6 per day) and there are no public passing places along the single track public access road.

The Application does not adhere to the requirements of Development Policy 10 parts A, B & C and can therefore be dismissed in its entirety.

Development Policy 17 – Commercial Horse Related Development (Appendix 4)

Subsection 1 - Additional dwellings are required to manage the site i.e. the portacabin and the caravan. Therefore this subsection does not apply.

Subsection 2 - Both immediate neighbours and the only other occupants of the property on the lane are affected by nuisance from the development. The occupants of all 3 properties leading to the application address have objected.

Subsection 3 – This does not apply as the ponies are not ridden to the site. The Applicant details that many are ill and/or in need of rehabilitation.

Subsection 4 – This does not apply as there is insufficient parking for the employees, visitors and the 'open days' that the Applicants hold. Similarly, there is no turning area for the large delivery vehicles that bring bulk quantities of hay/straw. This has been addressed in detail by NYCC in their comments.

Subsection 5 - The proposal is not of an appropriate scale and is not proportionate to the existing buildings. Appendix 3 Ariel photograph refers.

Development Policy 17 can therefore be dismissed in its entirety

Objection 1 Summary

The proposed Application does not sit within any of the Core Policies of North York Moor National Park Authority Local Development Framework. Whilst it may be considered under Core Policy H, the Development Policies within that Core Policy subsequently indicate it should be dismissed.

Similarly, 'The Spatial Portrait of the North York Moors' contained within the Framework (Page 9) sets out the following specific purposes for the Planning Authority;

To conserve and enhance the natural beauty, wildlife & cultural heritage of the National Parks and to promote opportunities for the understanding and enjoyment of the special qualities of the Parks by the public.

Section 62 of the 1995 Act also requires all relevant authorities to "have regard to the statutory purposes in exercising or performing any functions in the National Park and; if it appears that there is a conflict between those purposes, to attach greater weight to the purpose of conserving and enhancing the natural beauty, wildlife and cultural heritage of the area."

Planning Application NYM/2019/0431/FL is considered by many to be an 'eyesore' and other objections refer to this. The actions of the Applicant may put the local equine community at risk. Equines are regularly brought onto the premises (adjacent to a 'green road' and also a bridleway) and yet the Applicant has failed to detail any isolation stable or suitable isolation area as required in the Dept for Environment, Food and Rural Affairs guidance (Appendix 5 attached). Equine Flu & Strangles are two highly contagious diseases currently affecting the equine world and, to protect the local equine community, suitable isolation areas are required.

The Applicant has inconvenienced and caused nuisance to neighbouring properties. The 1.5 jobs created appear to have been filled by 2 of the 3 Trustees of the charity who are the occupants of the premises.

There is clearly a conflict as detailed in Section 62 of the 1995 Act detailed above. The one full time and additional part-time employment opportunities that may have been created are far out weighed by the adverse impact the development has had both on the natural beauty of the landscape and the local community.

For this reason alone, the application should be refused.

2) Objection 2 – The Application & Supporting Documents.

This objection addresses the comments made by the Applicants.

Disposal of Horse Manure.

The current manure pile has not been removed or spread since 2015 and continues to increase in size. The Authorities Planning Enforcement Officers have attended the property for over 12 months and can confirm this as it has been subject to previous complaints.

Appendix 3 shows ariel photographs from 2002, 2017, 2018 and 2019. The position of the manure heap is denoted by an arrow. It has never been removed or spread and continues to grow in size. This is evidenced by the photographs.

The horse droppings in the field are not removed as is required particularly when equines are intensively grazed. This is detailed in the Dept for Environment, Food & Rural Affairs Equine Welfare Document Page 10 Para 1.3. (Appendix 5 attached).

The Applicant advises that the property is a 'farm' and it is not, this is confirmed as its use is detailed and limited by a Covenant dated 1994 and filed with The Land Registry.

If manure is exchanged with neighbouring farms for straw then the removal of the manure and the delivery of straw will create additional traffic. Given the current value of straw and the fact that most neighbouring farms have biomass boilers, the Applicants comments regarding exchanges for manure are unlikely to take place. The Applicants comments should be substantiated.

Should the application be given consent then after careful consideration should be given for the correct siting and storage of the manure, a Condition should be applied stating the site and the frequency /process for clearance.

Horse manure is classed as waste unless the exemptions apply that are detailed by the legislation (Appendix 7). In order to satisfy the Planning Authority that the manure is correctly stored and disposed of, the Applicant should clearly identify the parcels of Agricultural Land upon which the manure will be spread and the frequency of such actions. If the Applicant intends to do this on the land owned by the Charity then, as each piece adjoins a watercourse, the Applicant should satisfy the Planning Authority of the precautions that will be taken in order to prevent the pollution of watercourses and neighbouring properties as detailed in Appendix 7. The Applicant has not provided details of the other land upon which the waste will be spread so that it can be grazed by other species. The Applicant does not appear to have any other land.

Portacabin & Caravan

The application plan is not accurate and the portacabin is shown as small and unobtrusive. The portacabin actually spans 2 almost bays of the agricultural barn and is shown on Appendix 3.

The Applicants own photographs show that these are both unsightly and in an extremely poor state of repair.

Whilst the plans provided do not show the correct scale and size of the caravan and portacabin they also fail to demonstrate the visual impact on the landscape. The caravan & portacabin can be viewed from footpaths, bridleways and other public rights of way and are not in keeping with the other buildings or the open countryside in which this property sits. They are particularly unsightly and poorly maintained.

Siting of Replacement Summerhouse.

The summerhouse sits well away from the property and does not appear to have been granted the necessary permissions for its initial construction. Furthermore it is immediately adjacent to a local authority maintained highway.

Gravel Surfacing of field entrance.

At 168 square metres, the size of the area the Applicant intends to gravel is excessive. The size is beyond that required to simply 'gravel a gateway'. The plans should detail the size (to scale) in relation to both the road and the width of a single standard farm gate that is required for 'access only' as detailed by NYCC. Gravel is not a suitable finish for the area and the NYCC highway authority has also detailed this. The Applicant has allowed mud to be deposited on the highway and has failed to respond to correspondence from NYCC as confirmed in the NYCC comments. The mud deposited by the Applicant has had a detrimental affect on neighbouring properties and also legitimate users of the road and bridlepath.

Previously and at public expense, NYCC had to clear the road of mud with a digger.



Additionally, the Applicants unauthorised excavations in the field ruptured a drain that has not yet been repaired. This exacerbates the mud and floods the road. This has been detailed fully by NYCC in the submission of their comments. If the Applicant repaired the drain and provided suitable additional drainage as requested by NYCC it would greatly reduce the problem without the necessity to gravel such a large area (168 square metres)

Road Traffic

The Applicant says that "*there is no significant amount of traffic generated by our activities*" this is incorrect. There are several delivery vans each day that deliver and collect to & from the property. As the property sits on a single track lane and there is no turning point, the delivery vans use private land belonging to ourselves and our neighbours upon which to turn around. This has also been detailed in the objection by the Applicants other immediate neighbour.

Appendix 4 attached shows that the Applicant has generated 787 Ebay sales/purchases in the last 12 months. These are only the sales/purchases that have received feedback and so the total sales/purchases may be much higher than the 15 per week already evidenced in Appendix 4.

The Applicant also states that "*many of these sold items are dispatched in small packages that are collected by Royal Mail*" This is misleading as many of the items are large items that require collection. Appendices 4a,b,c & d show items that the Applicant is advertising for sale today (27/8/19) i.e. a catering trailer, two large vehicle trailers and vehicle ramps.

It must also be borne in mind that not only do these items require 'shipping out' when sold, the Applicant is also 'shipping them in' all of which causes additional traffic along a single track lane. The lane has 2 blind corners and no public highway pull-in points (confirmed by NYCC response to this application).

In addition, there are many deliveries of hay and straw on articulated tractor & trailer combinations. These have at times completely blocked the road to legitimate users of the highway and bridlepath. Furthermore, significant danger has been caused as at times, these vehicles have reverse the entire length of the lane (approx. 1 mile) as the property does not have a turning area large enough to accommodate them.

The Application Documents

In parts, the application documents are misleading, incorrect and do not detail the Applicants full activities.

The land used for the ponies is 'agricultural land' and yet the Applicant has not applied for a change of use'. The ponies are intensively grazed on 2 large areas of land and there is no allowance for grazing rotation,

pasture rest and the clearance of droppings. The intensity of numbers that graze the land exceed both the Planning Authorities guideline of 1 equine per 2 acres and also the Dept for Environment, Food and Rural Affairs guidance of 0.5 to 1 hectare per equine (Appendix 5 page 9 refers). The Applicant states the total site is 10.11 hectares and there is usually in excess of 30 ponies upon it.

The Applicant has erected a fence on the boundary of the highway which is unsightly and approximately 2 metres high when the permitted height is 1 metre. The Applicant has not sought the necessary consents for its erection.

The Applicant runs 'open days' such as the one detailed in Appendix 6 attached.

Sewage

The Applicant advises that the existing sewage treatment plant that serves the property is sufficient to process the effluent from the proposed development. This is incorrect and has been addressed separately by us, The Environment Agency and the company who installed the system.

Fencing

The fencing of the fields and along the highway is in poor condition and is insufficient. Ponies regularly escape onto the highway and neighbouring properties causing danger and damage. The Applicant states that 'the fence along the roadside is in need of replacement and that this will be done when funds permit'.

Appendix 8A is available on the Charity Commission website. Whilst the latest accounts are significantly overdue, the latest filed accounts evidences that the charity is in an extremely good financial position and has the funds not only to replace the fencing but to make good the site (and the problems it causes) generally.

Objection 2 Summary

In parts, the application is misleading, inaccurate and incomplete.

The plans are not to scale and there is little detail about the size of the areas involved, particularly the 'surfacing' of a field entrance.

The Applicant has not applied for a 'change of use' for the agricultural land or sought the necessary consents for the high fence that abuts the public highway. The Applicant has not provided full details of their activities e.g. with regards to the 'Open Days' Appendix 6 refers.

In view of the already 'sprawling' effect of this development (Appendix 3 refers) should any works to the field entrance be permitted, the use of the area should be limited. As stated by NYCC this should be a 'field entrance' only and not a turning point, as such the standard width agricultural gate that was in situ prior to the Applicants purchase of the land should now be reinstated. Additionally, there should not be any storage/placing of any stationary object (wheeled or non-wheeled) either temporarily or permanently.

3) Objection 3 - Failure to Enhance the National Park

This is a retrospective application and the Applicant has had 4 years to demonstrate their ability to enhance & conserve the National Park.

The Spatial Portrait of the North York Moors advises that when considering the application, thought must be given to how the Applicant can “ *conserve and enhance the natural beauty, wildlife & cultural heritage of the National Parks and to promote opportunities for the understanding and enjoyment of the special qualities of the Parks by the public*”

The Animal Hostel Trust & All for Horses Rescue and Rehoming are the Applicants.

The Charity Commission Register advises that ‘All for Horses’ no longer operates (Appendix 8). And was removed from the Charity Commissions website in 2015 as ‘it no longer operates’ (Appendix 8 refers).

The Animal Hostel Trust is currently 119 days overdue with submitting its accounts to the Charity Commission. Its latest filed accounts show that it is in good stead and yet the most basic of repairs to fencing have not been carried out.

In 2017 NYCC had to clear the mud from the road caused by the Applicant. The Applicant has failed to respond to NYCC regarding concerns that they have raised. This is evidenced in the comments from NYCC.

Since 2017 the Planning Authority Enforcement Officers have attended the application address in an attempt to rectify the problems caused by the Applicant. Some 20 months later the Applicant has presented this application whilst allowing the land and buildings to fall into their current state. (Appendix 3 refers)

Whilst the Applicant has detailed in depth how their ponies are kept in a way that they feel is similar to a natural herd it clearly contravenes recognised expert guidance from the Dept for Environment, Food & Rural Affairs (Appendix 5).

It is questionable what the Applicant has done to enhance the natural beauty of the National Park. The land is now unsightly, over poached with little quality grazing and the landscape is very different to what it was prior to the Applicants purchase (Appendix 3).

At the time of writing the Applicant has received 2 comments of support for the charitable work looking after ponies. It should however be noted how those comments detail that the authors have visited the site ‘many times’ and this further demonstrates the intensification of traffic that causes so many members of the public and NYCC concern.

Finally, the Planning Authority is not required to consider whether the care provided to the ponies is sufficient, the purpose of the Planning Authority is to consider the effect (if granted) that the application will have on the special qualities of the National Park, its visitors and its inhabitants.

Objection 3 Summary.

If the “Core Strategy & Development Policies’ document is used as a point of reference, this retrospective planning application appears to do nothing to conserve and enhance the beauty of the North York Moors National Park and the site is considered an eyesore by many people.

The actions of the Applicant have caused/continue to cause considerable inconvenience, nuisance and danger to neighbouring properties and legitimate users of the highway and bridlepath.

4) Summary

Whilst it is clearly the Applicants intention to support equines to rehabilitate & recover, the visual impact of the site and the nuisance and inconvenience caused to neighbouring properties and members of the public is disproportionate to this cause.

There are 3 neighbours situated along the single-track lane and all have objected.

Independent bodies (NYCC and The Environment Agency) have objected.

In many parts the Applicants statement is misleading. The application plans are not to scale and are insufficient. The application does not detail the full extent of the activities conducted by the Applicant.

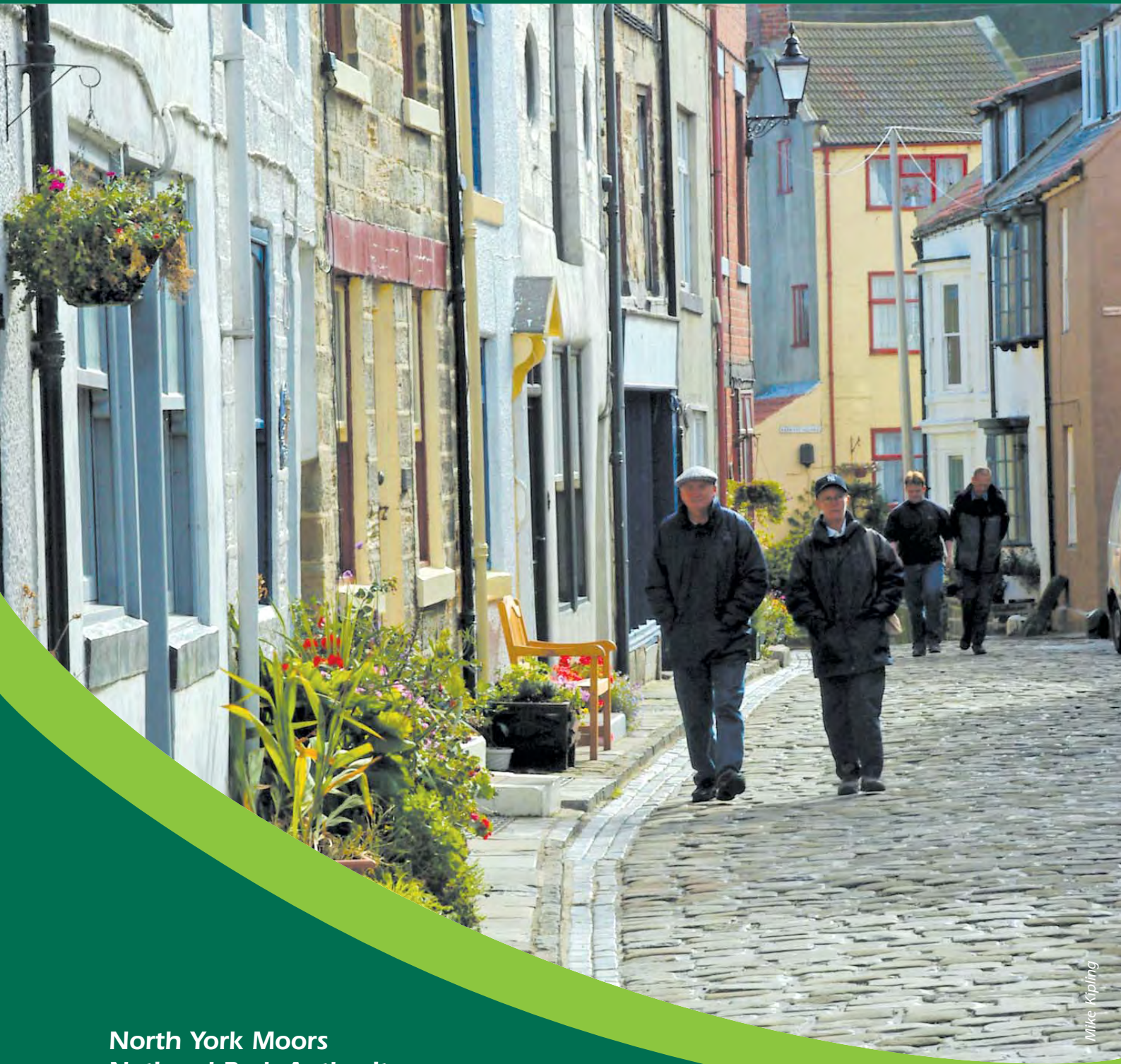
The Planning Authority should consider that if the application is approved it could be considered a 'green light' for the 'change of use' of the agricultural land upon which the ponies graze. Equines are not classed as "agricultural' animals unless they either farm the land e.g. shire horses used to plough or alternatively, if they are bred for meat/hides.

This is a retrospective application. The Applicant has had 4 years to present the business and the property in the best light possible to be successful in its application yet it has failed to do so. As confirmed by NYCC, the Applicant has not responded to them regarding the various concerns raised with regards to the public highway. Planning Enforcement officers have visited the property for approximately 20 months and the current state of the land & buildings is after much 'clearing up' yet it is still an eyesore (appendix 3 2019 photograph refers).

If permission is granted, it is questionable if the Applicant will adhere to any planning conditions that may be applied as, to date they have not done anything to alleviate the concerns raised by NYCC or their immediate neighbours. It would perhaps have been good practice to make some attempt to alleviate the concerns of NYCC, The National Parks Enforcement Officers and their neighbours before submitting this application. If the applicant was not prepared to take these steps prior to the application they certainly may have no incentive to alleviate these concerns if permission is granted.

Finally, the Applicant has not enhanced or preserved any of National Parks qualities. The Applicant has caused inconvenience to members of the public, visitors to their own premises, official bodies and neighbours.

For these reasons the Application should be refused.



Mike Kipling

North York Moors
National Park Authority
Local Development Framework

Core Strategy and Development Policies

November 2008



North York Moors
National Park Authority
Local Development Framework

Core Strategy and
Development Policies

Adopted Copy 13th November 2008

Contents

Page

| | |
|---|----|
| 1 Introduction | 6 |
| 2 Spatial Portrait of the North York Moors | 9 |
| 3 Influences on the Spatial Strategy | 13 |
| 4 Spatial Vision, Objectives and Strategy | 23 |
| 5 Strategic Approach | 30 |
| 6 Protecting, Enhancing and Managing the Natural Environment | 35 |
| 7 Protecting and Enhancing Cultural and Historic Assets | 52 |
| 8 Supporting the Rural Economy | 64 |
| 9 Promoting Healthy and Sustainable Communities | 78 |
| 10 Promoting Accessibility and Inclusion | 91 |

Appendices

| | |
|---|-----|
| Appendix 1 – North York Moors Local Plan Policies that will be Superseded by the Core Strategy and Development Policies DPD | 100 |
| Appendix 2 – Glossary of Terms | 104 |

Proposals Map

Available separately

- This document can be made available in Braille, large print, audio and can be translated. Please contact the Planning Policy team on 01439 770657, email policy@northyorkmoors-mpa.gov.uk or call in at The Old Vicarage, Bondgate, Helmsley YO62 5BP if you require copies in another format.

| Schedule of Policies | Page |
|---|------|
| Strategic Approach | |
| Core Policy A – Delivering National Park Purposes and Sustainable Development | 30 |
| Core Policy B – Spatial Strategy | 32 |
| Protecting, Enhancing and Managing the Natural Environment | |
| Core Policy C – Natural Environment, Biodiversity and Geodiversity | 35 |
| Development Policy 1 – Environmental Protection | 38 |
| Core Policy D – Climate Change | 39 |
| Development Policy 2 – Flood Risk | 42 |
| Core Policy E – Minerals | 43 |
| Core Policy F – Sustainable Waste Management | 45 |
| Protecting and Enhancing Cultural and Historic Assets | |
| Core Policy G – Landscape, Design and Historic Assets | 52 |
| Development Policy 3 – Design | 54 |
| Development Policy 4 – Conservation Areas | 56 |
| Development Policy 5 – Listed Buildings | 57 |
| Development Policy 6 – Historic Parks and Gardens | 57 |
| Development Policy 7 – Archaeological Assets | 58 |
| Development Policy 8 – Conversion of Traditional Unlisted Rural Buildings | 59 |
| Development Policy 9 – Advertisements | 61 |

Supporting the Rural Economy

| | |
|---|----|
| Core Policy H – Rural Economy | 64 |
| Development Policy 10 – New Employment and Training Development | 66 |
| Development Policy 11 – Re-Use of Existing Employment and Training Facilities | 68 |
| Development Policy 12 – Agriculture | 68 |
| Development Policy 13 – Rural Diversification | 69 |
| Development Policy 14 – Tourism and Recreation | 70 |
| Development Policy 15 – Loss of Existing Tourism and Recreation Facilities | 72 |
| Development Policy 16 – Chalet and Camping Sites | 73 |
| Development Policy 17 – Commercial Horse Related Development | 74 |
| Development Policy 18 – Retail Development | 75 |

Promoting Healthy and Sustainable Communities

| | |
|--|----|
| Core Policy I – Community Facilities | 78 |
| Core Policy J – Housing | 80 |
| Core Policy K – Affordable Housing on Exceptions Sites | 84 |
| Core Policy L – Gypsies and Travellers | 85 |
| Development Policy 19 – Householder Development | 85 |
| Development Policy 20 – Extensions to Residential Curtilages | 86 |
| Development Policy 21 – Replacement Dwellings | 87 |
| Development Policy 22 – Removal of Agricultural Occupancy Conditions | 87 |

Promoting Accessibility and Inclusion

| | |
|---|----|
| Core Policy M – Accessibility and Inclusion | 91 |
| Development Policy 23 – New Development and Transport | 93 |
| Development Policy 24 – Transport Infrastructure | 95 |
| Development Policy 25 – Telecommunications | 96 |

1 Introduction

- 1.1 This is a key document which forms a significant part of the North York Moors Local Development Framework. The policies in this document replace the saved policies¹ in the North York Moors Local Plan (2003) as set out in Appendix 1. Further information on the various documents making up the Local Development Framework can be found in the North York Moors Local Development Scheme (September 2007). The glossary at Appendix 2 includes a list of terms associated with the Local Development Framework system.
- 1.2 The Local Development Framework system provides an opportunity to bring together other plans and strategies for the Park and deliver the spatial elements of these whilst balancing these interests within the context of sustainable development and National Park purposes. This document includes Core Policies and Development Policies that together with the Regional Spatial Strategy² will form the Development Plan which will deliver the long term spatial vision for the future of the Park. The Development Plan sets the context for the preparation of all other Development Plan Documents which have to be in conformity with it. The Core Strategy and Development Policies provide a policy framework up to 2026, in line with the Regional Spatial Strategy.

Consultation

- 1.3 The preparation of the Core Strategy and Development Policies has been publicised through the Parish Forums and the Moors Messenger newspaper which is delivered to every household in the Park. The Issues consultation took place during July and August 2005. A total of 71 people and organisations sent comments. These, along with Sustainability Appraisal, helped inform the selection of Preferred Options.
- 1.4 Consultation on the Preferred Options document was held in March and April 2006. Over 500 individual comments were received at this stage. Significant changes were proposed to the Core Strategy and Development Policies in response to the comments received.

Oswaldkirk
Conservation Area
Open Day

Footnotes:

¹ Direction under Paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 (Letter to Authority dated 17th September 2007)

² The Yorkshire and Humber Plan Regional Spatial Strategy to 2026 (Government Office for Yorkshire and The Humber) May 2008





Castleton Rigg
overlooking Danby

- 1.5 In order to give people an opportunity to comment on these changes before publication of the Submission version an 'Interim' version of the Core Strategy and Development Policies was published for consultation during February and March 2007. Over 400 comments were made and were taken into account in producing the Submission version. The document was submitted to the Secretary of State on 11th January 2008 for independent examination followed by further consultation. The Authority received 164 representations from 40 organisations and individuals. A hearing was held between 1st and 9th July 2008 and the Inspector's binding report was received on 13th October 2008.
- 1.6 The Core Strategy Pre-Consultation Statement explains how community involvement has been undertaken and how comments have been taken into account at each stage of the document. The consultation has followed the arrangements set out in the Authority's Statement of Community Involvement and the requirements of the Regulations.³

Sustainability Appraisal

- 1.7 Under the new planning system, the Authority is required to undertake a Sustainability Appraisal (incorporating Strategic Environmental Assessment) of all Development Plan Documents as they are prepared in order to ensure that the Local Development Framework contributes to the principles of sustainable development. Sustainability Appraisal of different options was undertaken to inform the selection of Preferred Options. The sustainability appraisals undertaken of the Preferred Options and Interim documents helped to influence the further development of the document. A final Sustainability Report was produced alongside the Submission Core Strategy and Development Policies. A Sustainability Statement is also available which shows how sustainability considerations have informed the production of the document. The key conclusions are highlighted alongside each Core Policy.

Habitats Regulations Assessment

- 1.8 To meet the requirements of the Habitats Directive⁴, a Habitats Regulations Assessment has been carried out. A number of amendments were made to the Plan prior to its submission to ensure that the Plan meets the requirements of the Directive. The Habitats Regulations Assessment report was published alongside the Submission document.

Implementation and Monitoring

- 1.9 The Local Development Framework will be monitored through the Annual Monitoring Report in order to establish whether the policies are achieving their intended objectives or whether there are unexpected trends or changed circumstances that would necessitate a review. The implementation and monitoring mechanisms for the Core Policies and the Development Policies are included at the end of each chapter. The monitoring framework measures the performance of the plan against the Core Policies and includes reference to other organisations and groups who may have a proactive influence over the implementation of the policies. There are other plans and strategies that will also help to take forward these policies, often implementing actions that do not require planning permission, and these are also identified. The Authority will work with these other organisations to help to deliver the Core Strategy and Development Policies. The Authority also monitors change in the National Park through the State of the Park report which will be updated annually.

Footnotes:

³ The Town and Country Planning (Local Development) (England) Regulations 2004

⁴ The Conservation of Natural Habitats and of Wild Fauna and Flora (Habitats Directive) (Directive 92/43/EEC)



Hutton le Hole

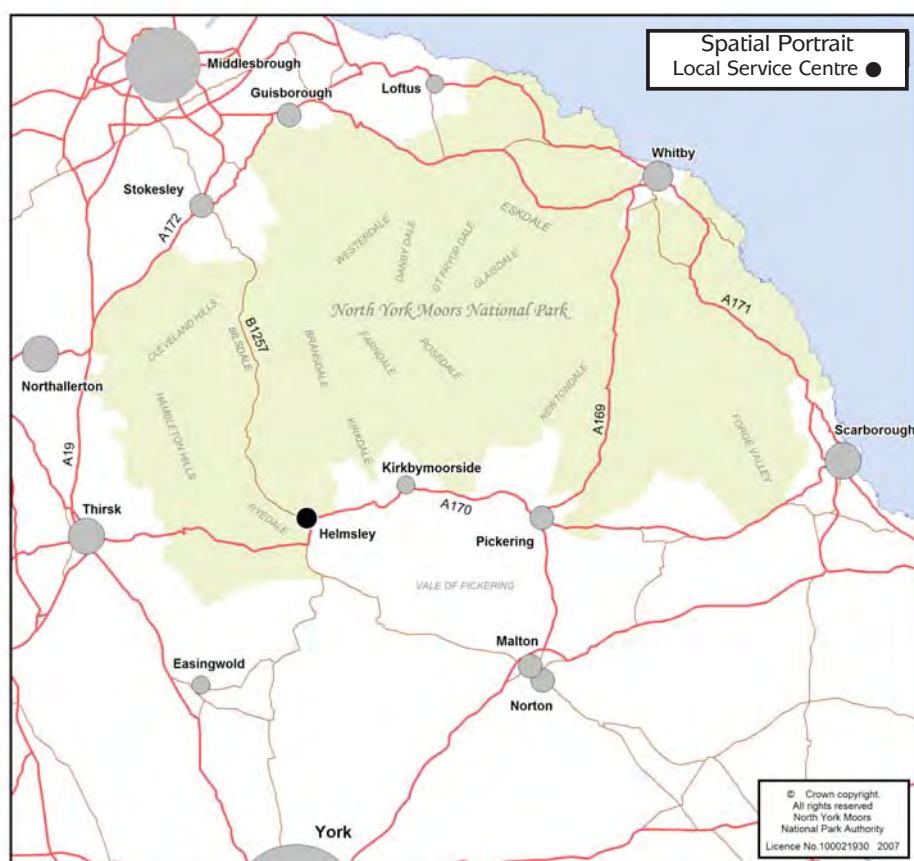
- 1.10 The Core Strategy and Development Policies document has been prepared in the context of regional policy in the Regional Spatial Strategy which was adopted in May 2008. If there are any significant changes to national or regional policy it may be necessary to review this document.

Using this Document

- 1.11 This document includes both Core and Development Policies to take forward the vision, objectives and spatial strategy for the North York Moors National Park. It is accompanied by a set of Proposals Maps. The policies constitute an overall approach to future development in the 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. Therefore all policies should be considered where they are relevant to a particular development proposal, including Core Policies. In particular, Core Policy A sets out an overarching approach which will be relevant to all proposals in the Park.
- 1.12 The Development Policies will help to deliver the Core Policies by providing further detailed guidance against which planning applications will be assessed. Every relevant criterion in a policy will need to be met in order to comply with the policy.
- 1.13 Further, national policy contained in Planning Policy Guidance Notes and Planning Policy Statements, relevant legislation and the Regional Spatial Strategy will also form material considerations when determining planning applications. The most up to date guidance has been referenced at the time of writing this document but this may be subject to review.
- 1.14 Documents to which applicants should refer when developing a proposal and which will also be used in decision making are referenced alongside the policies. These include Planning Advice Notes and Supplementary Planning Documents to be produced by the Authority. Whilst these relate to the current Local Plan policies it is intended that they will be revised and updated to relate to the Core Strategy and Development Policies Development Plan Document. In addition, documents that have helped to inform each Core Policy are referenced alongside them.

2 Spatial Portrait of the North York Moors

- 2.1 The North York Moors National Park is situated largely within the County of North Yorkshire and partly within the unitary authority of Redcar and Cleveland. It has a total area of 1,436 sq km, 17% of the County's land area. It covers parts of Scarborough, Ryedale and Hambleton Districts as well as part of Redcar and Cleveland. There are 112 parishes within or partly within the Park and at the 2001 Census 23,939 people were living within its boundary. The Spatial Portrait Map shows the geographical context of the Park.



- 2.2 The 1995 Environment Act sets out two purposes for National Park Authorities, as follows:
- To conserve and enhance the natural beauty, wildlife and cultural heritage of the National Parks; and
 - To promote opportunities for the understanding and enjoyment of the special qualities of the Parks by the public.
- 2.3 The Act goes on to place a duty on National Park Authorities *in pursuing the two purposes 'to seek to foster the economic and social well being of local communities'*. Section 62 of the 1995 Act also requires all relevant authorities to *"have regard to the statutory purposes in exercising or performing any functions in the National Park and; if it appears that there is a conflict between those purposes, to attach greater weight to the purpose of conserving and enhancing the natural beauty, wildlife and cultural heritage of the area."*



Farndale

2.4 The environment of the North York Moors and its scenic beauty and wealth of cultural assets and biodiversity are the principal features that have led to the designation of the area as a National Park. The diverse and distinctive landscapes of the area have evolved through a combination of natural change and processes, human intervention and management. The Park is characterised by the largest tract of open heather moorland in England, although other important landscapes and habitat types include river valleys, wetlands, coastal cliffs and rocky shores, grasslands, forest and woodland, hedgerows and traditionally managed farmland. The importance of the natural environment is recognised by the fact that around a third of the Park is designated as Sites of Special Scientific Interest and much of this is also designated at international level as Special Areas of Conservation or as a Special Protection Area. The coastline has been designated as Heritage Coast and is characterised by steep cliffs and an open plateau interspersed with tight knit coastal settlements which are crowded into cliff foot locations or narrow valleys. Part of the coastline, from Maw Wyke Hole at Hawsker to Beast Cliff, is also defined as Sensitive Marine Area as a reflection of its nationally important marine habitats, communities and species.

2.5 A Landscape Character Assessment of the North York Moors was published in 2003⁵. This identified nine landscape character areas:

- Moorland;
- Narrow Moorland Dale;
- Forest;
- Coast and Coastal Hinterland;
- Limestone Hills;
- Narrow Glacial Channel and Griffs;
- Limestone Dale;
- Central Valley; and
- Upland Fringe.

These have distinctive landscape, settlement and building characteristics resulting in a diverse landscape character.

2.6 The North York Moors has a considerable man made heritage with different vernacular building styles that contribute significantly to the overall character of the landscape. The landscape setting and form of villages, hamlets and traditional farmsteads reflect the social and economic history of the Park. Sandstone and limestone are the traditional building materials, usually under a pantile or slate roof. There are currently 42 Conservation Areas in the Park and 2999 Listed Buildings and Structures of which 222 are on the Buildings at Risk Register. In addition there are 846 Scheduled Monuments as well as a significant number of undesignated archaeological sites many of which are likely to be of national importance.

2.7 The 2001 Census showed an imbalance in the age structure of the population compared with national and regional averages with a relatively smaller proportion of children under the age of 5 and more adults over the age of 65 compared with national and regional averages. The imbalance in population structure points to future challenges to retain the working age population in the interests of sustaining the economy of the Park whilst meeting the needs of the elderly. Recent increases in the price of housing means that many young people are unable to access the property market, which is exacerbating the imbalance in the demographic structure of the Park.

Footnotes:

⁵ North York Moors National Park Landscape Character Assessment (White Young Green, 2003)

Westerdale



- 2.8 Agriculture, ancillary employment, tourism and local services make up 70% of local employment. 15,000 people are economically active in the Park and unemployment is relatively low compared with regional and national levels⁶. Although unemployment is relatively low,⁷ many residents must commute long distances for employment. There is also a pattern of seasonal employment with more jobs in the tourism sector during the summer months. Game shooting activities are an important component of the rural economy and have a strong influence on the management of the heather moorland.
- 2.9 Farming is a significant influence on the character and appearance of the landscape and the economy of the Park. Farmland in the Park covers an area of 77,556 hectares with a total of 1,436 agricultural holdings and a workforce of 2,760 (DEFRA Agricultural Census 2004). The small scale nature of many of the holdings in the Park and their reliance on livestock has produced small fields bounded by drystone walls or hedges accompanied by traditional farmsteads and farm buildings. However, pressures on markets and changes in farm support mechanisms are leading farmers to supplement incomes through diversification activities which can change the character of the traditional farming landscape. To address this, agri-environment schemes are being put in place which seek to halt or reverse the decline of traditional farming practices, loss of habitat and landscape features.
- 2.10 Tourism is the largest employer and income generator in the Park with 9.3 million visitor days spent in the Park in 2005 when visitor expenditure reached £298 million⁸. Tourism is largely based on the natural attractions of the area including the scenic views and walks around Sutton Bank, the natural amphitheatre of the Hole of Horcum and the coastal villages such as Robin Hoods Bay and Staithes. Visitors can participate in a range of outdoor sports or make use of 1,400 miles of Public Rights of Way for walking, cycling or horse riding.

Footnotes:

⁶ North Yorkshire County Council unemployment records

⁷ In 2006 unemployment in the Park was 1.4% compared to 2.5% Nationally (North Yorkshire County Council Claimant figures)

⁸ North York Moors Tourism data 2006

West End,
Osmotherley

Chris Cooser

- 2.11 Despite the facilities associated with tourism in the Park, the range of community services and facilities is relatively restricted. Surveys including the State of the Park⁹ reports have shown that the key facilities that are available are generally being retained in settlements with the exception of Post Offices which have closed as a result of national changes to postal services, security requirements and difficulties in recruiting sub-postmasters. However, increasing mobility (primarily car based) has seen larger towns and cities outside the Park become increasingly dominant in terms of providing services for certain sections of these rural communities creating strong 'cross boundary' relationships with settlements outside the Park.
- 2.12 The A171 is the main coastal route through the east side of the Park linking Scarborough, Whitby and Guisborough, with the A170 running along the southern boundary linking the villages at the foot of the Tabular Hills. The A169 links Whitby and Pickering, and the B1257 links Helmsley with Stokesley. The A19 Trunk Road skirts the west boundary of the Park giving good access to Thirsk, Middlesbrough and Teesside from this side of the Park. The majority of the road network between the 'A' roads comprises a network of narrow, winding rural lanes. The Park includes the Middlesbrough – Whitby passenger rail line linking villages in the Esk Valley. The recreational North Yorkshire Moors steam railway runs between Pickering and Grosmont with less frequent links to Whitby. The Authority operates a recreational bus service (Moorsbus) which provides access to the North York Moors as an alternative to use of the private car.
- 2.13 The Park has a considerable history of mineral extraction and although the majority of the workings are now redundant, some forms of mineral extraction do still occur albeit mainly on a small scale. The largest current operation is at Boulby in the north of the Park, the UK's only potash mine. Several small scale quarries exist which provide building stone for the area. In terms of oil and gas there is a history of exploration and extraction of natural gas and a trend that is likely to continue as national energy reserves diminish. A site on Fylingdales Moor has been used since the early 1960s as a base for a ballistic missiles early warning system.
- 2.14 The majority of waste generated within the Park is disposed of in landfill sites outside the Park boundary. Increasingly efforts are being made to manage waste in more environmentally friendly ways, such as recycling. The introduction of kerbside recycling throughout a number of locations in the Park as well as local recycling facilities such as bottle or paper banks represent an important step towards a more sustainable pattern of waste management.

Footnotes:

⁹ State of the Park 2006
(North York Moors National
Park Authority, 2007)



Walkers at Rosedale

3 Influences on the Spatial Strategy

- 3.1 The policies in this document provide a spatial dimension to many plans and strategies relevant to the National Park and will help to deliver their outcomes.
- 3.2 Under the Local Development Framework system introduced in 2004, the strategy and policies in this document must conform to national guidance contained in Planning Policy Statements and regional guidance in the Regional Spatial Strategy. The overall strategy for the location of new development in the Park has taken on board this guidance. It will also be important to ensure that there is a 'joined up' approach to planning for settlements and areas which are split by the Park boundary and the Core Strategies of the constituent Districts must also be taken into account.

National Planning Policies

- 3.3 Government policy for rural areas set out in Planning Policy Statement 7 seeks to concentrate development in or near to local service centres where employment, housing and services can be provided close together. However, it is also recognised that some limited development may be appropriate in smaller settlements in order to meet local business and community needs and maintain the vitality of the community. In National Parks, planning policies should provide for development to facilitate the social and economic well being of local communities, including the provision of adequate housing to meet identified local needs.

Regional Spatial Strategy

- 3.4 Regional policy is contained in the Yorkshire and Humber Plan Regional Spatial Strategy to 2026. The part of the National Park which falls within Redcar and Cleveland Borough is also covered by the Yorkshire and Humber Plan. The Regional Spatial Strategy is part of the Development Plan for the North York Moors and the Core Strategy and Development Policies must be in conformity with it.
- 3.5 The Regional Spatial Strategy seeks a more focussed approach to development in rural areas by supporting Principal Towns and Local Service Centres as hubs for the rural and coastal economy and community and social infrastructure. The Park lies within the Coast and Remoter Rural Sub Areas. Within the Coast Sub Area the majority of growth will be focussed on the Sub Regional Centre of Scarborough with appropriate development to support the regeneration and sustain the roles and viability of Local Service Centre coastal settlements. In the Remoter Rural Sub Area, small scale development will take place mainly in Local Service Centres to address local affordable housing needs, provide new job opportunities and assist in promoting long term economic and social sustainability. The Regional Spatial Strategy requires local authorities to identify Local Service Centres in their Local Development Frameworks.

Lealholm

- 3.6 The Regional Spatial Strategy does not set a housing provision figure for new housing development in the region's two National Parks as all new housing is to meet local needs only.



Approach to Planning in the Constituent Authorities

- 3.7 There are strong links between communities in the Park and the larger settlements outside it. It is important that there is a co-ordinated approach with the constituent authorities to the development and implementation of planning policy, particularly where settlements 'straddle' the Park boundary. The production of joint Development Plan Documents with the constituent authorities will be considered for larger settlements or where there are cross boundary issues that require a joint approach. A joint Development Plan Document is proposed for Helmsley in partnership with Ryedale District Council.
- 3.8 The status of the constituent authorities' Local Development Frameworks varies as follows:
- Redcar and Cleveland – Core Strategy adopted July 2007
 - Hambleton – Core Strategy adopted April 2007
 - Ryedale – Core Strategy submitted November 2005 (found unsound, further consultation underway)
 - Scarborough – Core Strategy Preferred Options consultation September 2006
- 3.9 Four locational principles can be identified from the above Core Strategies:
- Efforts to focus most development (both in terms of new housing and economy-related proposals) in identified larger settlements (which range in scale dependent upon the characteristics of the District in question);
 - A consolidation of the role of smaller settlements that provide a range of services at the local level;
 - Restraint, in particular in terms of housing development, in very small settlements and the wider countryside; and
 - Policies that seek to provide support for, and enable diversification of, the rural economy at a scale commensurate with the locality in question.



Rosedale

- 3.10 There needs to be clear synergies between these principles, and those on which the Core Strategy and Development Policies are based. The Park's communities often look to larger settlements outside the Park for everyday services and facilities. Efforts to consolidate and enhance the role of such settlements are therefore to be welcomed.

Local Strategies and Consultation

- 3.11 The Core Strategy and Development Policies will also help to deliver a number of local objectives as identified through:
- North York Moors National Park Management Plan
 - Community Strategies prepared by the Local Strategic Partnerships of North Yorkshire, Ryedale, Hambleton, Scarborough and Redcar and Cleveland Councils
 - Parish Plans prepared by local community groups
 - Consultation carried out on the Core Strategy and Development Policies

North York Moors National Park Management Plan

- 3.12 The National Park Management Plan was revised in 2004 and provides the overarching strategy for the future of the Park. It contains policies to help deliver the two National Park purposes and for fostering the economic and social well being of local communities. It includes a vision for the Park and lists the special qualities that have contributed to its designation as a protected landscape and which the Local Development Framework must seek to safeguard. The Management Plan is intended to influence the work of all organisations which operate within the Park, not just the National Park Authority. It sets out the following vision for the Park:

- 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 the special qualities that are valued, are conserved and enhanced.
- A place where the landscape 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.
- 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.



Rosedale Head

Snowdrops in
Bransdale

3.13 The special qualities distinguish the National Parks from each other and other parts of the United Kingdom and have been determined within the context of each Park's natural beauty, wildlife and cultural heritage. The following list of special qualities in the North York Moors National Park Management Plan was drawn up following wide consultation:

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

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

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

- Special landforms from the Ice Age
- Exceptional coastal geology

- Majestic coastal cliffs and sheltered harbours
- Distinctive coastal headlands

- A special mix of upland, lowland and coastal habitats
- A wide variety of wildlife dependent on these

- Settlements that reflect their agricultural, fishing or mining past
- Locally distinctive buildings and building materials

- Long imprint of human activity
- A wealth of archaeology from prehistory to the 20th Century

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

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

- Strong feeling of remoteness
- A place for spiritual refreshment

- Tranquillity
- Dark skies at night and clear unpolluted air

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

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



Hayburn Wyke

Community Strategies

3.14 Community Strategies seek to ensure the economic, social and environmental well-being of local communities. Whilst they are co-ordinated by the local authorities they are produced by partnerships representing many organisations across each District and Borough, including the National Park Authority. The Community Strategies also contain action plans, or in some instances sub-groups have been established to develop action plans, to take the objectives forward. The Community Strategies covering the Park are as follows:

- North Yorkshire Community Strategy
- Hambleton Community Strategy
- Redcar and Cleveland Partnership Community Strategy
- Imagine Ryedale
- Scarborough Borough Community Strategy

3.15 The role of the Local Development Framework is to help deliver the spatial aspirations of the five Community Strategies within the context of the National Park purposes and duty. The following spatial themes have been identified from them:

Environment

- Protecting and enhancing the natural environment
- Addressing the causes and effects of climate change, including reducing the risk and impact of flooding and promoting renewable energy and reduced energy use
- Encouraging sustainable design, construction and energy use in new development.
- Protecting and enhancing cultural and historic assets including distinctive landscapes, settlements and buildings

Communities

- Improving the supply of homes to meet the needs of local people and addressing the need for affordable housing
- Vibrant, strong and safe communities where diversity is respected
- Reducing crime and the fear of crime
- Enabling people to engage and participate in decisions that affect them

Health

- Providing opportunities to participate in physical activity – provision for leisure facilities, and facilitating cycling and walking as a means of transport
- Improving the health of local people – provision for physical activity as above, also provision of health care facilities

Great Fryupdale

Rural Economy

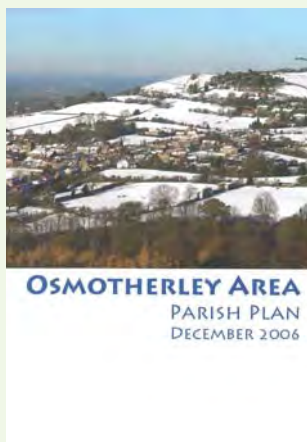
- Enabling the creation of new businesses and the continued viability of existing businesses
- Encouraging opportunities for the diversification of farming businesses
- Providing support for existing farm enterprises where appropriate
- Continuing support for tourism based on understanding and enjoyment of the qualities of the National Park
- Broadening the range and improving the quality of employment opportunities and supporting training and enterprise which helps people to access those jobs
- Supporting recreation based on the Park's natural assets and providing opportunities for the enjoyment and understanding of these
- Enabling people to benefit from developments in information technology and telecommunications

Accessibility

- Encouraging more sustainable modes of travel and reducing dependency on the car
- Locating new development where local community facilities and services are available and can be supported
- Continuing to promote and enable access to the National Park for all
- Assisting people to develop basic skills through support for training facilities in local communities
- Supporting the role of market towns outside of the National Park and recognising the relationship between communities in the National Park and these towns



Mike Kipling



Osmotherley
Parish Plan

Parish Plans

- 3.16 A number of parishes in the Park have produced or are producing Parish Plans which contain an analysis of local issues and an action plan to address these. The Authority is working with community groups to help guide the production of the Plans and also to ensure that the action plans are realistic and, where relevant, can be delivered through the planning policy framework.
- 3.17 Parish Plans are by their nature individual to particular communities and it is difficult to draw common 'themes' from them. However, the spatial elements have been taken into account, where relevant, in developing the Core Strategy and Development Policies. It is anticipated that some elements of future Parish Plans, in particular Village Design Statements, will be adopted as Supplementary Planning Documents.

Consultation

- 3.18 The consultations which have taken place during production of the Core Strategy and Development Policies have identified the key priorities of stakeholders including residents, businesses, local interest groups and statutory bodies which operate within the Park. In summary, the inferences drawn from consultation are that:
- The National Park purposes should form the basis of policies;
 - The current approach to planning in the National Park is relatively successful although there should be further focus upon meeting local social and economic needs;
 - Priority should be given to delivering affordable housing, small business opportunities and farm diversification opportunities;
 - The causes and effects of climate change should be addressed; and
 - Support for continuing to provide a mixture of housing in the Park including some open market housing.

Challenges for the Local Development Framework

- 3.19 It is clear from looking at the other plans and strategies listed above and from what the Authority has been told during consultation that there are five main areas that the Local Development Framework needs to address.

Protecting, Enhancing and Managing the Natural Environment

- 3.20 Climate change is predicted to have a range of effects on the Park that will result in changes to its landscape character and special qualities. These include changes to crop production and livestock productivity, sea level rises and increased rates of coastal erosion, increased flood risk and storms, greater risk of moorland fires, loss of species and habitats and increased pressure on water resources. The National Park, however, is also contributing towards the causes of climate change through emissions from vehicles and through the use of energy. A particular issue for the Park is car use as residents travel to places outside the Park for jobs and services and visitors travel into and around the Park.

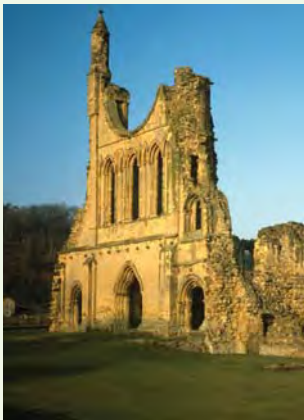
- 3.21 Other threats to the biodiversity and landscape of the Park arise from changing farming practices including the fragmentation of holdings and the need for more intensive livestock rearing and the loss of moorland sheep flocks which may lead to a variety of changes in the traditional moorland landscape.
- 3.22 The natural assets of the Park provide extensive opportunities for outdoor recreation including walking, cycling and horse riding. Some forms of vehicular recreation activity such as trail bikes, off road motorcycling and 4 by 4 vehicle activity can undermine the peace and tranquillity, landscape and natural habitats of the Park unless they are properly managed in appropriate locations.
- 3.23 Due to its low population and rural nature, relatively small amounts of waste are generated and most of this is disposed of outside the Park. The need for more recycling and reducing waste has implications for new types of facilities and also for how buildings are constructed and operated. Minerals are needed for construction and local building stone is particularly important to retain the character of the Park's settlements. However, some forms of mineral extraction can have significant impacts on the special character of the landscape. Historical extraction sites have produced archaeological assets.

Protecting and Enhancing Cultural and Historic Assets

- 3.24 The distinctive landscape character areas within the Park are under threat from changes to the natural environment outlined above and from changes to the physical fabric of settlements and buildings reflecting the shift from an agricultural economy to one of increasing reliance on tourism and the trend for migration from urban areas to the countryside. These changes are evident in the loss of functional uses for farm buildings and pressure for the conversion of redundant buildings to alternative uses together with proposals for extensions and alterations to dwellings. The use of standardised building techniques and materials is resulting in less locally distinctive buildings and a dilution of the individual qualities of the different landscape character areas in the Park. Greater encouragement is needed to ensure that new development has regard to its context and minimises disturbance or damage to the historic environment whilst incorporating the principles of sustainable design, building techniques and energy use in order to respond to these challenges.

Supporting the Rural Economy

- 3.25 Although farming and forestry continue to play a significant role in the economy and landscape of the Park, the decline in agricultural employment means that there is a need to supplement farm incomes through rural diversification. It is important that the Core Strategy and Development Policies document makes provision for diversification projects where they will respect the quality and character of the landscape. At the same time more traditional forms of farm development such as new agricultural buildings will still be needed.
- 3.26 Tourism is now the largest employment sector in the Park and has a considerable influence over its economic well being and its communities. It is, however, vulnerable to external influences such as changing leisure patterns and events affecting the environment such as Foot and Mouth disease in 2001 and the Helmsley floods in 2005. The seasonality and low paid nature of tourism jobs together with the changes to farm incomes contributes to income levels in the North York Moors being below the regional average¹⁰. This exacerbates the problems of housing affordability outlined below.



Byland Abbey

Footnotes:

¹⁰ According to the Prosperity and Protection Report the average wage income in the Park is £20,280 compared to £21,514 in the Yorkshire and Humber Region (2005)

Westerdale



- 3.27 Recent research¹¹ shows that businesses in the Park benefit greatly from the quality of the natural environment and National Park designation itself. There is a need to build on these strengths and diversify the rural economy to develop alternative, higher paid employment opportunities in the Park, which relate to its special qualities. This will help to offset the dependence on tourism and the decline in agricultural employment and boost local incomes. As standards in the leisure industry change to respond to demands for higher quality provision there will be a need to upgrade facilities for visitors.

Promoting Healthy and Sustainable Communities

- 3.28 In common with other National Parks, the North York Moors is facing acute problems of affordability due to house price inflation and low average incomes. In 2006, the average house price in the North York Moors National Park was £260,750 compared with £148,919 for the Yorkshire and Humber region and £207,379 nationally¹². This poses particular problems for newly forming households who cannot afford to live in the Park leading to young people moving away and an imbalance in the age and social structure in many communities. It is essential that the Core Strategy and Development Policies facilitate the supply of affordable homes of a type, tenure and price that meets the needs of local people as evidenced by the Housing Market Assessments commissioned by the constituent Districts. This can only be achieved by working in partnership with other agencies and organisations, in particular the Rural Housing Enablers, Registered Social Landlords and the constituent Districts as housing authorities. The strategy for the location of new housing must also take account of the planned location of employment land both within and beyond the boundary of the Park.

Footnotes:

¹¹ Prosperity and Protection – The Economic Impact of National Parks in the Yorkshire and Humber Region (Council for National Parks, 2006)

¹² North York Moors National Park Authority House Price Survey 2007



Mike Kipling

Moorsbus

- 3.29 Although data is not available at the National Park level, data for the District Authorities shows that ill health rates are generally similar to the levels in the rest of the region with the exception of Scarborough. Compared with the rest of North Yorkshire, Scarborough District has higher levels of ill health, higher rates of teenage conception, higher mortality levels from coronary heart disease and infant mortality rates¹³. These problems have been identified in both the North Yorkshire Community Strategy and the Scarborough Community Strategy. The National Park as a result of its special qualities is a natural resource for activities, which could help improve the health and well being of all sectors of the population including those on low incomes and proposals which encourage this will be supported by the Authority.

Promoting Accessibility and Inclusion

- 3.30 Outside the larger settlements, most villages have a limited range of facilities and many have lost shops and Post Offices and other facilities over recent years with remaining services being only marginally viable. The increasing use of electronic means for accessing a range of services such as shopping, banking and Post Office services is a contributory factor and can also lead to problems of social exclusion for people who do not have access to or the skills to use electronic services. The Local Development Framework must support existing facilities as well as encouraging the provision of new ones.
- 3.31 There has been a steady increase in traffic levels in the Park which rose by 22% between 1996 and 2006¹⁴. This reflects both the greater reliance on personal modes of transport in rural areas coupled with a more affluent and mobile society as a whole. This threatens the peace and tranquillity of the Park as well as increasing carbon emissions. This picture also masks the significant difficulties faced by those who do not have access to a car, particularly in a remote rural area where there are few facilities and infrequent public transport. There is a need to maximise the potential for facilities to be accessed by transport modes other than the private car in order to address the environmental effects of car use and the social consequences of isolation. However, it is recognised that within rural areas, whilst it is desirable to reduce private car use, access to services is also important and in some cases car use may remain the only realistic option.

Footnotes:

¹³ Taken from North Yorkshire Strategic Partnership Strategy 2005-2008 (North Yorkshire Strategic Partnership)

¹⁴ State of the Park Report 2006 (North York Moors National Park Authority, 2007)

4 Spatial Vision, Objectives and Strategy

- 4.1 Spatial plans are designed to bring together in one place the land use implications of all the policies relevant to the area such as housing, the economy and the environment. This section therefore sets out a spatial vision to address the issues identified in the spatial portrait, with a clear set of objectives and policies to deliver the vision. The spatial strategy provides the framework within which the policies will operate to provide an appropriate pattern of development to deliver the vision and objectives.
- 4.2 The performance of policies will be measured against these objectives and in this respect the relevant strategic objectives are clearly linked to each chapter of the document.

Spatial Vision and Objectives

Protecting, Enhancing and Managing the Natural Environment



Hall Farm, Rosedale

- 4.3 *By 2026, the National Park's special qualities including its diverse landscapes, sense of tranquillity and remoteness, distinctive settlements and buildings and cultural traditions have been safeguarded and enhanced. The Park continues to be worthy of designation as a landscape of national importance and sites of international, national and local importance for nature conservation and the National Park as a whole continue to host a diversity of species and habitats.*
- 4.4 *Whilst the impacts of climate change are becoming increasingly evident, particularly milder weather and more frequent and severe storms, measures are in place to reduce the level of run-off and the impact of flooding. New developments have been located in areas not at risk from flooding. The causes of climate change have been minimised through ensuring that new development is energy efficient, encouraging the take up of renewable energy and minimising the need to travel.*

Spatial Objectives:

- 1 Conserve and enhance the natural environment and the biological and geological diversity of the Park.
- 2 Reduce the causes and assist in adaptation to the effects of climate change on people, wildlife and places.
- 3 Promote prudent and sustainable use of natural resources.



Littlebeck

Protecting and Enhancing Cultural and Historic Assets

- 4.5 *The actions of the Park Authority and other partner organisations and stakeholders ensure that the Park continues to be characterised by the nine distinctive landscape character types identified in the Landscape Character Assessment¹⁵. The unique landscape, settlement patterns and building characteristics of these areas continue to be evident and the historic environment has been conserved and subject to appropriate management. All new development respects and reinforces the distinctive character of these areas and incorporates high quality and sustainable design, construction and energy use.*

Spatial Objectives:

- 4 Secure high quality new development that takes account of and enhances the unique landscape character, settlement pattern and building characteristics of the 9 landscape character areas in the Park.
- 5 Preserve and enhance historic assets.
- 6 Promote sustainable design and efficient energy use in new buildings.

Supporting the Rural Economy

- 4.6 *By 2026, the rural economy will have diversified and there will be more jobs in office, light industrial, creative and home based enterprises. Farm incomes will be supplemented by diversification initiatives which are based on and respect the special qualities of the National Park. Average incomes have risen and are closer to the regional average.*
- 4.7 *There are more employment opportunities in the Service Villages and more opportunities to live and work without the need to travel long distances. This has reduced travel to work distances so that by 2026 a smaller proportion of the Park's population travel outside the Park to work.*
- 4.8 *Tourism continues to play an important role in the economy and the quality of the tourism 'product' has been upgraded to enhance the visitor's experience and provide for high quality, year round employment. Tourism projects have been established which promote opportunities for the enjoyment and understanding of the Park's special qualities whilst minimising, avoiding and preventing adverse environmental and social impacts and maintaining key assets for future generations.*

Spatial Objectives:

- 7 Support the tourism and recreation industry by ensuring that development contributes to the local economy and provides opportunities for enjoying the Park's special qualities.
- 8 Strengthen and diversify the local economy by supporting a range of opportunities for employment and training particularly in sustainable locations.

Footnotes:

¹⁵ North York Moors National Park Landscape Character Assessment (White Young Green, 2003)

Runswick Bay



Promoting Healthy and Sustainable Communities

- 4.9 *A range of provision of housing types and tenures exists to meet the needs of different sectors of the population including young and older people. More affordable housing is available enabling a wider range of people of varying ages to live and work in the National Park. The majority of new housing development has catered for the needs of local people rather than meeting external demand.*
- 4.10 *Communities in the Park have access to a range of facilities and services including schools, healthcare facilities, Post Office services, shops to meet everyday needs and public transport. These facilities are safeguarded and enhanced by working in partnership with other delivery agencies.*

Spatial Objectives:

- 9 Maintain and foster vibrant local communities where young people have an opportunity to live and work and consolidate the role of settlements.
- 10 Ensure that a range of new housing is provided including housing to meet local needs and affordable housing that will remain affordable and available to local people in perpetuity.
- 11 Support the provision and retention of key community facilities and services throughout the area.

Promoting Accessibility and Inclusion

- 4.11 *Communities are also able to benefit from access to the latest technology and communications services. Accessibility to services is maximised by locating new development where services exist or are nearby or can be accessed by public transport. The Authority works in partnership with the relevant constituent authorities to provide a 'joined up' approach to meeting the needs of communities in particular where the Park boundary 'splits' the settlement.*

Spatial Objectives:

- 12 Reduce the need to travel and facilitate alternative, more sustainable modes of travel to the private car and minimise the environmental impact of transport.
- 13 Facilitate access to services and facilities.

Spatial Strategy for the North York Moors

- 4.12 The key challenge for the Local Development Framework is to reconcile the need to promote and maintain sustainable communities and encourage opportunities for understanding and enjoyment of the Park, with conserving and enhancing its special qualities.
- 4.13 The remote nature of the Park and its dispersed pattern of small rural settlements with limited services and facilities and public transport provision are key challenges in seeking more sustainable patterns of development. Many communities suffer from limited access to services and facilities and rely on the private car to access these in larger settlements. This can undermine efforts to minimise the causes of climate change and can adversely affect the Park's special qualities through increased levels of traffic.
- 4.14 The strategy for the location of new development must move towards a more integrated approach to the distribution of new development and encouraging alternative forms of transport to the private car. The North Yorkshire Local Transport Plan 2006 – 2011 seeks to address some of these issues through the development of Service Centre Transportation Strategies.
- 4.15 Determining an appropriate distribution of development also involves an understanding of how the settlements across the Park function, including the role of settlements beyond the Park boundary which serve a large rural hinterland. Development should be focussed in places which will reduce the need to travel, especially for basic services and amenities.
- 4.16 However, many settlements have strong social and family ties generating a desire to continue living within the community and many are part of a 'group' which share facilities and social ties. If no new housing, particularly affordable housing, is permitted in such settlements young people will be forced to move away with a consequent imbalance in the age profile and social structure of the population and a loss of family support networks and support for facilities which may be present.
- 4.17 The spatial strategy should therefore provide for development where it will support the more concentrated regional approach whilst recognising the rural circumstances of the National Park by allowing for some flexibility in smaller settlements.



Helmsley

Settlement Hierarchy

- 4.18 A hierarchy of settlements is proposed to deliver the spatial strategy. The 'top level' of the hierarchy comes from the Regional Settlement Study¹⁶ carried out in 2004 to inform the preparation of the Regional Spatial Strategy. Below this, settlements have been categorised based on an audit of services and facilities carried out by the Authority in summer 2006 which sought to identify settlements which have certain basic facilities to meet everyday needs as well as good links by public transport to larger settlements. The settlements in the hierarchy are all shown on the Proposals Maps. The levels and components of the hierarchy are as follows:

Local Service Centre – Helmsley

- 4.19 The Regional Spatial Strategy requires Local Development Frameworks to identify Local Service Centres 'that provide services and facilities that serve the needs of, and are accessible to, people living in the surrounding rural areas'. The Regional Settlement Study identified Helmsley as a Local Service Centre.
- 4.20 It is the main market town within the National Park and is a popular tourist destination. It has a total population of 1,600¹⁷ and a good range of employment opportunities and local services. The settlement has direct public transport links to Pickering and Thirsk. It is split by the Park boundary with Ryedale District Council responsible for the planning function to the south of the main A170 in the town. It is also identified in Ryedale's emerging Core Strategy as a Local Service Centre. This approach has been supported through consultation on the Core Strategy and Development Policies to date.
- 4.21 Helmsley is identified as a Renaissance Market Town in the programme supported by Yorkshire Forward. This is a ten year programme to support sustainable rural towns in the region. The Authority will work with Yorkshire Forward, Ryedale District Council and the local community to support the initiative.

Service Villages

- 4.22 These are settlements which have as a minimum a shop selling food, primary school and 'good' public transport links to a service centre in the Regional Settlement Study (either within or outside the Park boundary) or a centre identified in the Redcar and Cleveland Core Strategy. They are all also split or very close to the Park boundary which means that they serve a wider area than just the local community in terms of the facilities and services available. They perform an important function in enabling access to 'everyday' needs without relying on the use of a private car and for the potential to access facilities in larger centres using public transport. Whilst Guisborough in its entirety is a market town, for the purpose of this plan it is being classified as a Service Village as only a very small part is located within the Park boundary.

Footnotes:

¹⁶ Regional Spatial Strategy Settlement Study Report (North Yorkshire County Council for Yorkshire and Humber Regional Assembly, 2004)

¹⁷ 2005 mid-year estimate (North Yorkshire County Council)

Local Service Villages

- 4.23 These settlements have a more 'self contained' character being wholly within the Park, a more limited range of facilities serving the immediate locality and do not have the 'wider' function of the Service Villages. Nevertheless they fulfil an important service function to the local community.

Other Villages

- 4.24 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.

Open Countryside

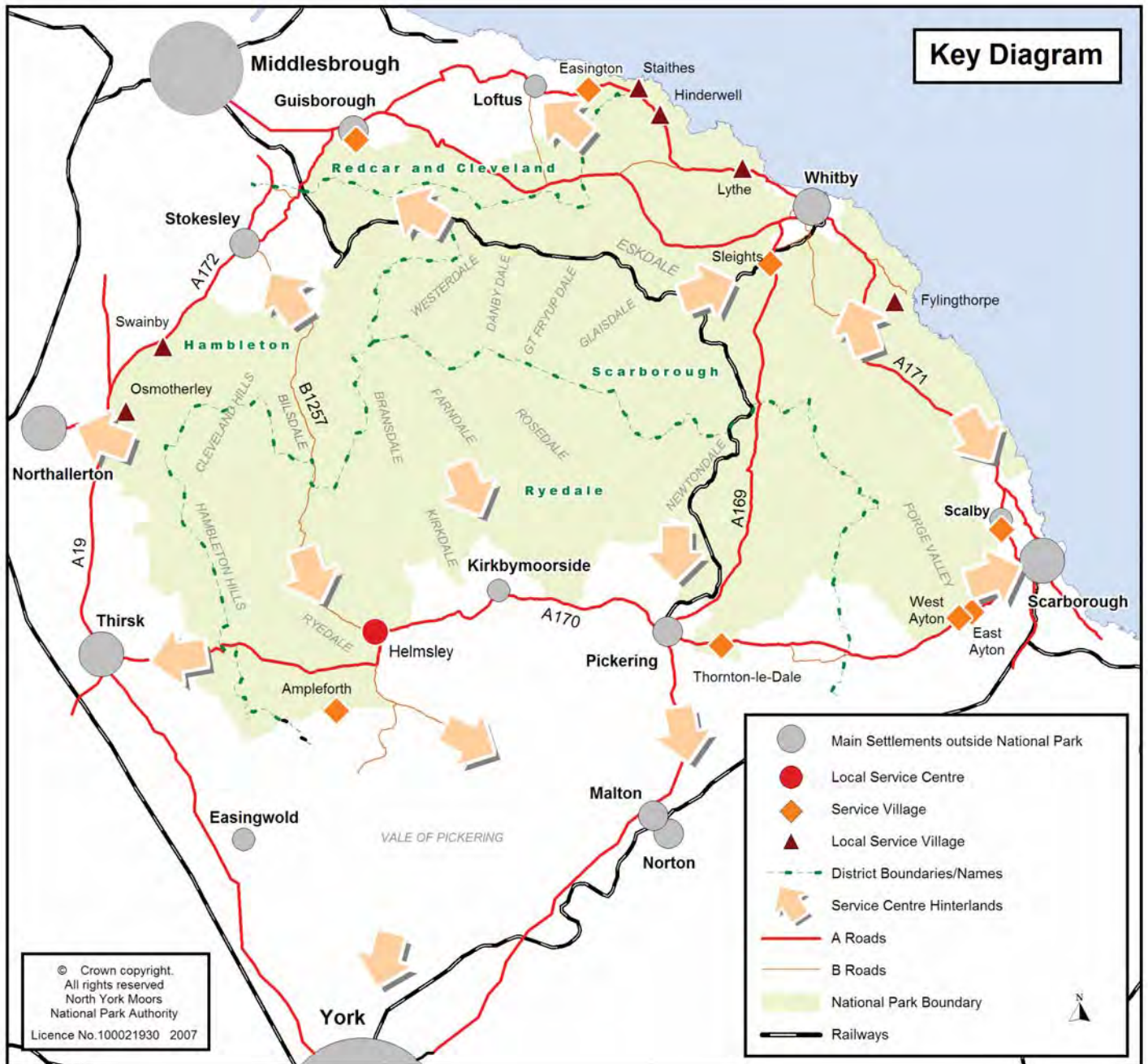
- 4.25 Open countryside is defined as areas with no development, sporadic development or isolated buildings.

North York Moors Core Strategy and Development Policies – Settlement Hierarchy

| Local Service Centre | Service Villages | Local Service Villages | Other Villages | | |
|----------------------|---|---|---|---|---|
| Helmsley | Ampleforth* Easington Guisborough* (Part of Market town that is located within the Park) Scalby Sleights* Thornton Le Dale* West and East Ayton* | Fylingthorpe Osmotherley Lythe Staithes (incl. Bank Top) Swainby Hinderwell | Ainthorpe Aislaby Appleton Le Moors Battersby Battersby Junction Boltby Carlton In Cleveland Castleton Charltons* Chop Gate Cold Kirby Commondale Cowesby* Coxwold Danby Egton Egton Bridge Ellerby Faceby Fadmoor* Gillamoore* Glaisdale Goathland Goldsborough | Grosmont Hackness Hawnby Hawsker (High and Low) High Kilburn Houlsyke Hutton Buscel Hutton Le Hole Hutton Village Ingleby Greenhow Kepwick* Kildale Kilburn* Lastingham Lealholm Levisham Littlebeck Lockton Mickleby Nether Silton* Newholm Newton on Rawcliffe Newton under Roseberry* | Old Byland Oldstead Oswaldkirk Over Silton* Pockley* Port Mulgrave Ravenscar Rievaulx Robin Hoods Bay (incl. Bank Top) Rosedale Abbey Runswick Bay Sawdon Scawton Sinnington* Sneaton Spaunton Stainsacre Staintondale Thimbleby* Ugglebarnby Ugthorpe Wass Westerdale |

* These settlements are split by the Park boundary and the policies of constituent local authorities will apply to those parts outside the Park boundary.

4.26 The Key Diagram shows the Local Service Centre of Helmsley, the Service Villages and Local Service Villages together with linkages to larger settlements outside the Park boundary.



5 Strategic Approach

The policies in this chapter provide the strategic framework for future development in the National Park. Subsequent chapters contain more detailed policies in relation to specific issues.

This will be achieved through the following policies in this chapter:

- Core Policy A – Delivering National Park Purposes Sustainable Development
- Core Policy B – Spatial Strategy

Sustainability Appraisal

This policy will have a positive contribution towards meeting sustainability objectives through seeking to protect the environment whilst also meeting social and economic objectives.

CORE POLICY A

Delivering National Park Purposes and Sustainable Development

The Local Development Framework seeks to further the National Park purposes and duty by encouraging a more sustainable future for the Park and its communities whilst conserving and enhancing the Park's special qualities. Priority will be given to:

- 1** Providing a scale of development and level of activity that will not have an unacceptable impact on the wider landscape or the quiet enjoyment, peace and tranquillity of the Park, nor detract from the quality of life of local residents or the experience of visitors.
- 2** Providing for development in locations and of a scale which will support the character and function of individual settlements.
- 3** Maintaining and enhancing the natural environment and conditions for biodiversity and geodiversity.
- 4** Conserving and enhancing the landscape, settlement, building features and historic assets of the landscape character areas.
- 5** Applying the principles of sustainable design and energy use to new development.
- 6** Enabling the provision of a choice of housing that will meet the needs of local communities in terms of type, tenure and affordability.
- 7** Strengthening and diversifying the rural economy and providing tourism based opportunities for the understanding and enjoyment of the Park's special qualities.
- 8** Enabling access to services, facilities, jobs and technology whilst minimising the environmental impacts of transport.

Rosedale old railway



Chris Ceaser

For further reference:

- North York Moors National Park Management Plan

Applicants should refer to:

- Planning Policy Statement 1 – Delivering Sustainable Communities
- Planning Policy Statement 7 – Sustainable Development in Rural Areas
- Circular 12/96 (for major developments)
- Regional Spatial Strategy – Policies YH2, YH6, RR1

- 5.1 The designation of the North York Moors as a National Park reflects the quality of its diverse landscape and spiritual and cultural assets such as the sense of remoteness and tranquillity, distinctive skills, dialects and customs. However, the Park is also home to around 25,000 people whose needs to live, work and access services and facilities must be addressed whilst safeguarding its special qualities.
- 5.2 Sustainable development is an important principle in achieving the National Park's twin purposes of conservation and enjoyment of its special qualities and fostering the social and economic well being of the Park's local communities which is carried out through these purposes. The purposes and duty together with sustainability principles also underpin the objectives in the Management Plan for which the Local Development Framework will seek to deliver the spatial elements. Core Policy A sets out the key principles of achieving sustainable communities in the Park whilst pursuing its purposes and social and economic duty.
- 5.3 The Park is not expected to be a location for major development schemes. Planning Policy Statement 7 and Circular 12/96 set out the considerations that will be applied in assessing proposals for major development in National Parks. There is no precise definition of 'major development' but an indication that it includes proposals raising issues of national significance. The guidance indicates that major development should only take place in exceptional circumstances and where it can be shown to be in the public interest. Examples of development that might be classed as major include mineral workings, waste disposal facilities, larger energy generating schemes, water storage reservoirs, high voltage electricity transmission schemes, large scale military development and larger road schemes.

Sustainability Appraisal

In particular, this policy will have positive impacts upon social and economic sustainability objectives by seeking to ensure that services, facilities, housing and employment opportunities are available locally.



Staithes

CORE POLICY B

Spatial Strategy

The overarching strategy to meet the needs of people in the National Park is based upon improving the sustainability of local communities by supporting, improving and consolidating existing services and facilities, providing additional housing and employment opportunities within settlements and enabling alternative modes of travel to the private car in accordance with the following settlement hierarchy:

1 Local Service Centre – Helmsley

- a Housing including open market and affordable housing.
- b Employment development to support existing or provide new employment opportunities in the town and support and diversify the rural economy.
- c Improve existing facilities and provide new facilities to serve local residents, strengthen its role as a Local Service Centre and support its role as a visitor destination.

2 Service Villages

In Scalby, West and East Ayton, Guisborough, Sleights, Thornton Le Dale, Easington and Ampleforth:

- a Housing including open market and affordable housing.
- b Employment development to support existing or provide new employment opportunities and support and diversify the rural economy.
- c Improve existing facilities and provide new facilities to consolidate the Service Village role.

3 Local Service Villages

In Fylingthorpe, Hinderwell, Lythe, Staithes, Osmotherley and Swainby:

- a Housing to meet an identified local need to live in the parish and affordable housing.
- b Employment development to support existing or provide new employment opportunities and support and diversify the rural economy.
- c Improve existing facilities and provide new facilities to consolidate the role in service provision.

4 Other Villages

- a Opportunities for new housing to meet an identified local need to live in the parish.
- b Affordable housing where it will improve the environmental, social and economic sustainability of the settlement.

For further reference:

- Regional Spatial Strategy Settlement Study Report

5 Open Countryside

- a Housing relating to an essential need to live in the countryside.
- b Conversion of traditional rural buildings to support economic uses including holiday accommodation or residential letting for local needs.
- c Other essential social or community need where there are no other suitable locations in settlements listed in the settlement hierarchy.
- d Development to meet the needs of farming, forestry, recreation, tourism or other rural enterprises with an essential need to locate in the countryside.
- e Replacement dwellings.
- f Conversion of other existing buildings for employment use.

Applicants should refer to:

- Planning Policy Statement 1 – Delivering Sustainable Communities
- Planning Policy Statement 7 – Sustainable Development in Rural Areas
- Regional Spatial Strategy – Policies YH2, YH6, RR1
- Helmsley Joint Area Action Plan Development Plan Document (to be prepared)

- 5.4 The spatial strategy in Core Policy B sets out how the limited opportunities for new development in the Park will be distributed to achieve the visions for the Park to 2026 in accordance with the objectives. The policy allows for the development of new services and facilities, housing and employment development within settlements according to its designation within the settlement hierarchy with the overall aim of making local communities more self sustaining. Determining an appropriate distribution of development involves an understanding of how the settlements across the Park function, including the role of settlements beyond the Park boundary which serve a large rural hinterland.
- 5.5 The settlement hierarchy which forms the basis of Core Policy B is located in Section 3. The policy makes a distinction between the larger settlements on the periphery of the Park (which are located within it or split by the Park boundary) identified as Service Villages and the smaller, more self contained settlements within the Park identified as Local Service Villages and Other Villages. The Authority has historically permitted open market housing in the larger settlements on the periphery of the Park which tend to serve a wider housing market area and have a greater range of house types. Consultation on the Core Strategy and Development Policies showed that people thought that a mixture of open market, local needs and affordable housing should continue to be allowed in the Park and the policy provides for this. It is considered that the levels of open market housing will be relatively low and will not undermine the Regional Spatial Strategy which has no general housing provision figure for the two National Parks.
- 5.6 The Proposals Maps show all of the settlements in the hierarchy, but no development limits are identified. The suitability of a site for development will be assessed on a case by case basis. In the case of Helmsley a joint Development Plan Document for the town will be produced with Ryedale District Council which will address the scope for further housing and employment development including allocations where necessary.

Implementation

- 5.7 As they form the overarching strategy, Core Policies A and B will be delivered by all of the other Core Policies and Development Policies.

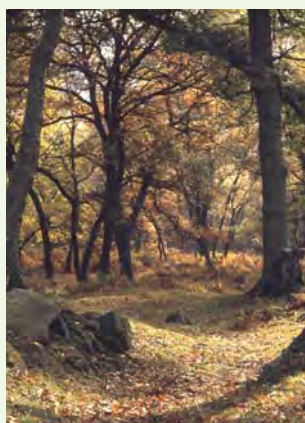
Monitoring

| Indicator | Baseline data | Source | Target |
|--|-------------------------------|--------------------------|--|
| CORE POLICY A Delivering National Park Purposes and Sustainable Development | | | |
| Land managed in line with conservation objectives | 73.4% | State of the Park Report | 76.6% (2011/12) |
| Wading birds breeding on moorland | 44 (based on 3 sample areas) | State of the Park Report | Target not appropriate as surveys are undertaken on ad hoc basis |
| Number of river sites with water quality 'Very Good' | 6 out of 8 (2005) | State of the Park Report | To increase |
| Change in the number of days per year when low level ozone is 'moderate or higher' | 31 (2006) | State of the Park Report | To reduce |
| Reduction in problems on the Rights of Way network | 68.5% easy to use (2006/7) | State of the Park Report | 90% easy to use (2011/12) |
| Visitor days | 9.0 million (2006) | State of the Park Report | No target set |
| Amount of traffic | 1.946 million vehicles (2006) | State of the Park Report | To reduce |
| Moorland sheep flocks | 100 flocks (2006) | State of the Park Report | No target set |
| Number of villages with a general store | 30% (2006) | State of the Park Report | To maintain or increase |

CORE POLICY B

Spatial Strategy

The spatial strategy will be implemented via the housing and economy policies and therefore the monitoring of those chapters will also demonstrate progress against Core Policy B.



Native woodland
in Autumn

6 Protecting, Enhancing and Managing the Natural Environment



Kildale Moor

Sustainability Appraisal

This policy provides a positive contribution towards meeting environmental sustainability objectives as it will specifically protect and enhance the natural environment including protected species and habitats.

This chapter takes forward the following spatial objectives:

- 1 Conserve and enhance the natural environment and the biological and geological diversity of the Park.
- 2 Reduce the causes and assist in adaptation to the effects of climate change on people, wildlife and places.
- 3 Promote prudent and sustainable use of natural resources.

This will be achieved through the following policies:

- Core Policy C – Natural Environment, Biodiversity and Geodiversity
- Development Policy 1 – Environmental Protection
- Core Policy D – Climate Change
- Development Policy 2 – Flood Risk
- Core Policy E – Minerals
- Core Policy F – Sustainable Waste Management

CORE POLICY C Natural Environment, Biodiversity and Geodiversity

The quality and diversity of the natural environment of the North York Moors National Park will be conserved and enhanced. Conditions for biodiversity will be maintained and improved and important geodiversity assets will be protected. Protected sites and species will be afforded the highest level of protection with priority also given to local aims and targets for the natural environment.

All developments, projects and activities will be expected to:

- 1 Provide an appropriate level of protection to legally protected sites and species.
- 2 Maintain, and where appropriate enhance, conditions for priority habitats and species identified in the North York Moors Local Biodiversity Action Plan.
- 3 Maintain and where appropriate enhance recognised geodiversity assets.
- 4 Maintain and where appropriate enhance other sites, features, species or networks of ecological or geological interest and provide for the appropriate management of these.
- 5 Maximise opportunities for enhancement of ecological or geological assets, particularly in line with the North York Moors Local Biodiversity Action Plan, Tees Valley and North East Yorkshire Geodiversity Action Plans and the regional Habitat Enhancement Areas.
- 6 Mitigate against any necessary impacts through appropriate habitat creation, restoration or enhancement on site or elsewhere.

For further reference:

- North York Moors National Park Management Plan

Applicants should refer to:

- Planning Policy Statement 9 – Biodiversity and Geological Conservation
- Circular ODPM 06/2005, DEFRA 01/2005 – Biodiversity and Geological Conservation – Statutory Obligations and their Impact within the Planning System
- Regional Spatial Strategy – Policies ENV2, ENV3, ENV6, ENV7, ENV8, YH8
- North York Moors Planning Advice Note 2 – Planning and Biodiversity
- Design Guide Supplementary Planning Document – Part 3 Trees and Landscape
- North York Moors Local Biodiversity Action Plan
- Tees Valley Geodiversity Action Plan
- North East Yorkshire Geodiversity Action Plan (to be prepared)
- Development Policy 1

- 6.1 Protecting and enhancing the natural environment is a statutory purpose of National Park designation and not only relates to legally protected sites and species but to the Park as a whole.
- 6.2 Protected sites and areas are identified on the Proposals Maps. Over a third of the Park is protected at international or national level. Legally protected sites in the North York Moors National Park include 58 Sites of Special Scientific Interest of which five are Special Areas of Conservation and one is a Special Protection Area. These are all shown on the Proposals Maps.
- 6.3 Other sites, features, species or networks of ecological or geological interest include:
- Priority habitats and species identified in the North York Moors Biodiversity Action Plan
 - Regionally Important Geological Sites or other sites identified in the Local Geodiversity Action Plans (shown on the Proposals Maps);
 - Sites identified on the Section 3 Conservation Map (includes ancient woodland) (shown on the Proposals Maps);
 - Nature Reserves (National Nature Reserve shown on the Proposals Maps);
 - Heritage Coast (shown on the Proposals Maps);
 - Sensitive Marine Area (shown on the Proposals Maps);
 - Land subject to an agri-environment agreement;
 - Other features of ecological value such as trees, hedgerows, walls, rivers, ponds, wetlands and wild flower grasslands.
- 6.4 Legally protected species which are prominent in the Park and which could be affected by new developments include, but are not limited to, bats, swallows, house martins, swifts, starlings, sparrows, barn owls, great crested newts and badgers.
- 6.5 Any proposal likely to affect a Special Area of Conservation, Special Protection Area or RAMSAR site (which is not directly connected with its management) will require an Appropriate Assessment under the Habitats Regulations to determine whether or not it will have an adverse effect on the integrity of the site(s). Candidate Special Areas of Conservation and potential Special Protection Areas will be afforded the same level of protection as those already designated. There are other situations where the applicant may need to provide a professional survey including on sites which contain or are adjacent to existing trees or where there are known to be or thought to be protected species.

Curlew Chicks



- 6.6 The Authority has produced a Biodiversity Action Plan for the National Park which identifies important species and habitats and sets priorities for their maintenance, protection and enhancement. New development should not compromise the aims of the Biodiversity Action Plan and should seek to contribute to meeting them wherever possible.
- 6.7 Policy ENV8 of the Regional Spatial Strategy identifies Habitat and River/Floodplain Enhancement Areas and sets out the ways in which decisions should contribute to ensuring that important habitats are maintained and enhanced. Consideration of these should be undertaken alongside ensuring that priorities identified in the North York Moors Biodiversity Action Plan are addressed.
- 6.8 Regionally Important Geological and Geomorphological Sites (RIGS) are important features resulting from a variety of processes including glacial, coastal or industrial. RIGS are identified as worthy of protection for either their educational, scientific, historic or landscape importance. Two RIGS groups operate in the Park – North East Yorkshire Geology Trust, which covers the majority of the Park, and the Tees Valley RIGS group which covers the Redcar and Cleveland part of the Park. There are a number of RIGS designated in the Redcar and Cleveland part of the Park and also one to the south of Great Ayton in Hambleton District. The North East Yorkshire Geology Trust is looking to identify further sites in the near future.
- 6.9 The Amendment to the Wildlife and Countryside Act 1985 required the Authority to prepare a map showing areas of 'Mountain, Moor, Heath, Woodland, Down, Cliff or Foreshore whose natural beauty is particularly important to conserve'. This is known as the Section 3 Conservation Map.
- 6.10 The Regional Spatial Strategy recognises the importance of protecting, creating and enhancing areas and networks of green infrastructure. Green infrastructure can provide many benefits including promoting sustainable and healthy travel patterns and recreation opportunities, protecting and linking important wildlife habitats and creating flood storage areas. Recognising that the Park itself could be seen as a strategic area of green infrastructure, the Authority will investigate the value of and objectives for identifying green infrastructure within the Park, particularly in terms of how this might bring together the existing work of the Authority and how it will enable linkages beyond the Park boundary.



River Esk

- 6.11 The creation of and enhancements to green infrastructure in the Park will be largely beyond the role of the planning system as levels of new development will be limited and it may be that the Authority's Management Plan is better placed to identify, and set the framework for, green infrastructure within the Park.

DEVELOPMENT POLICY 1

Environmental Protection

To conserve and enhance the special qualities of the North York Moors National Park, development will only be permitted where:

- 1 It will not have an unacceptable adverse impact on surface and ground water, soil, air quality and agricultural land.
- 2 It will not generate unacceptable levels of noise, vibration, activity or light pollution.
- 3 There will be no adverse effects arising from sources of pollution which would impact on the health, safety and amenity of the public and users of the development.
- 4 Land stability can be achieved without causing unacceptable environmental or landscape impact.
- 5 There is or will be sufficient infrastructure capacity to accommodate the demand generated by the development.

Applicants should refer to:

- Planning Policy Statement 7 – Sustainable Development in Rural Areas
- Planning Policy Statement 23 – Planning and Pollution Control
- Planning Policy Guidance 14 – Development on Unstable Land
- Planning Policy Guidance 24 – Planning and Noise

- 6.12 The special qualities of the Park are susceptible to damage by pollutants, such as lighting and noise, and its ecosystems can be 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. Bodies such as the Environment Agency, the Environmental Health Department of the relevant District Council and Yorkshire Water / Northumbria Water will advise the Authority on whether any development is likely to be acceptable in terms of pollution.
- 6.13 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.

Sustainability Appraisal

This policy will have a positive impact upon meeting sustainability objectives which seek to address the causes and effects of climate change, with beneficial knock-on effects for social and economic objectives. Some uncertainties exist with regard to the landscape and historic environment however these can be mitigated at the implementation level.

For further reference:

- Warming up the Region – Climate Change Impacts Scoping Study for Yorkshire and the Humber
- Delivering Sustainable Energy in North Yorkshire – Recommended Planning Guidance
- Delivering Sustainable Energy in North Yorkshire – Recommended Guidance for Developing Energy Action Plans and Strategies

- 6.14 The Park has areas of cliffs and steep slopes, particularly around its periphery, which may be affected by landslip, historical mine workings, coastal erosion or the compression of soft upland peat. In some coastal locations erosion is taking place very rapidly. Ground stability can be a material consideration in determining a planning application. Detailed information is not available on where unstable land exists in the Park but in some cases the Authority may request the applicant to demonstrate that the land is stable or that any instability can be overcome. In coastal locations and on inland cliffs applicants will be required to demonstrate that the rate of erosion will not exceed the design life of the building (assumed to be 75 years for substantial development, but could be less in the case of less substantial development).

CORE POLICY D

Climate Change

Activities in the National Park will address the causes of climate change and contribute to reducing greenhouse gas emissions, by:

- 1 Reducing the use of energy and the need to use energy.
- 2 Generating energy from renewable sources where these are of a location, scale and design appropriate to the locality and which contribute towards meeting domestic, community or business energy needs within the National Park.
- 3 Requiring residential developments of 5 or more houses and other uses of 200sqm or more to generate energy on-site from renewable sources to displace at least 10% of predicted CO₂ emissions.

The impacts of climate change on the National Park will be mitigated by:

- 4 Directing development away from flood risk areas.
- 5 Facilitating necessary coastal and flood protection works.
- 6 Addressing the management of upland areas to assist in flood storage and carbon retention.
- 7 Encouraging enhancements for biodiversity to buffer, extend and connect habitats.

Applicants should refer to:

- Planning Policy Statement: Planning and Climate Change – Supplement to Planning Policy Statement 1
- Planning Policy Statement 22 – Renewable Energy
- Regional Spatial Strategy – Policies YH2, ENV1, ENV5
- River Tyne to Flamborough Head Shoreline Management Plan
- Renewable Energy Supplementary Planning Document
- Design Guide Supplementary Planning Document
- Development Policy 2



Turbine at Dalby
Forest Visitor Centre

- 6.15 The Government is committed to reducing the causes of climate change. Greenhouse gas emissions are a key contributor to climate change and therefore targets for their reduction have been set nationally. The Authority must ensure that the causes of climate change are addressed at the local level and is working to reduce energy use and promote renewable energy around the Park. This must however be undertaken within the context of National Park purposes.
- 6.16 In the Park transport contributes significantly to climate change. Chapter 10 takes this policy forward in relation to the contribution that can be made from changing transport patterns.
- 6.17 The Regional Spatial Strategy sets a target for the North Yorkshire sub-region for a total of 209MW of installed grid connected renewable energy capacity by 2010 and 428MW of installed grid connected renewable energy capacity by 2020. It is acknowledged that the contribution of the National Park to meeting this target is likely to be relatively small as many of the installations coming forward in the National Park, due to their smaller scale, and potentially their remote location, will not be for the purpose of grid connection but to serve a local need. The majority of the renewable energy to meet the targets is expected to be provided outside of National Parks where larger scale installations may cause less harm to the landscape, however National Parks are expected to contribute via small scale developments which are compatible with National Park purposes. Taking forward the regional targets, a study¹⁸ commissioned by North Yorkshire local authorities in 2005 examined what level of contribution could be made from microgeneration in the National Parks. For the North York Moors National Park it is considered that 1.56MW could potentially be installed by 2010 and 7.96MW by 2021 from solar water heating, ground source heat pumps, wood heat, photovoltaics and micro wind, to contribute towards the wider regional targets, although there are other technologies that could also come forward.
- 6.18 A further study¹⁹ was undertaken in 2005 by Land Use Consultants which assessed the sensitivity of the landscape across North Yorkshire to renewable energy development and concluded that large scale renewable energy developments would generally not be appropriate in the Park. Therefore, consistent with national policy²⁰, planning permission for renewable energy developments should only be granted where the objectives of the designation will not be compromised. For the purposes of this policy 'appropriate scale' is defined as:
- Wind developments of one turbine and of a height which is well 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 special qualities of the National Park.
- 6.19 Where schemes are to be connected to the Grid consideration should be given to reducing the visual impact of the connection and that undergrounding may resolve potential impacts.
- 6.20 The Authority operates a Community Renewable Energy Project whereby communities are facilitated in reducing their energy use and developing renewable energy schemes to meet their energy needs. Currently the Authority is working with the Upper Esk, Appleton-le-Moors and Spaunton, and Botton communities. Targets have been set to reduce emissions from communities involved in the project from 19,405 tonnes in 2005/6 to 12,738 tonnes by 2009/10 and enabling the development of renewable energy schemes will contribute towards meeting these.

Footnotes:

¹⁸ Delivering Sustainable Energy in North Yorkshire – Recommended Guidance for Developing Action Plans and Strategies (Land Use Consultants, 2005)

¹⁹ Delivering Sustainable Energy in North Yorkshire – Recommended Planning Guidance (Land Use Consultants, 2005)

²⁰ Planning Policy Statement 22 – Renewable Energy (ODPM, 2004)

Robin Hood's Bay



- 6.21 Wind turbine developments in particular have the potential to impact upon ecological interests, particularly birds and bats. Much of the upland area of the Park is designated as a Special Protection Area under the Habitats Directive and proposals that could have an adverse effect on the integrity of a European site would not be in accordance with the Development Plan.
- 6.22 Proposals will be assessed on their contribution to a reduction in carbon emissions and also in terms of any community or economic benefits arising from the scheme, and a balance between this and the visual and environmental impact will form the basis of decisions.
- 6.23 Where meeting the energy required cannot be met through a particular technology without having an unacceptable visual or other impact it may be necessary to investigate using an alternative, or range of, technologies.
- 6.24 The Authority will seek to ensure that renewable energy installed under the 10% requirement 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 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.
- 6.25 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. Many of the actions to mitigate against climate change are being addressed by plans and programmes outside of the Local Development Framework. In particular, the Catchment Flood Management Plans set the basis for flood defence works as well as changes to land management to reduce run-off levels which has particular implications for the upland areas of the Park. The Authority is also promoting measures which will slow water flow from these areas.
- 6.26 One of the impacts of climate change is the continuing erosion of the coastline of the Park which is addressed via the Shoreline Management Plan²¹. 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. The Shoreline Management Plan also aims to both protect and enhance sites of national and international environmental value. 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 defined as Heritage Coast where natural assets and recreational opportunities should be protected.

Footnotes:

²¹ River Tyne to Flamborough Head SMP2 (North East Coastal Authorities Group, 2007)



Flood Damage
at May Beck

DEVELOPMENT POLICY 2

Flood Risk

Development will only be permitted where:

- 1** It complies with the sequential approach as set out in Planning Policy Statement 25.
- 2** It will not lead to an increase in flood risk elsewhere.
- 3** A site specific Flood Risk Assessment is submitted where required.
- 4** In the case of flood defences, they form part of a Catchment Flood Management Plan or other approved programme of flood management.

Applicants should refer to:

- Planning Policy Statement 25 – Development and Flood Risk
- Regional Spatial Strategy – Policy ENV1
- North East Yorkshire Strategic Flood Risk Assessment
- Design Guide Supplementary Planning Document

- 6.27 The Authority, in partnership with Ryedale District Council, Scarborough Borough Council, the Regional Assembly for Yorkshire and the Humber and the Environment Agency, commissioned a Strategic Flood Risk Assessment in 2006. This provides information on the extent of flood risk in the study area, as well as signposting means of reducing the risk of flooding through the planning process and wider land management initiatives and adds further value to the Environment Agency's flood risk maps. The Strategic Flood Risk Assessment will help to inform any allocations for development in further Development Plan Documents.
- 6.28 Flood zones have been developed by the Environment Agency. Zone 1 is where there is little or no risk of flooding, in Zone 2 there is a low to medium risk and in Zone 3 there is a high risk. The Environment Agency publishes maps of flood risk on its website www.environment-agency.gov.uk which identify these zones and should be referred to as the most up to date source of information on flood risk. These maps are continually being updated and will be used in the consideration of this policy. Due to its upland nature most of the Park is within Zone 1 however along the river corridors and in coastal areas there are tracts of land which fall within Zones 2 and 3.
- 6.29 Planning Policy Statement 25 sets out a sequential approach which seeks to direct development away from Zones 2 and 3 unless the development is minor, the use would be acceptable in these higher zones or there are exceptional circumstances. The development will be expected to conform to any existing flood protection measures and include additional flood resilience measures where appropriate. 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. Even where development is located in Zone 1 consideration should still be given to ensuring that flood risk elsewhere is not increased through run-off.

Sustainability Appraisal

This policy provides benefits for maintaining the heritage and for the economy. Potential impacts upon the landscape and natural environment could be overcome through mitigation at the implementation level.

CORE POLICY E**Minerals**

Minerals extraction in the National Park will enable the provision of materials necessary for preserving traditional buildings and for maintaining and enhancing the character of settlements and the countryside of the National Park. Minerals extraction or the re-working of former quarries will be permitted where:

- 1** It is of a scale appropriate for its location in the National Park and is for meeting a local need for building stone.
- 2** There are no suitable sources of previously used materials to meet the identified need.
- 3** Any waste materials from extraction will be re-used or recycled wherever possible.
- 4** A scheme for restoration and after-use of the site based upon protecting and enhancing the special qualities of the National Park forms an integral part of the proposal.

Development which would compromise the future extraction of important building stone at existing or former quarries will not be permitted.

All other minerals developments will be considered against the major development tests. The continued extraction of potash at Boulby will be permitted provided that any detrimental effect on the environment, landscape or residential or visitor amenity is not unacceptable in the context of any overriding need for the development.

Applicants should refer to:

- Minerals Policy Statement 1 – Planning and Minerals
- Minerals Policy Statement 1 Annex 4 (for oil and gas developments)
- Circular 12/96 (for major developments)
- Regional Spatial Strategy – Policy ENV4

6.30 The Regional Spatial Strategy seeks a progressive reduction in aggregate production in National Parks and states that there is no strategic justification for the provision of any new crushed rock sites within these areas in the plan period. Therefore the priority will be for small scale extraction for local use and the use of previously used materials. 'Local need' referred to in criterion 1 of the policy is defined as for need within the Park or the immediately adjacent parishes.

6.31 The Government has awarded licenses for oil and gas exploration in parts of the Park. As with other minerals developments, the extraction of oil and gas should only take place in the Park in exceptional circumstances and will therefore be subject to rigorous examination. Proposals for oil and gas exploration, appraisal and production will be considered against the policy in Annex 4 of Minerals Policy Statement 1.



Spaunton Quarry

- 6.32 However, in circumstances where a building or feature of national significance undergoing restoration or rebuilding requires additional building stone for which the most practicably sourced best match can be shown to be within the Park, permission may be given to vary an existing planning permission relating to a quarry to enable the use of such material in particular locations beyond those originally specified with the planning permission.
- 6.33 National objectives for mineral use, as set out in Minerals Policy Statement 1²², seek to ensure that sustainability principles are applied to planning for minerals. This means that where possible the use of resources, particularly natural and finite resources, should be avoided and that re-use should take precedence over using new resources. This not only helps to preserve the landscape and natural environment of the Park, but also reduces the amount of overall energy used to construct a building. In this respect, in assessing the suitability of previously used materials consideration should be given to any transportation implications.
- 6.34 Mineral extraction sites should not become derelict once extraction has ceased and any planning consent will be subject to the Authority being satisfied that a suitable scheme for after-use is in place. Given the high quality of the environment in the Park, it is especially important to ensure that such reclamation is of the highest possible standard. After-use could include uses which would benefit the wider community such as for education, recreational or flood storage purposes, and should also seek to contribute to the delivery of other plans such as the North York Moors Biodiversity Action Plan, the Geodiversity Action Plans and the regional Habitat Enhancement Areas as identified in the Regional Spatial Strategy. The scheme will need to indicate how the proposals for after-use will be financed.
- 6.35 The Authority will also, where appropriate, consider the use of powers under the 1995 Environment Act which allows for Prohibition Orders to be served on mineral workings that have ceased in order to ensure that extraction does not resume without a new planning permission requiring current assessments and conditions.
- 6.36 As the buildings within the Park form an important element of its special character it is necessary to consider how these will be repaired and how new buildings will contribute to this and where the materials for these might come from. Therefore, the Authority will give consideration to safeguarding existing and formerly worked building stone quarries which are likely to be important in providing stone in the future. In the meantime English Heritage and Natural England will be consulted on any developments which may affect the operation of existing or formerly worked building stone quarries. It is not considered appropriate to safeguard other mineral resources as there is no policy provision for their extraction in the Park, only a limited scale of development is likely to come forward in the Park which could affect future extraction and other policies already provide a high level of protection for the countryside under which the minerals lie.
- 6.37 The policy approach for Boulby is established out of the recognised national need for potash. Proposals in respect of potash extraction at Boulby will therefore be dealt with differently and will be considered against the general policies within the Core Strategy and Development Policies.

Footnotes:

²² Minerals Policy Statement 1 – Planning and Minerals (DCLG, 2006)

Sustainability Appraisal

This policy will have positive social and environmental impacts, particularly in relation to encouraging waste reduction, reuse, recovery and recycling.

For further reference:

- Let's Talk Less Rubbish – A Municipal Waste Management Strategy for the City of York and North Yorkshire 2006 – 2026

Footnotes:

²³ Let's Talk Less Rubbish – A Municipal Waste Management Strategy for the City of York and North Yorkshire 2006 – 2026 (York and North Yorkshire Waste Management Partnership, 2006)

- 6.38 Minerals development has the potential to have significant effects upon the natural environment, particularly considering that much of the Park is protected by international environmental designations. Amongst other environmental considerations, proposals that could have an adverse effect on the integrity of a European site would not be in accordance with the Development Plan. Most applications for mineral extraction will need to be accompanied by a formal environmental statement to address the above issues and to show how the impacts arising from extraction will be kept to a level compatible with its location within a National Park. This should seek to address the visual and traffic impacts, any potential effects on nature conservation, impacts upon archaeology and any pollution of the air, water or soil.

CORE POLICY F

Sustainable Waste Management

The development of small scale waste facilities will be facilitated where this will:

- 1 Contribute towards meeting the targets of the waste management authorities in respect of increasing reuse, recycling, composting and energy recovery from waste.
- 2 Manage waste predominantly generated from communities within the National Park.
- 3 Enable waste to be managed as close to its source as possible.

Applicants should refer to:

- Planning Policy Statement 10 – Planning for Sustainable Waste Management
- Regional Spatial Strategy – Policies ENV12, ENV13, ENV14

- 6.39 National policies for waste management advise that it should be addressed as a resource and that disposal be regarded as the last option. The York and North Yorkshire Waste Management Partnership, through the waste management strategy, has set targets to move towards reducing, reusing, recycling and recovering energy from waste and diverting waste away from landfill. Of relevance to the National Park, the York and North Yorkshire Waste Management Strategy²³ seeks to create an enhanced network of 'bring' bank facilities close to where people live. The Authority does not have any formal waste responsibilities other than planning, however the approach of the waste management authorities is supported by the National Park Management Plan.

- 6.40 In light of the waste management strategies covering the Park, the low levels of waste generated within the area and the high level of protection afforded to the Park's special qualities, it is appropriate that any waste management facilities are of a scale appropriate to the Park, relating only to accommodating waste from the immediate area. In this respect the development of local amenity and recycling facilities on sites within or adjacent to settlements are likely to be appropriate. Larger scale commercial facilities can cause harm to the environment of the Park due to the size or nature of the operations being undertaken and will only be permitted where the scale of the operation is compatible with its location in the Park. Landfill is not considered appropriate within the Park.

- 6.41 The Regional Spatial Strategy sets out apportionments for planning for waste management. Within the North Yorkshire Sub-Region, the apportionment has been divided between North Yorkshire County Council and City of York Council as waste planning authorities with no apportionment provided for National Park Authorities. However, in view of objectives to manage waste close to where it is produced it is considered that there may be requirements for local facilities in the Park and Core Policy F makes provision for this.
- 6.42 Small scale waste facilities are defined as those which do not have an unacceptable impact upon the special qualities of the Park in terms of impact on the landscape. This will be assessed upon a case by case basis. Due to the nature of waste facilities potential impacts upon the natural environment will also need to be addressed. Amongst other environmental considerations, proposals that could have an adverse effect on the integrity of a European site would not be in accordance with the Development Plan. Significant new waste disposal sites and all landfill sites will be regarded as major development and be subject to the tests set out in Planning Policy Statement 7. Effects of waste management facilities can be reduced by locating these alongside similar existing uses.

Implementation

| Plan / project | Lead Authority(ies) | What does it involve and what will the outcomes be? |
|---|--|---|
| CORE POLICY C Natural Environment, Biodiversity and Geodiversity | | |
| North York Moors Biodiversity Action Plan | North York Moors National Park Authority | Identifies priority habitats and species and actions for each of these which could include, for example, through Environmental Stewardship Schemes, working with other organisations, securing funding for specific projects and providing advice to landowners and the public. |
| Tees Valley Geodiversity Action Plan | Tees Valley Wildlife Trust Tees Valley RIGS Group | This documents important geological assets and sets the framework for conserving, managing and promoting the geological heritage of the Tees Valley, through education and volunteer activities. |
| North East Yorkshire Geodiversity Action Plan | North East Yorkshire Geology Trust | This will document important geological assets and set the framework for conserving, managing and promoting the geological heritage of North East Yorkshire, through education and volunteer activities. |

| | | |
|--|---|--|
| Agri-Environment schemes | Natural England North York Moors National Park Authority | Natural England's Environmental Stewardship Scheme and the North York Moors Farm Scheme seek to encourage farmers to manage their land in a way which delivers environmental benefits. In 2006 502 farm holdings had agri-environment agreements in place (around a third of farm holdings). |
| River Basin Management Plans | Environment Agency | These will be produced by 2009 and will set out a Programme of Measures for all water bodies to achieve 'good' status (or higher in Special Protection Areas and Special Areas of Conservation) under the Water Framework Directive ²⁴ . |
| North Yorkshire and Cleveland Coastal Strategy (2004-2009) | North Yorkshire and Cleveland Coastal Forum | The strategy sets out a framework for actions by the stakeholders and agencies with coastal responsibilities in respect of conserving and enhancing the natural environment as well as the built heritage, the economy and transport. It is anticipated that in the future an Integrated Coastal Zone Management Plan which will set the framework for all actions along the coast will be produced however there is no timetable for this at present. |
| Heritage Coast Management Plan | North Yorkshire and Cleveland Heritage Coast Authorities | This was adopted in 2008 and sets out actions to preserve and enhance the Heritage Coast, such as habitat management and village improvements. |
| CORE POLICY D Climate Change | | |
| Community Renewable Energy Project | North York Moors National Park Authority | The Authority is working with three communities (Upper Esk, Appleton-le-Moors & Spaunton and Botton) to reduce their energy use and take forward community based renewable energy developments. The project may be extended to further communities in the future. |
| Sustainable Development Fund | North York Moors National Park Authority | The Authority administers the Sustainable Development Fund which has been used to fund renewable energy projects, for example towards photovoltaic panels, solar hot water heaters and energy saving measures at Hinderwell Village Hall and at Lockton Youth Hostel. |

Footnotes:

²⁴ The Water Framework Directive (2000/06/EC)

Implementation (continued)**CORE POLICY D** (continued)**Climate Change**

| | | |
|--|---|---|
| Carbon Neutral National Park Authorities | North York Moors National Park Authority | All National Park Authorities have, through the English National Park Authorities Association, committed to becoming carbon neutral by 2012 (in line with the rest of Government estate). The North York Moors National Park Authority is producing an action plan to meet this target. |
| Catchment Flood Management Plans | Environment Agency | Catchment Flood Management Plans set the basis for measures to reduce flooding and its effects. The Esk and Coastal Streams Catchment Flood Management Plan is to be published shortly, and work has begun on the Derwent Catchment Flood Management Plan. |
| Shoreline Management Plan | North Yorkshire and Cleveland Coastal Authorities Group | The Shoreline Management Plan sets out a policy approach to protect and maintain communities and to allow natural processes to occur in other locations, and contains actions for coastal authorities to take this forward. |
| Climate change and biodiversity | North York Moors National Park Authority | The Authority is examining the effects of climate change upon habitats and species and is developing a monitoring framework for selected species. The Authority is also promoting measures to slow water flow and protect the peatland resource. |

CORE POLICY E**Minerals**

| | | |
|--------------------------|--|--|
| Safeguard building stone | North York Moors National Park Authority English Heritage | The Authority will investigate identifying existing and former building stone sites which are likely to be important in stone provision in the future and safeguard these from other developments. |
|--------------------------|--|--|

Core Policy F Note:
A Tees Valley Joint Municipal Waste Strategy which will cover the part of the Park in Redcar and Cleveland Borough is being prepared. The Authority will ensure that the objectives and targets of the Waste Strategy, once developed, can be delivered through the Local Development Framework.

CORE POLICY F Sustainable Waste Management

| | | |
|--|--|--|
| Let's Talk Less Rubbish – A Municipal Waste Action Plan for the City of York and North Yorkshire | York and North Yorkshire Waste Partnership | Sets targets to: Recycle or compost 50% of waste by 2020; Divert 75% of rubbish away from landfill by 2013. The targets are proposed to be met through educational and promotional activities as well as ensuring that infrastructure, such as local recycling banks, are in place. |
|--|--|--|

Monitoring

| Indicator | Baseline data | Source | Target |
|--|--|-----------------------------|--|
| CORE POLICY C Natural Environment, Biodiversity and Geodiversity | | | |
| Percentage and area of land managed in line with conservation objectives in the National Park | 99,475ha / 69.3% (2006/7) | Best Value Performance Plan | 76.6% by 2015/16 |
| Percentage of SSSIs (a) favourable or (b) unfavourable recovering condition | (a) 16.8% (b) 38.6% (2006/7) | Natural England | 95% total in a) and b) by 2010 |
| Number of rivers with at least 'good' water quality (GOA standards) | 100% (2006/7) | State of the Park Report | To maintain |
| Change in areas and populations of biodiversity importance including: i. Change in priority habitats and species (by type); and ii. Change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance. | i. Data is currently variable in frequency of collection and in quality. Improved data will be available to monitor targets in the Biodiversity Action Plan. ii. Area covered by Special Area of Conservation designations – 30.95% (44,440ha) Area covered by Sites of Special Scientific Interest – 32.91% (44,095ha) Area of land covered by Regionally Important Geological / Geomorphological Sites – 0.18% (252.5ha) (2006/7) | Natural England | i. Targets will be established in the Biodiversity Action Plan. ii. To maintain or increase |

Monitoring (continued)

| CORE POLICY D Climate Change | | | |
|---|--------------------------------------|---|---|
| Average CO ₂ emissions per capita | 24.2 tonnes (2003) | Audit Commission ²⁵ | To decrease |
| Average annual domestic consumption of electricity | 4827.5kWh (2004) | Audit Commission ²⁶ | To decrease |
| Renewable energy capacity installed by type | 608.2kW (permissions granted 2006/7) | North York Moors National Park Authority Planning Records | To increase capacity. There is no target for renewable energy generation in the North York Moors National Park. |
| Percentage of residential applications for 5 or more dwellings or over 200sqm or more which displace at least 10% of predicted CO ₂ emissions through on site renewable energy | 0 (2006/7) | North York Moors National Park Authority Planning Records | 100% |
| Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence or water quality grounds | 0 (2006/7) | North York Moors National Park Authority Planning Records | To maintain at zero level |

Footnotes:

²⁵ Based upon average for 4 constituent local authorities using Local estimates of CO₂ emissions (tonnes CO₂) – Total emissions per capita

²⁶ Based upon average for 4 constituent local authorities

CORE POLICY E**Minerals**

| | | | |
|---|------------------------------|---|--|
| Production of primary land won aggregate | 0.1 million tonnes (2005) | Yorkshire and Humber Regional Aggregates Working Party Report | Progressive reduction in aggregate production |
| Production of secondary / recycled aggregates | Data not currently available | - | Target not appropriate as there is currently no data |

CORE POLICY F**Sustainable Waste Management**

| | | | |
|--|--|---|--|
| Capacity of new waste management facilities by type | none (2006/7) | North York Moors National Park Authority Planning Records | Target not appropriate as this will depend upon how the waste strategies are implemented. |
| Amount of municipal waste arising and managed by management type and the percentage each management type represents of the waste managed | 13,624 tonnes estimated total Recycled 15.52% Composted 18.74% Energy recovery 14.38% (2004/5) | Audit Commission ²⁷ | Recycle or compost 40% of household waste by 2010, 45% by 2013 and 50% by 2020 Divert 75% of rubbish away from landfill by 2013 ²⁸ (Contribute to Tees Valley targets when these are set) |

Footnotes:

²⁷ Estimates for the National Park based upon Audit Commission data available for the four constituent authorities.

²⁸ Targets set in Let's Talk Less Rubbish – A Municipal Waste Management Strategy for the City of York and North Yorkshire 2006 – 2026

7 Protecting and Enhancing Cultural and Historic Assets

This chapter takes forward the following spatial objectives:

- 4 Secure high quality new development that takes account of and enhances the unique landscape character, settlement pattern and building characteristics of the nine landscape character areas in the Park.
- 5 Preserve and enhance historic assets.
- 6 Promote sustainable design and efficient energy use in new buildings.

This will be achieved through the following policies:

- Core Policy G – Landscape and Historic Assets
- Development Policy 3 – Design
- Development Policy 4 – Conservation Areas
- Development Policy 5 – Listed Buildings
- Development Policy 6 – Historic Parks and Gardens
- Development Policy 7 – Archaeological Assets
- Development Policy 8 – Conversion of Traditional Rural Buildings
- Development Policy 9 – Advertisements

Sustainability Appraisal

This policy provides a direct positive contribution towards sustainability objectives which seek to preserve and enhance the landscape and the historic environment.

CORE POLICY G Landscape, Design and Historic Assets

The landscape, historic assets and cultural heritage of the North York Moors will be conserved and enhanced. High quality sustainable design will be sought which conserves or enhances the landscape setting, settlement layout and building characteristics of the landscape character areas identified in the North York Moors Landscape Character Assessment. Particular protection will be given to those elements which contribute to the character and setting of:

- 1 Conservation Areas
- 2 Listed Buildings
- 3 Historic Parks and Gardens
- 4 Scheduled Monuments and other sites of archaeological importance

The re-use of buildings of architectural and historic importance which make a positive contribution to the landscape and character of the National Park will be encouraged.

Applicants should refer to:

- Planning Policy Statement 1 – Delivering Sustainable Development
- Planning Policy Guidance 15 – Planning and the Historic Environment
- Planning Policy Guidance 16 – Archaeology and Planning
- Regional Spatial Strategy – Policy ENV9
- Design Guide Supplementary Planning Document
- Development Policies 3 – 9

For further reference:

- North York Moors Landscape Character Assessment



Westerdale Heather

- 7.1 The landscape, historic and cultural assets of the North York Moors are an integral part of its special qualities. Its land use and management, the built environment and archaeological remains as well as less tangible elements such as language, customs and crafts reflect the Park's occupation and use by successive generations of hunters, herdsman, farmers, monks and miners, all of whom have left their mark, contributing to the distinct local variations in landscape character.
- 7.2 A Landscape Character Assessment of the North York Moors was published in 2003. It identified nine landscape character types:
- Moorland
 - Narrow Moorland Dale
 - Forest
 - Coast and Hinterland
 - Limestone Hills
 - Narrow Glacial Channel and Griffs
 - Limestone Dale
 - Central Valley
 - Upland Fringe
- 7.3 Each of these character types has a distinctive landscape, settlement patterns and building characteristics and it is the relationship between these elements which creates the diverse character of the North York Moors. The Authority has published a Design Guide Supplementary Planning Document which explains the characteristics of these areas in more detail and sets out the distinctive characteristics of the nine main landscape areas in the Park and the main principles which should be considered when designing new buildings including renewable energy installations.
- 7.4 The distinctive character of the Park's built environment depends much on its wealth of traditional and historic buildings. There are 42 Conservation Areas in the Park (either wholly or partly within the Park boundary) and 2999 Listed Buildings. Four historic parks and gardens are included on the register maintained by English Heritage. In addition, the Park has a rich archaeological and historical landscape with records of over 12,000 known archaeological sites and features, over 800 of which are given protection as Scheduled Monuments. The historic built environment and archaeological assets of the North York Moors are a unique legacy and an integral part of its landscape and cultural heritage which the Authority must seek to 'conserve and enhance' in carrying out its functions.

DEVELOPMENT POLICY 3

Design

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

- 1** The siting, orientation, layout and density preserves or enhances views into and out of the site, spaces about and between buildings and other features that contribute to the character and quality of the environment and will not result in the loss of an open space which contributes to the amenity, character and setting of a settlement.
- 2** The scale, height, massing, proportion, form, size, materials and design features of the proposal are compatible with surrounding buildings, and will not have an adverse effect upon the amenities of adjoining occupiers.
- 3** A high standard of design detailing is used whether traditional or contemporary, which reflects or complements that of the local vernacular.
- 4** Provision is made for adequate storage and waste management facilities.
- 5** Good quality sustainable design and construction techniques are incorporated in the development including measures to minimise energy use and where possible use energy from renewable sources.
- 6** A satisfactory landscaping scheme forms an integral part of the proposal.
- 7** The design takes account of the safety, security and access needs for all potential users of the development and provides car parking provision in line with the standards adopted by the Authority.

Applicants should refer to:

- Design Guide Supplementary Planning Document
- Secured by Design
- Safer Places: The Planning System and Crime Prevention
- Code for Sustainable Homes

- 7.5** New development should respect existing settlement character, patterns and layouts and the principles of traditional building design in order to ensure that the character and local distinctiveness of the built environment is maintained and the landscape of the Park conserved and enhanced. Most development in the smaller settlements has taken place on infill plots and whilst this will still be permitted under the housing policies, some 'gap' sites may not be suitable for development where they contribute to the amenity, form and character of the settlement.



New House,
Osmotherley

Staithes



- 7.6 It is important to recognise that new development today represents the cultural heritage of future generations. It should always be of the highest quality and should demonstrate the use of good quality and sustainable design and the Design Guide provides more guidance to help achieve this. The Authority does not wish to simply to replicate the past and stifle innovation or originality. Support will be given to proposals of a more contemporary, modern design where they promote and reinforce local distinctiveness and seek to add variety and interest to the Park's cultural heritage by enhancing and enriching it over time.
- 7.7 The safety and security of potential users of new development are an important consideration which should be taken into account at an early stage in the design process. Incorporating features that address this issue will help to contribute to a high quality and safe environment for all.
- 7.8 In order to encourage a choice in modes of travel within and around the Park alternative modes of transport to the private car should also be considered, particularly when assessing an appropriate location for a development proposal. The accessibility needs of all potential users including the elderly, wheelchair users and those with children should be carefully considered in any proposed design or layout.
- 7.9 It is important to recognise that new development today represents the cultural heritage of future generations. The principles of sustainable design should therefore be applied including measures to reduce energy use and use of resources, the use of sustainable drainage systems and the incorporation of facilities for the sustainable management of waste. Development should facilitate the efficient use of natural resources in construction and make use of recycled materials, land and buildings wherever possible.
- 7.10 The Authority is working with communities to produce Village Design Statements which will be adopted by the Authority as Supplementary Planning Documents and these are included in the Local Development Scheme (September 2007).
- 7.11 A Design and Access Statement must accompany most planning applications in the Park. This should demonstrate how the principles of good design including those set out in this policy have been incorporated into the development and how the development will be accessed by all users.



Helmsley

DEVELOPMENT POLICY 4

Conservation Areas

Proposals for development within or immediately adjacent to a Conservation Area will only be permitted where they preserve or enhance the character and appearance or setting of the area and where:

- 1** Buildings and features, including open spaces, watercourses, trees, hedges, walls and railings that make a significant contribution to the character and appearance of the Conservation Area are retained and respected.
- 2** The scale, proportions, design detailing and materials of the development respect the existing architectural and historic context with reference to:
 - a the form, scale, proportions, design detailing and materials of traditional buildings.
 - b historic plot boundaries and layouts.
 - c traditional street patterns.
 - d the relationship between buildings and spaces.
 - e views into and out of the area.
- 3** In cases where the demolition of a feature or building that makes a positive contribution to the character and appearance of the Conservation Area is proposed, there is an overriding justification for the proposal.

Applicants should refer to:

- Conservation Area Assessment and Management Plan Supplementary Planning Documents (to be prepared)

- 7.12** The boundaries of all 42 Conservation Areas in the Park are shown on the Proposals Maps.
- 7.13** The distinctive character of such areas 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 all these features that gives each Conservation Area its own distinctive character and qualities.
- 7.14** Development in Conservation Areas will be carefully controlled to ensure that their character is preserved or enhanced. The Authority has introduced Article 4 Directions in 38 of the Conservation Areas which means that additional controls are imposed on alterations to features including doors, windows and chimneys.
- 7.15** The Authority also has a duty to publish proposals for the safeguarding and enhancing of Conservation Areas and has a rolling programme in the Local Development Scheme for the production of Conservation Area Assessment and Management Plans which will be adopted as Supplementary Planning Documents. These will identify the features that contribute to the individual character and interest of each Conservation Area and include measures to ensure that the character and the appearance of Conservation Areas will be maintained through the effective management of change as well as ensuring that opportunities to enhance the character and appearance are maximised.

DEVELOPMENT POLICY 5

Listed Buildings

Proposals for the alteration, extension or change of use of a Listed Building or the construction of any structure within its curtilage will only be permitted where they will not have an unacceptable impact on the special historic or architectural interest of the building.

Any development which would have an unacceptable impact on the setting of a Listed Building will not be permitted.

Proposals for the demolition of a Listed Building will not be permitted unless there is overriding justification to warrant this.

Applicants should refer to:

- Planning Policy Guidance 15 – Planning and the Historic Environment

7.16 The Listed Buildings in the Park are a significant part of its built and cultural heritage and represent a range of buildings of such importance that, once lost, cannot be replaced. As the Authority has a statutory duty to protect Listed Buildings the presumption, therefore, is always in favour of their preservation.

7.17 Whilst often the best use of a Listed Building will be that for which it was originally built, the Authority recognises that ensuring its continued upkeep and active use will at times require it to accommodate change. It is important however that any repairs, alterations and extension complement the special historic and architectural character of the building and that the removal of historic fabric is kept to a minimum.

DEVELOPMENT POLICY 6

Historic Parks and Gardens

Development will only be permitted where there is no unacceptable effect on the character, appearance, amenity, setting, views out of or enjoyment of:

- 1** Arncliffe Hall
- 2** Duncombe Park
- 3** Mulgrave Castle
- 4** Rievaulx Terrace and Temples

- 7.18 English Heritage maintains a register of Parks and Gardens of Special Historic Interest that are graded according to their level of interest. These are shown on the Proposals Maps. There are no statutory controls over the protection of these sites, but PPG15 advises that registered parks and gardens should be protected under the planning system.

DEVELOPMENT POLICY 7

Archaeological Assets

Proposals for development that would have an unacceptable impact on the integrity or setting of a Scheduled Monument, or other sites or remains considered to be of national archaeological importance will not be permitted.

In the case of sites or remains of regional or local importance, development proposals will only be permitted where the archaeological interest is capable of being preserved in situ. Where this is not justifiable or feasible, permission will only be granted where provision is made for appropriate preservation by record. In all cases, an appropriate assessment and evaluation will be required to be submitted as part of the planning application in areas of known or potential archaeological interest.

Applicants should refer to:

- Planning Policy Guidance 16 – Archaeology and Planning

- 7.19 The location of the Scheduled Monuments in the Park is shown on the Proposals Maps.
- 7.20 The archaeological and historical landscape of the North York Moors represents a finite and non-renewable resource that helps us to understand our heritage but can be easily damaged or destroyed by development and once lost cannot be replaced. It includes sites of former industrial workings such as alum mines. Proposals for development that would have an unacceptable impact on the integrity or setting of a Scheduled Monument or other sites or remains considered to be of national archaeological importance will not be permitted.
- 7.21 In the case of sites or remains of regional or local importance, development proposals will only be permitted where the archaeological interest is capable of being preserved in situ. Where this is not justifiable or feasible, permission will only be granted where provision is made for appropriate preservation by record. In all cases, an appropriate assessment and evaluation will be required to be submitted as part of the planning application in areas of known or potential archaeological interest. Where development affecting an archaeological site is permitted, the Authority will seek to preserve the remains either in situ or by an appropriate level of investigation and recording.



Barn at
Hutton le Hole

DEVELOPMENT POLICY 8

Conversion of Traditional Unlisted Rural Buildings

Outside the settlements identified in the settlement hierarchy, the conversion of traditional unlisted rural buildings for an employment use, short term self catering holiday accommodation, residential annexe to an adjacent existing dwelling or long-term/permanent residential letting units for local occupancy will be permitted where:

- 1** The building is of architectural and historic importance and makes a positive contribution to the landscape and character of the National Park.
- 2** The building is in a structurally sound condition, capable of conversion without substantial rebuilding, as demonstrated by a structural engineer's report.
- 3** The building is capable of conversion and of sufficient size to accommodate the proposed use without the need for significant alterations, extensions or other new buildings.
- 4** The proposed use is compatible in nature, scale and level of activity with the other buildings in the group and the character of the locality.
- 5** 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; reflects the simple functional form and traditional character of the building and provides for essential services and other functional requirements without harm to the fabric of the building or its setting.
- 6** The proposed use does not lead to changes to the building's curtilage or the creation of new vehicular access or parking areas that would adversely affect its character and appearance or that of the wider landscape.
- 7** The building is located within an existing group of buildings that have a close physical and visual relationship to each other and, where holiday cottage use, annexes or local needs letting is involved, include an existing residential unit within the group.
- 8** In the case of long-term/permanent residential uses, the occupancy of the accommodation is restricted to a person satisfying the local needs criteria set out in Core Policy J and the tenure will be restricted to letting only and the unit will not be sold off separately from the main dwelling.
- 9** In the case of residential annexes, the building is within the immediate curtilage of the main dwelling and the occupancy of the accommodation is restricted to a family member and the unit will not be sold off separately from the main dwelling.

Applicants should refer to:

- Design Guide Supplementary Planning Document – Part 4 Re-use of Rural Buildings (to be prepared)

- 7.22 Traditional rural buildings make an important contribution to the quality and character of the landscape of the Park, and reflect different periods of activity and evolution of the area forming a significant part of the Park's cultural heritage. They can include chapels, schools, mill buildings and agricultural buildings. Such buildings are often in themselves architecturally and historically important and finding a new use is an important way in which such buildings can be retained. It should be noted however that traditional rural buildings that are still in some form of community or business use will be protected under Development Policies 11 and 15, and Core Policy I.
- 7.23 The purpose of the policy is to ensure the retention of the most desirable and significant buildings in the Park which without conversion to alternative uses would deteriorate and be lost to the Park's heritage. It is a building conservation policy rather than a housing policy and as such not every building will be considered suitable for conversion and re-use. For example, proposals to re-use buildings which are in need of substantial re-building would be tantamount to the construction of a new building which could involve a loss of character and in the case of locations outside settlements, could have wider landscape character and sustainability implications. Due to their location in the countryside, there may be potential for impacts upon the natural environment which will need to be addressed. Amongst other environmental considerations, development proposals that could have an adverse effect on the integrity of a European site would not be in accordance with the Development Plan.
- 7.24 In terms of proposed new uses, Planning Policy Statement 7 favours the re-use of buildings for economic purposes, which can often have less impact on the fabric of a traditional building and retain its character, whilst at the same time preventing the introduction of residential development in very remote locations. However Planning Policy Statement 7 also recognises that residential conversions may be more acceptable in some locations. Under this policy, conversion to a wider range of alternative uses such as short-term self-catering holiday accommodation, residential annexes and long-term residential letting units will also be supported where the building is within an existing group that has an existing dwelling. In such cases the Authority will impose conditions or secure legal agreements to control the occupancy of the unit and also ensure that it is not sold off separately from the existing residential unit.

Farndale



DEVELOPMENT POLICY 9

Advertisements

Advertisements will only be permitted where:

- 1** The size, scale, proportions, design, position and materials of the advertisement 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, 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.

Applicants should refer to:

- Planning Policy Guidance 19 – Outdoor Advertisement Control

7.25 The impact of signs and advertisements on the character and appearance of buildings, settlements and the wider landscape can be considerable, both individually and cumulatively, because by their very nature they aim to attract attention and are often prominently displayed. However for many businesses they are an important means of attracting customers.

- 7.26 The Authority will therefore give careful consideration to proposals for advertisements to ensure that they are sensitively and sympathetically displayed so as to protect the visual amenity of the Park, and public and highway safety. Illuminated advertisements can be particularly visually intrusive in a rural landscape and will be carefully controlled.
- 7.27 The design of an advertisement together with its size, positioning and materials can determine how well it fits into the context provided by its surroundings. As such, standard corporate or shop 'franchise' signs will not always be appropriate.
- 7.28 The mounting of advertisements on walls and other existing structures to help avoid the unnecessary erection of free standing signs will be encouraged, but large advertisements which do not respect the proportions of the building to which they are attached can be unsightly and therefore will not be supported. Likewise advertisements which are made of non-traditional shiny and reflective materials can harm the amenity of an area or a proliferation of advertisements can lead to unsightly clutter.

Implementation

| Plan / project | Lead Authority(ies) | What does it involve and what will the outcomes be? |
|---|--|--|
| CORE POLICY G Landscape, Design and Historic Assets | | |
| Grants for conservation works | North York Moors National Park Authority | The Authority operates a number of grants that seek to enhance and protect the built and cultural heritage of the National Park. These include the Streetscape Enhancement Grants which fund works such as the reinstatement of features such as railings, sash windows, paneled doors and chimneys, the replacement of concrete roof tiles and the removal of unattractive dormer windows, porches and extensions. Grants are also available for a limited number of exceptional Listed Buildings or Listed Buildings which are considered to be 'at risk'. |
| Conservation Area Assessment and Management Plan Supplementary Planning Documents | North York Moors National Park Authority | Provision for these to be prepared is incorporated within the Local Development Scheme. These will identify the special features of the areas and set out proposals for future management. |



Westerdale

| | | |
|---|--|--|
| Village Design Statement Supplementary Planning Documents | North York Moors National Park Authority Community groups | The Authority is working with communities to assist in the preparation of Village Design Statements which will be adopted as Supplementary Planning Documents. |
| Heritage Coast Management Plan | North Yorkshire and Cleveland Heritage Coast Authorities | This was adopted in 2008 and sets out actions to preserve and enhance the Heritage Coast. |

Monitoring

| Indicator | Baseline data | Source | Target |
|---|------------------------------|--|------------------------|
| CORE POLICY G Landscape, Design and Historic Assets | | | |
| Number and percentage of listed buildings within the National Park indicated as 'At Risk'. | 224 7.4% (2006/7) | Best Value Performance Plan | 6.78% by 2011/12 |
| Number of Scheduled Monuments 'At Risk' | Data not currently available | - | Target not appropriate |
| Percentage of Conservation Areas with an up to date character appraisal | 7.14% (2006/7) | Best Value Performance Plan | 42.85% by 2011/12 |
| Number of highways consultations responded to (to ensure minimal detrimental impact upon the special qualities) | 158/161 (98%) (2005/6) | North York Moors National Park Authority Records | Target not appropriate |

8 Supporting the Rural Economy



Daleside, Hawnby

Sustainability Appraisal

This policy provides a positive contribution towards meeting economic and social sustainability objectives. The effects upon environmental objectives are not as clear but any impacts can be mitigated at the implementation level.

This chapter takes forward the following spatial objectives:

- 7** Support the tourism and recreation industry by ensuring that development contributes to the local economy and provides opportunities for enjoying the Park's special qualities.
- 8** Strengthen and diversify the local economy by supporting a range of opportunities for employment and training particularly in sustainable locations.

This will be achieved through the following policies:

- Core Policy H – Rural Economy
- Development Policy 10 – New Employment and Training Development
- Development Policy 11 – Re-Use of Existing Employment and Training Facilities
- Development Policy 12 – Agriculture
- Development Policy 13 – Rural Diversification
- Development Policy 14 – Tourism and Recreation
- Development Policy 15 – Loss of Existing Tourism and Recreation Facilities
- Development Policy 16 – Chalet and Camping Sites
- Development Policy 17 – Commercial Related Horse Development
- Development Policy 18 – Retail Development

CORE POLICY H Rural Economy

The rural economy will be strengthened and supported by providing local communities with a range of opportunities for entrepreneurship, education and training. This will be achieved through:

- 1** New employment development in the Local Service Centre of Helmsley, Whitby Business Park, Service Villages and the Local Service Villages.
- 2** Training and education opportunities in the Local Service Centre of Helmsley, Service Villages and Local Service Villages.
- 3** Supporting the agricultural sector and opportunities for diversification.
- 4** Sustainable tourism based on recreation activities and tourism development related to the understanding and enjoyment of the Park.

For further reference:

- The Regional Economic Strategy 2006 – 2015

Applicants should refer to:

- Regional Spatial Strategy – Policies C1, RR1, E1, E6, E7
- Development Policies 10-18
- Whitby Business Park Development Plan Document (to be prepared)
- Helmsley Joint Area Action Plan (to be prepared)

- 8.1 The Northern Way Growth Strategy places emphasis on the significant contribution that rural areas in northern England have on the nearby city regions as they are often a labour market source and can make the city regions more attractive places to live and work. The responses of local people to the Preferred Options consultation reflected the need to provide a range of employment and training opportunities within the Park for its residents, as well as supporting existing industries such as farming and tourism.
- 8.2 The Regional Economic Strategy for Yorkshire and Humber 2006-2015 emphasises the role that the region's nationally important landscapes play in fostering the environmentally led economic development of the region. The emerging Investment Plan for York and North Yorkshire 2004-2009 will be based on a number of themes which will help deliver a sustainable economy for the sub region founded on the area's knowledge base and blend of contemporary, high quality cultural and environmental assets. The Yorkshire and the Humber Rural Framework identifies rural business development, employment, education and skills training and market towns as priorities for the economic and social regeneration of rural areas. The Core Policies contained in this section aim to deliver the aims and objectives through all these strategies within the constraints of a designated landscape.
- 8.3 Traditionally farming, forestry and tourism have dominated the economy of the Park. Other employment opportunities in the Park are limited to small businesses and the self employed with the exception of a small number of larger organisations such as Boulby Potash mine and RAF Fylingdales. Further development at Boulby mine is dealt with under Core Policy E. At RAF Fylingdales, development to modernise and improve the existing accommodation and buildings to support and service the existing military use will be permitted in recognition of its role as a military base and employment use.
- 8.4 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 and therefore will encourage and promote opportunities for new employment, training and enterprise in the Park as well as supporting the continued viability of the agriculture and tourism sectors. Facilities for the provision of basic skills training are also needed to address the poor level of basic skills, which has been identified in the North Yorkshire Strategic Partnership Community Strategy as problematic around the coastal town of Scarborough and the upland areas of the County.
- 8.5 Approximately half of the Whitby Business Park lies within the Park boundary. Although development of this scale is not usually acceptable within the Park, due to its position on the edge of Whitby and because of a historical commitment to the site an exception is considered justified. Proposals for the further development of the Business Park will be dealt with in a separate Development Plan Document. This will take into account the wider strategy for Whitby which will be set out in Scarborough's Core Strategy.



Workshop Units,
Hinderwell

For further reference:

- The Regional Economic Strategy 2006-2015

DEVELOPMENT POLICY 10

New Employment and Training Development

A Within or adjacent to the main built up area of the Local Service Centre of Helmsley, the Service Villages and Local Service Villages the following types of development for employment and training purposes will be appropriate:

- 1** The re-use of existing buildings where the building has sufficient land and storage space attached for the functional needs of the proposed use and it does not adversely affect the character of the area.
- 2** The expansion of an existing facility or business.
- 3** New buildings where there is no other suitable accommodation available in the locality.

B Within the main built up area of Other Villages development for employment and training purposes will be appropriate:

- 1** Where a site in a Local Service Centre, Service Villages or Local Service Villages 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 re-use of an existing building which has sufficient land and storage space attached for the functional needs of the proposed use and does not adversely affect the character of the area.

C In the Open Countryside the re-use of an existing building for employment and training provision will be appropriate where:

- 1** The building is of sound construction and does not require significant alteration or extension to accommodate the proposed use.
- 2** There is sufficient land and storage space attached for the functional needs of the proposed use, including parking.
- 3** The building does not have an adverse impact on the character of the area.
- 4** There are existing adequate access arrangements for the proposed use and level of activity.

Applicants should refer to:

- Planning Policy Guidance Note 4 – Industrial, Commercial development and small firms
- Planning Policy Statement 7 – Sustainable Development in Rural Areas
- Planning Policy Statement 6 – Planning for Town Centres
- Regional Spatial Strategy – Policies E1, E7

- 8.6 In the Regional Spatial Strategy Local Service Centres provide the focal points for development to meet local needs. The Core Strategy and Development Policies aim to focus opportunities for new employment development in Helmsley (the Local Service Centre), the Service Villages and the Local Service Villages listed in the settlement hierarchy, as they have a range of existing community facilities and are considered to have the capacity to accommodate further limited growth. For this reason permission will only be granted for new build employment provision within the Other Villages listed in the settlement hierarchy where it can be adequately demonstrated that there are no existing suitable sites available which can meet the requirements of the business enterprise within Helmsley, the Service Villages and Local Service Villages. In such cases proposals must be accompanied by a robust assessment of why existing provision cannot meet the needs of the enterprise, the reasons why it needs to be in that location and the impact on the area in terms of local traffic generation.
- 8.7 Within the Park there are traditional and non traditional buildings which are no longer required for their original purpose. Many of these existing buildings may be suitable for re-use for new employment falling under use classes B1 and B2²⁹ and for training purposes which can operate without adversely affecting the special qualities and tranquillity of the Park. For example, many traditional rural buildings could be adapted for re-use in the IT industry, workshops, offices, research laboratories, or other similar uses which will not result in high levels of noise generation, pollution or vehicular movements. For proposals within the open countryside particular attention will need to be given to impacts upon the natural environment. Amongst other environmental considerations, development proposals that could have an adverse effect on the integrity of a European site would not be in accordance with the Development Plan.
- 8.8 There are many temporary buildings located in the Park, the replacement of which with a more substantial permanent structure would be tantamount to a new building in the open countryside harming the character and appearance of the landscape. For this reason the re-use of buildings outside settlements must show that the building is of sound construction and capable of re-use without significant repair or alterations.
- 8.9 The use of existing buildings for warehousing 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 Park. For this reason the preferred use of existing buildings will be for those uses falling under classes B1 and B2 unless the proposed B8 use is ancillary to the existing business.
- 8.10 The Authority is keen to support the future expansion of business premises, which provide employment opportunities for local people in order to facilitate local economic activity. Proposals for the expansion of existing enterprises will be supported where the cumulative activity levels will not adversely affect residential amenity and highway safety and other considerations as set out in other policies.

Footnotes:

²⁹ As defined in The Town and Country Planning (Use Classes) Order 1987 and The Town and Country Planning (Use Classes) (Amendment) (England) Order 2005

DEVELOPMENT POLICY 11

Re-Use of Existing Employment and Training Facilities

Proposals for the re-use of existing employment sites and training facilities for other purposes will only be permitted where:

- 1** The premises are not capable of beneficial re-use for economic purposes; or
- 2** The new use would result in a significant improvement to the environment or to access and highway arrangements, which outweighs the loss of employment land.

Applicants should refer to:

- Regional Spatial Strategy – Policy E5

- 8.11** There are a limited number of employment sites within the Park and where premises may no longer be suitable for employment use alternative uses may be sought. In exceptional circumstances the retention of an employment/training facility may no longer be viable as it cannot be re-used for alternative employment purposes or the activity is having an undesirable impact on nearby users. In these circumstances applicants will need to adequately demonstrate the limitations of the current building to the Authority and to demonstrate through an appropriate marketing exercise that re-use for economic purposes is not viable.



Feeding sheep,
Goathland

DEVELOPMENT POLICY 12

Agriculture

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

- 1** There is a functional need for the building and its scale is commensurate with that need.
- 2** The building is designed for the purposes of agriculture.
- 3** The site is related physically and functionally to existing buildings associated with the business unless there are exceptional circumstances relating to agricultural necessity for a more isolated location.
- 4** A landscaping scheme which reduces the visual impact of the proposal on the wider landscape and is appropriate to the character of the locality is submitted as part of the proposal.

Applicants should refer to:

- Planning Policy Statement 7 – Sustainable Development in Rural Areas



Keasbeck Hill Farm,
Harwood Dale

- 8.12 The Authority will support development proposals that will enable farm businesses to become more competitive, comply with changing legislation and associated guidance, diversify into new agricultural opportunities and to adapt to changing markets. The best and most versatile agricultural land (defined as land in grades 1, 2 and 3A of the Agricultural Land Classification) will be safeguarded.
- 8.13 Under the Town and Country (General Permitted Development) Order 1995 applications for a range of buildings/structures can be made through a system of notification, whereby the Authority is only required to approve the details of a scheme relating to its siting, design and external appearance. In considering applications the Authority must be satisfied that the proposal is designed for the purposes of agriculture in terms of its scale and location and will not have an adverse impact on the character of the wider landscape. Investigation of need or other aspects of the agricultural holding may be undertaken if there is cause to doubt the need test, for example where a building is of a substantial size clarification may be sought over the intended use to ensure that the size is justified.
- 8.14 Applicants will need to demonstrate that very special circumstances exist for proposals for new buildings in isolated locations in the open countryside. These circumstances may arise from requirements to comply with changing legislation or for example the siting of slurry stores, which through planning regulations must be sited away from certain farm buildings. Where proposals are in more isolated locations a landscaping scheme, which reduces the impact of the proposal on the wider landscape will be required. Potential impacts upon the natural environment will also need to be addressed. Amongst other environmental considerations, proposals that could have an adverse effect on the integrity of a European site would not be in accordance with the Development Plan.
- 8.15 The Authority will consider imposing a condition on appropriate planning permissions requiring the removal of the building if it is no longer needed for agricultural purposes.

DEVELOPMENT POLICY 13

Rural Diversification

Proposals for the diversification of existing agricultural businesses will be supported where:

- 1 The scheme will make use of an existing building and complies with Development Policy 8. 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 scheme is compatible with the existing farming activity and is of a scale and nature which will not harm the character or appearance of the locality.
- 3 The existing access arrangements are appropriate for the proposed use.

Applicants should refer to:

- Planning Policy Statement 7 – Sustainable Development in Rural Areas

DEVELOPMENT POLICY 14

Tourism and Recreation

The quality of the tourism and recreation product in the National Park will be maintained and improved through adopting the principles of sustainable tourism. New tourism development and the expansion or diversification of existing tourism businesses will be supported where:

- 1** The proposal will provide opportunities for visitors to increase their awareness, understanding and enjoyment of the special qualities of the National Park in a manner that will not undermine the special qualities of the National Park or in a way that conserves and enhances the special qualities.
- 2** The development can be satisfactorily accessed from the road network³⁰ (categories 1, 2 or 3) or by other sustainable modes of transport including public transport, walking, cycling or horse riding.
- 3** The development will not generate an increased level of activity, including noise, which would be likely to detract from the experience of visitors and the quality of life of local residents.
- 4** It will make use of an existing building. Proposals for new buildings will be expected to demonstrate that the facility cannot be satisfactorily accommodated within an existing building in that location.

Applicants should refer to:

- Planning Policy Statement 7 – Sustainable Development in Rural Areas
- Regional Spatial Strategy – Policy E6
- Development Policies 16 & 17

8.16 The farming sector continues to face a period of instability caused by market pressures and changes in farm support mechanisms. For this reason farmers are diversifying their businesses to supplement their income. The Authority supports diversification schemes which will ensure the continued viability of farm businesses as long as they do not generate an increased level of activity which could harm the character, appearance and natural environment of the area. Amongst other environmental considerations, development proposals that could have an adverse effect on the integrity of a European site would not be in accordance with the Development Plan.

8.17 A statutory purpose of the National Park is to promote opportunities for the understanding and enjoyment of the special qualities of the Park by the public. The Regional Economic Strategy for Yorkshire and Humber 2006 – 2015 aims to create a broader and stronger economic base for rural communities and encourage sustainable tourism. The Yorkshire and Humber Sub-Regional Investment Plan provides the vehicle by which the Regional Economic Strategy will be implemented within York and North Yorkshire and highlights the importance of using heritage and the natural and cultural assets of the region as catalysts for economic activity.

For further reference:

- Good Practice Guide on Planning for Tourism
- Moors and Coast Tourism Strategy 2006-2009
- A Tourism Strategy for the Tees Valley

Footnotes:

³⁰ For the purposes of the Local Development Framework, Category 1, 2 & 3 roads are considered to be those defined on the road hierarchy map contained within the North York Moors National Park Management Plan. Category 1 and 2 roads are also visually illustrated on the accompanying Proposals Maps.

Tourist Information Centre,
Helmsley



8.18 The Authority has adopted the principles of sustainable tourism which is most commonly defined by the World Tourism Organisation as 'meeting the needs of the present tourists and host regions while protecting and enhancing opportunities for the future'. The aim of the Core Strategy and Development Policies is to support tourism based opportunities for visitors and local communities which respect the Park's special qualities. For this reason the Authority will not support development which would adversely impact the integration between social, economic and environmental benefits. Amongst other environmental considerations, development proposals that could have an adverse effect on the integrity of a European site would not be in accordance with the Development Plan.

8.19 The Authority also encourages sustainable tourism through encouraging visitors to use Moorsbus, a recreational bus service meeting the needs of visitors to the Park. The Authority is a member of the Moors and Coast Area Tourism Partnership, which is a private and public sector consortium that seeks to support the growth of the tourism economy through the Moors and Coast Tourism Strategy. The vision of the Tees Valley Tourism Strategy is "a sustainable tourism sector that contributes to the social and economic well-being of the Tees Valley, achieving success through delivery". The Strategy's Action Plan includes a number of projects aimed at improving provision in the Cleveland Hills area of the Park.

8.20 The management of woodland owned by the Forestry Commission is important for recreation and tourism in the Park and future plans will be set out in the District Strategic Plan to be prepared by Forest Enterprise.

8.21 In order to fulfil its purposes the Authority must help to provide opportunities for the enjoyment and understanding of the special qualities of the area. However tourism and recreation facilities can have an adverse impact on the environment, particularly because of traffic generation and it is therefore important to ensure that the special qualities and habitats of the Park are not compromised by new developments. Developers can positively contribute to reducing the impacts of traffic within the Park by encouraging modal shifts, for example through the preparation of green travel plans which will be required for proposals which will have significant transport implications.



Trailways Cycle Hire,
Hawsker



Ellerby Hotel

- 8.22 The industry can also fluctuate greatly as new types of activity, attractions and areas become more or less popular and this can have a significant impact on the economic stability of the Park.
- 8.23 The Park offers a range of tourist accommodation such as hotels, guesthouses, self catering cottages, hostels, chalets, caravan and camping sites which make it more accessible to a greater number and variety of people. However proposals for new accommodation will only be permitted where the scale and design of the proposed development will not have an adverse impact on the character of the local area. Proposals should be in locations which can be accessed by public transport, cycling or walking and development should not result in the generation of increased levels of traffic.
- 8.24 Recreational facilities can be both those that serve the local community as in the case of a leisure centre or the needs of visitors to the Park such as specialist activities like mountain bike hire facilities. For the purposes of decision making, proposals for recreational facilities for tourists should be assessed under this Development Policy while proposals for recreation facilities to serve the needs of the local community should be assessed against Core Policy I.

DEVELOPMENT POLICY 15

Loss of Existing Tourism and Recreation Facilities

Proposals that would result in the loss of an existing tourist or recreation facility will only be permitted where it can be demonstrated, to the satisfaction of the National Park Authority, that the business is no longer viable.

- 8.25 The tourism sector has an important role in the local economy. Tourists are attracted to the Park by the range of tourism facilities and range of accommodation provision and therefore it is important to retain this range, particularly serviced accommodation such as hotels. The Authority seeks to retain existing facilities unless it can be robustly demonstrated that the business is no longer economically viable, through the submission of relevant financial information. The information will then be subject to an independent appraisal to determine the viability of the enterprise. A separate advice note, which sets out the information required in these circumstances will be produced by the Authority. This policy relates to tourist facilities with the exception of holiday cottages.



Cabins, Keldy

DEVELOPMENT POLICY 16

Chalet and Camping Sites

Proposals for the provision of small scale new caravan, camping and chalet sites or the expansion of existing sites will only be permitted where:

- 1** The site is located within an area of woodland or forest which is well established and will provide a setting for the proposed development which will enable the proposal to be accommodated within the wider landscape without harming the Park's special qualities and where arrangements for the maintenance of this in perpetuity can be demonstrated.
- 2** The site is physically and functionally linked to an existing business and can be managed appropriately without the requirement for additional permanent residential accommodation.
- 3** The site is in close proximity to the road network³¹ (categories 1, 2 or 3) and the proposal will not result in an increase in traffic generation that would be harmful to the character of the area or highway safety.
- 4** The scale of the development and the design of the structures proposed and associated works together with the anticipated levels of activity will not adversely affect the special qualities of the National Park – including the peace and tranquillity of more remote locations.
- 5** Proposals should be designed to minimise the level of permanency so that buildings can be removed when they are no longer required without damage to the natural landscape.

Applicants should refer to:

- Good Practice Guide on Planning for Tourism
- Planning Policy Statement 7 – Sustainable Development in Rural Areas

8.26 Caravan, camping and chalet sites contribute to the provision of a range of accommodation in the Park to meet different tourist needs. The provision of small scale caravan, camping and chalet sites can also be a supplementary source of income for farm businesses.

8.27 However the nature of this type of activity can have a significant visual impact on the appearance and character of the landscape and therefore any proposals for new facilities of this nature will need to be well screened by well established woodland. Applications for the expansion of existing sites will also need to be well screened or involve improvements, which would benefit the Park. There may be some locations in the Park where the creation of new chalet and camping sites is not appropriate because of the isolation and tranquillity of the location. In such circumstances the introduction of a new activity and associated traffic, whether or not in a well screened position, would adversely impact the special qualities of the Park and the natural environment and therefore would not be considered favourably. Amongst other environmental considerations, development proposals that could have an adverse effect on the integrity of a European site would not be in accordance with the Development Plan.

Footnotes:

³¹ For the purposes of the Local Development Framework, Category 1, 2 & 3 roads are considered to be those defined on the road hierarchy map contained within the North York Moors National Park Management Plan. Category 1 and 2 roads are also visually illustrated on the accompanying Proposals Maps.

8.28 Much of the woodland in the Park is designated as Section 3 woodland and proposals for new sites or expansion of existing sites must not have an unacceptable impact upon the value of the site as designated.

8.29 Although the need to provide a range of tourist accommodation is acknowledged the introduction of large new chalet and camping sites would have an adverse impact on the character of the Park and therefore any proposals for new facilities should be of a small scale commensurate with the size of the adjacent settlement. It is considered that sites for the provision of more than 6 new units are rarely likely to be considered acceptable. Proposals should be located in close proximity to the main road network to ensure that the development does not increase the level of traffic on minor roads.

DEVELOPMENT POLICY 17

Commercial Horse Related Development

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

- 1 There is no requirement for a new or additional dwelling to manage the site.
- 2 The amenities enjoyed by neighbouring occupiers will not be harmed by reason of disturbance and/or smell nuisance.
- 3 The proposal site is accessible by an adequate network of safe equestrian routes, which are capable of absorbing the additional usage.
- 4 There is adequate provision for parking and/or other associated ancillary facilities.
- 5 The proposal is of appropriate scale and well related to existing buildings.

Applicants should refer to:

- Planning Policy Statement 7 – Sustainable Development in Rural Areas

8.30 PPS 7 acknowledges the important role that equestrian activities can play in the economy of rural areas and says that local authorities should support enterprises that that maintain environmental quality and countryside character.



Shop in Ampleforth

- 8.31 Horse riding in the Park is generally considered as an appropriate form of recreation and will be supported by the Authority as long as it does not lead to conflicts with the landscape and natural beauty of the Park or with residents and other 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. Amongst other environmental considerations, development proposals that could have an adverse effect on the integrity of a European site would not be in accordance with the Development Plan.

DEVELOPMENT POLICY 18

Retail Development

Proposals for new retail development or financial and professional services will be supported:

- 1 Within the defined commercial areas of Helmsley, Hutton le Hole and Thornton le Dale unless the proposal is primarily for and of benefit to the local community.
- 2 Within the main built up area of Service Villages, Local Service Villages and Other Villages.
- 3 Where new proposals 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.

Applicants should refer to:

- Planning Policy Statement 6 – Town Centres

- 8.32 Helmsley, Hutton le Hole and Thornton le Dale are settlements which are under particular pressure for new commercial/retail activity. To protect the character of these areas and the amenity of residents commercial areas have been defined and these are shown on the Proposals Maps.
- 8.33 Retail development is important to the enjoyment and needs of local residents and visitors to the Park. In guiding new retail development it is important to balance the provision of convenience services and retailing for visitors. Proposals aimed primarily at visitors can undermine the viability and character of rural settlements and therefore proposals for such development will be carefully considered. However the Authority acknowledges that the introduction of an element of retailing activity can help support existing enterprises such as agriculture and therefore where proposals are for the sale of the direct outputs from an existing enterprise this may be considered appropriate.

Implementation

| Plan / project | Lead Authority(ies) | What does it involve and what will the outcomes be? |
|---|--|--|
| CORE POLICY H Rural Economy | | |
| Whitby Business Park Allocation Development Plan Document | North York Moors National Park Authority | The Development Plan Document will seek to allocate land for employment at Whitby Business Park, which is partly in the National Park, to provide for the wider employment needs of Whitby. |
| Helmsley Area Action Plan Development Plan Document | North York Moors National Park Authority Ryedale District Council | The Area Action Plan will identify employment land in Helmsley, based upon meeting Ryedale District Council's employment land targets. |
| The Regional Economic Strategy 2006 to 2015 | Yorkshire Forward | Contains objectives to deliver high quality growth that will maximise long term benefits to people, businesses and to the environment |
| Investment Plan for York and North Yorkshire | York and North Yorkshire Partnership Unit | The North York Moors National Park is covered by Theme E: 'utilise heritage and natural cultural assets of the upland areas and their market towns as economic drivers.' |
| Business Link | Business Link | Aims to create opportunities for business across the region, by providing advice and expertise |
| Agri-Environment schemes | Natural England North York Moors National Park Authority | Natural England's Environmental Stewardship Scheme and the North York Moors Farm Scheme seek to encourage farmers to manage their land in a way which delivers environmental benefits. In 2006 502 farm holdings had agri-environment agreements in place (around a third of farm holdings). |
| Moors and Coast Tourism Strategy 2006 - 2009 | Moors and Coast Tourism Partnership | Aims to provide coherence to marketing and visitor services, help operators maximise profitability and champion improvements to the quality and scope of the tourism product. A number of targets are set out in the strategy. |
| A Tourism Strategy for the Tees Valley | Tees Valley Partnership | Aim is to provide a guide for public agencies and private operators active within the sector to help increase the economic impact of tourism. |

| | | |
|---|--|---|
| Regional Forestry Framework 'The Value of Trees in Our Changing Region' July 2005 | Government Office for Yorkshire and Humber | Provides a strategic framework for the future management of trees and woodlands in the region and the context for the preparation of the District Strategic Plans which set out the strategy for tourism and recreation in woodland managed by Forest Enterprise in more detail |
|---|--|---|

Monitoring

| Indicator | Baseline data | Source | Target |
|---|---|---|-----------------------------|
| CORE POLICY H Rural Economy | | | |
| Number of farm holdings with an agri-environment scheme | 502 (2007) | North York Moors National Park Authority | Target not appropriate |
| Amount of floorspace developed by type | B1 125.22 sqm B2 319.58 sqm B8 374 sqm (2007) | North York Moors National Park Authority Planning Records | Not appropriate |
| Employment land available by type | 6.78 ha (2007) | North York Moors National Park Authority Planning Records | All available land utilised |
| Levels of Unemployment | 1.2% (2007) | North Yorkshire County Council | No increase |
| Number of visitor days spent in the Park | 9 million (2006) | North York Moors National Park Authority STEAM data | Target not appropriate |

9 Promoting Healthy and Sustainable Communities

This chapter takes forward the following spatial objectives:

- 9 Maintain and foster vibrant local communities where young people have an opportunity to live and work and consolidate the role of settlements.
- 10 Ensure that a range of new housing is provided including housing to meet local needs and affordable housing that will remain affordable and available to local people in perpetuity.
- 11 Support the provision and retention of key community facilities and services throughout the area.

This will be achieved through the following policies:

- Core Policy I – Community Facilities
- Core Policy J – Housing
- Core Policy K – Affordable Housing on Exception Sites
- Core Policy L – Gypsies and Travellers
- Development Policy 19 – Householder Development
- Development Policy 20 – Extension to Residential Curtilages
- Development Policy 21 – Replacement Dwellings
- Development Policy 22 – Removal of Agricultural Occupancy Conditions

Sustainability Appraisal

This policy provides a positive contribution towards social sustainability objectives, particularly in terms of ensuring access to services and facilities and ensuring that local needs can be met locally.

CORE POLICY I Community Facilities

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

- 1 Where they are located within the main built up areas of the Local Service Centre of Helmsley, Service Villages and Local Service Villages.
- 2 In other locations where there are no suitable sites in the Local Service Centre of Helmsley, Service Villages and Local Service Villages.
- 3 Where they will provide an essential facility to support the local community.

The loss of community facilities will be resisted unless it can be demonstrated that it is no longer suitable or viable for a community use.

Applicants should refer to:

- Planning Policy Statement 7 – Sustainable Development in Rural Areas
- Regional Spatial Strategy – Policies RR1 and C1

- 9.1 In the Park community facilities like village halls, chapels, Post Offices and shops often serve networks of small communities and are essential for people who may face long journeys to reach alternative services. Access to community facilities and services, such as pubs and shops are considered an essential element of sustainable and inclusive communities. The Authority will seek to protect existing community facilities and will only approve proposals which would lead to their loss where it can be robustly demonstrated that the facility is no longer suitable or viable for its community use.
- 9.2 Although shops play an important role in supporting sustainable communities they also play an important role in the local economy and therefore proposals for retail developments will be assessed under Development Policy 18 in Chapter 8.
- 9.3 Proposals for new community facilities should preferably be located within the Local Service Centre of Helmsley or within Service Villages in order to maximise accessibility to facilities. Notwithstanding this, it is recognised that there are areas within the Park which are poorly serviced and in which no Service Villages or Local Service Villages have been designated. In these situations a location in one of the 'Other Villages' in the settlement hierarchy will be considered where it will meet the needs of the local community.
- 9.4 Where it can be demonstrated that a site within the built up area of a settlement is not feasible, a location on the edge of the built up area or in the open countryside will be considered.
- 9.5 The natural environment of the Park is a resource for physical activities which can help improve the health and well being of the local and wider population and visitors and proposals which encourage such activity will be supported. The provision of new health and sporting facilities are important to the health and well being of residents of the Park and will be encouraged by the Authority in order to support the aims of the Community Strategies and support healthy communities.

Village Hall,
Coxwold



Sustainability Appraisal

This policy contributes positively towards sustainability objectives which seek to ensure that local needs are met locally. Potential impacts upon the historic environment can be mitigated at the implementation level.



Affordable Housing,
Chop Gate

CORE POLICY J

Housing

A mix of housing types and tenures will be sought to maintain the vitality of local communities, consolidate support for services and facilities and support the delivery of more affordable housing. This will be delivered through:

- 1** Locating all open market housing, including new build and converted units, in the main built up area of the Local Service Centre of Helmsley and the Service Villages. On larger sites more than 0.1 hectares or where 2 or more residential units are proposed, at least 50% of the resulting units must be affordable including conversion schemes. The 50% target may be varied in the light of the viability of the development, and is an interim figure for a period of 3 years, pending the completion of a general affordable housing viability assessment. Sites of less than 0.1 hectare must meet the definition of a small infill gap.
- 2** Supporting the development of local needs housing located on infill sites or as a conversion of an existing building within the main built up area of the Local Service Villages and Other Villages.
- 3** Restricting new housing development in the Open Countryside to that which is proven as essential for farming, forestry or other essential land management activities, replacement dwellings and conversion of traditional rural buildings for residential letting for local needs.
- 4** Supporting proposals for new development at Botton Village in the eight existing neighbourhoods, (Botton Farm, Lodge, Falcon, Village Centre, High Farm, Stormy Hall, Nook and Honey Bee Nest) where it can be demonstrated that the development is necessary to meet the needs of the existing community and cannot be accommodated through the re-use, extension or alteration of an existing appropriate building.

The occupancy of local needs housing will be restricted to:

- A** People who are currently living in and have permanently resided in the National Park for 5 years or more and are living in accommodation that no longer meets their requirements or
- B** People who do not currently live in the National Park but have a strong and long standing link to the local community including a previous period of residence of 5 years or more or
- C** People who have an essential need to move to live close to relatives who are currently living in and have resided in the National Park for at least the previous 5 years or more and require support for reasons of age or infirmity or
- D** People who require support for reasons of age or infirmity and need to move to live close to relatives who are currently living and have resided in the National Park for at least the previous 5 years or more or
- E** People who need to live in the National Park as a result of current sole employment within that parish or adjacent parishes within the National Park.

For further reference:

- Delivering Affordable Housing
- Affordable Rural Housing Commission, Final Report 2006
- Yorkshire and Humber Regional Housing Strategy

All applicants will need to demonstrate to the satisfaction of the National Park Authority that the needs of the identified proposed occupants are genuine, that the proposal represents the most practical and sustainable solution to meet the need identified and why the existing housing stock cannot meet their needs.

Applicants should refer to:

- Planning Policy Statement 3 – Housing
- Planning Policy Statement 7 – Sustainable Development in Rural Areas
- Regional Spatial Strategy – Policies H1, H4, H6, RR1, C1
- Helmsley Joint Area Action Plan Development Plan Document (to be prepared)
- Housing Supplementary Planning Document

- 9.6 The Regional Spatial Strategy does not include target figures for the provision of new housing in the region's National Parks. With the exception of the Local Service Centre of Helmsley (where sites may be allocated in a future Development Plan Document), all new housing development is likely to be the result of windfalls. Due to the environmental constraints of the Park there are limited opportunities for new housing development and therefore future completions are likely to be small in number. Over the last 16 years (1st April 1991 to 31st March 2007) a total of 423 new build residential properties have been completed within the Park, it is anticipated that future completions will be of a similar average annual figure of 26 units and will be focused in the Local Service Centre and Service Villages. This anticipated level of completed dwellings excludes provision on exception sites, the scale of which will relate to the need identified in a current Parish Housing Needs Survey. As a result of the requirement to meet local need and the small levels of anticipated development it is not considered appropriate to compile a list of developable sites for the 15 year period set out in Planning Policy Statement 3.
- 9.7 Local Occupancy conditions have been applied to new build properties in the Park since 1992. The concept was extended in the 2003 Local Plan to include most new build dwellings. This approach helps the Authority ensure that the limited opportunities for new housing meet local need rather than external demand. The policy does not produce 'affordable' properties as the value of houses with the condition is lowered by only 15 – 20% of market value. The high average house prices in the Park means that this is still unaffordable to many people but the policy does provide opportunities to meet the housing needs of local people who are already in the housing market.
- 9.8 The policy provides a number of potential ways of demonstrating a need for a dwelling in a particular locality. However there is an overall requirement to demonstrate that there are no suitable properties available within the existing housing stock to meet the need and that the proposal is the most appropriate means of meeting that need. The Authority will be producing further guidance on the information that will need to be submitted to demonstrate that the local needs criteria have been met in the Housing Supplementary Planning Document and this information will be required at the planning application stage.



Affordable Housing, Battersby Junction

9.9 The definition of affordable housing in Planning Policy Statement 3 has been used as the basis for the Authority’s definition which is;

‘Non-market housing provided to those whose needs are not met by the market. It can include social rented and intermediate housing (such as shared ownership). It should be available at low enough cost to afford based on local incomes and house prices and must include provision for the home to remain at an affordable price for future eligible households’.

9.10 Affordable housing is usually provided and managed by Registered Social Landlords, however other models will be considered where it can be robustly demonstrated through either an up to date District Housing Needs Survey or Parish Housing Needs Survey that the houses will be affordable to local people in need and will remain so in perpetuity. Further details on the information which will need to be demonstrated by applicants and the different types of affordable housing models will be set out in the Housing Supplementary Planning Document.

9.11 Evidence obtained from the District Housing Needs Surveys show that there is a high level of affordable housing need as follows:

| District | Date of Housing Needs Survey | Affordable Housing Need per annum in National Park | Total affordable housing requirement (April 2007 to March 2012) |
|----------------------|------------------------------|--|--|
| Scarborough | 2006 | 100 | 500 |
| Ryedale | 2006 | 44 | 220 |
| Hambleton | 2004 | 8.6 | 43 |
| Redcar and Cleveland | 2006 | Not collated at this level | 30 required in the sub area of Guisborough, which includes a small part of the National Park |

9.12 Planning Policy Statement 3 Housing sets an indicative national minimum threshold of 15 dwellings for where a percentage of affordable housing must be provided. However, Local Planning Authorities may set a different threshold where viable and practicable. In determining the minimum site-size threshold, an assessment of the impact on economic viability must be undertaken together with the impact upon overall levels of housing delivery and creating communities.



Affordable Housing,
Egton

- 9.13 The Authority has been unable to undertake a full general viability assessment of the affordable housing target in criterion 1 of Core Policy J, but will carry out such an assessment within 3 years of the adoption of this DPD and then review the 50% figure if necessary in the light of the results of the assessment. In the interim period, the 50% quota will be applied. This figure is based on Policy H4 of The Yorkshire and Humber Plan and on the high price of housing in the National Park, which will support the viability of housing developments providing 50% affordable housing. It also takes into account the shortfalls of affordable housing units identified in the District Housing Needs Surveys and the scale of housing that has been provided in the Park in the past. The type of housing provided must reflect the need identified in the relevant Housing Needs Survey.
- 9.14 Proposals for dwellings in the open countryside for people employed in agriculture, forestry and other essential land management activities will be assessed against the criteria set out in Annex A of Planning Policy Statement 7: Sustainable Development in Rural Areas. The occupancy of dwellings approved under this policy will be subject to appropriate occupancy conditions. Applications for the removal of such conditions will be assessed through Development Policy 22.
- 9.15 Core Policy J allows for housing development within the main built up area of the settlements. The Proposals Maps show the entire settlement and an interpretation of what constitutes the main built up area will be considered on a case by case basis.
- 9.16 The majority of new housing development will take place on infill sites and these are defined as a small gap within a continuously built up frontage within the main built up area of the settlement, which can accommodate no more than one dwelling. However it is important to recognise the amenity value of certain open spaces within the built up area of settlements and therefore not every gap will be considered as an appropriate infill site. Gaps created by the development of affordable housing exception sites are not considered as infill gaps and may not necessarily be part of the main built up area of the settlement. On larger sites in Helmsley and the Service Villages consideration will be given to the use of the whole site and therefore on sites which can accommodate more than one unit proposals to split the site into smaller units for the construction of single dwellings will not be considered as infill gaps.
- 9.17 Botton Village towards the head of Danby Dale is a village owned by the Camphill Village Trust, which is a registered charity that works to provide people with special needs with the opportunity to live and work within a largely self sufficient community. Community facilities and houses in which members of the community live in larger 'family' groups are located in neighbourhood areas, each centred around established dwellings/farmsteads. Residents of the community find their daily work within the community and its well developed social and cultural activities provide support and leisure activities for all. Physically and socially Botton Village is different to all other settlements and communities in the Park and therefore requires specific mention in the policy, to allow development for local needs without damaging the landscape.
- 9.18 A large part of Helmsley is located outside of the National Park Boundary within Ryedale District Council. For this reason the Authority will work in conjunction with Ryedale District Council to develop a joint Development Plan Document for the whole settlement which will address the need for further housing development to meet the housing provision figure for Helmsley in the Ryedale Core Strategy.

Sustainability Appraisal

This policy contributes positively towards sustainability objectives which seek to ensure that local needs are met locally. Potential impacts upon the landscape and historic environment can be mitigated at the implementation level.

For further reference:

- Delivering Affordable Housing
- Affordable Rural Housing Commission, Final Report 2006

CORE POLICY K

Affordable Housing on Exceptions Sites

In order to maintain the sustainability of local communities, proposals for the development of 100% affordable housing as an exception to normal policy will be supported where need has been identified, on sites:

- 1** Adjacent to the main built up area of Helmsley and the Service Villages.
- 2** On sites which could accommodate more than 1 unit within and adjacent to the main built up area of the Local Service Villages.
- 3** Within or adjacent to the main built up area of Other Villages on sites which could accommodate more than 1 unit, where it can be demonstrated through a Sustainability Appraisal that the development will contribute to the environmental, social and economic sustainability of the settlement.

The affordable housing provision must be to meet the needs identified through a current housing needs survey. Robust arrangements must be demonstrated to ensure that all units provided as an exception to normal policy remain affordable to the local community in perpetuity.

Applicants should refer to:

- Planning Policy Statement 3 – Housing
- Yorkshire and Humber Spatial Strategy – Policies H1, H4, H6, RR1, C1
- Housing Supplementary Planning Document

- 9.19 Planning Policy Statement 3 on Housing encourages Local Planning Authorities to use a Rural Exception Site policy. This allows small sites on which new housing development would normally be contrary to policy to be developed for 100% affordable housing. Such proposals should meet the needs of local people identified in a Housing Needs Survey and the housing must remain affordable and available to local people in perpetuity. The occupancy of the units will be subject to a legal agreement limiting the residency to people from the parish or if there are no suitable applicants, the adjacent parishes.
- 9.20 Further details of the issues that must be fully considered and the information required to support a planning application for affordable housing on exception sites are set out in the Housing Supplementary Planning Document.

Sustainability Appraisal

This policy provides a positive contribution towards health objectives by enabling suitable permanent sites for gypsies and travellers to reside whilst not compromising the environment of the National Park.

For further reference:

- Identifying Gypsy and Traveller Accommodation Needs in Yorkshire and Humber

Footnotes:

³² Identifying Gypsy and Traveller Accommodation Needs in the Yorkshire and The Humber (Sheffield Hallam University and CRESR, 2006)

CORE POLICY L

Gypsies and Travellers

Proposals for the provision of permanent accommodation to meet the needs of gypsy and travelling communities will be supported where they meet an established need identified by the Gypsy and Traveller Accommodation Assessments carried out by the Districts and shortfall specified in the Regional Spatial Strategy. Planning permission for sites will only be granted where it can be demonstrated that the objectives of the National Park designation will not be compromised and there are no suitable sites outside the boundary.

Applicants should refer to:

- Regional Spatial Strategy – Policy H6

- 9.21 In 2006 the Yorkshire and Humber Regional Assembly commissioned a joint report by Sheffield Hallam University and CRESR³² which identified the need for 57 new pitches in the North Yorkshire sub-region up to 2020. All District Authorities must carry out a local assessment of Gypsy and Travellers needs and it may be appropriate to utilise rural exception sites to deliver additional provision as set out in ODPM Circular 01/2006 Planning for Gypsy and Traveller Caravan Sites. The North Yorkshire sub-region jointly commissioned a North Yorkshire Sub-Regional Gypsy and Traveller Assessment which identifies a shortfall of 133 pitches within the sub region. An Action Plan has been prepared to take forward the conclusions of the Assessment and discussions are taking place between the partner authorities on how the action points will be delivered.

DEVELOPMENT POLICY 19

Householder Development

Proposals for development within the domestic curtilage of dwellings will need to take full account of the special qualities of the Park's nine landscape character areas and architectural character of settlements and will only be supported where:

- 1 The scale, height, form, position and design of new development does 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 does not harm the amenities of adjoining occupiers by reason of noise and disturbance, smell or other adverse impact.
- 4 In the case of annexe accommodation, the development is ancillary to the main dwelling in terms of its scale and specification, in the case of new build it is physically attached to the main dwelling and in all cases the annexe will remain under the control of the occupier of the main dwelling.

Applicants should refer to:

- Design Guide Supplementary Planning Document

- 9.22 Extensions are often a convenient way of providing additional accommodation and new structures such as garages and sheds are often required for additional domestic storage. However, they should not adversely affect the character of the host building or wider landscape or the amenities of neighbouring residents. Proposals which incrementally extend small dwellings beyond their original size can have a detrimental impact on the character of the area and on the mix of dwelling types available in the Park. In designing an extension, applicants should consider the design, scale and materials of neighbouring buildings. Applicants are also encouraged to incorporate sustainable construction techniques where feasible. Where the building is Listed or located within a Conservation Area regard should also be had to Development Policies 4 and 5.
- 9.23 The extension of existing properties or conversion of adjacent outbuildings to form an annexe can often meet the changing accommodation needs of households. The design of the scheme should ensure that the accommodation is ancillary to the main building and commensurate with the accommodation needs of the household and retains sufficient amenity space. Any permissions will be subject to a condition preventing the annexe from being sold off separately from the main house.
- 9.24 There is increasing demand for buildings and facilities associated with the keeping of horses within domestic curtilages. Isolated stable buildings and associated fences and jumps in prominent locations can have an adverse impact on the special character and appearance of the Park. For this reason permission for new buildings associated with the keeping of horses for recreational purposes will only be supported where they are closely associated with the domestic curtilage.

DEVELOPMENT POLICY 20

Extensions to Residential Curtilages

Proposals for the extension of existing domestic curtilages will only be permitted where the land does not form an important amenity or open space and where the change of use to domestic curtilage will not have an adverse impact on the character of the landscape.

- 9.25 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 is added. 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. Amongst other environmental considerations, development proposals that could have an adverse effect on the integrity of a European site would not be in accordance with the Development Plan.



Comondale

DEVELOPMENT POLICY 21

Replacement Dwellings

The replacement of an existing dwelling outside the main built up area of the settlements listed in the settlement hierarchy will only be permitted where:

- 1** Residential use has not been abandoned.
- 2** The building is in an unsatisfactory state of repair or lacks basic amenities which cannot be provided within the existing building and its replacement would enable an unsatisfactory dwelling which is incongruous in the landscape to be replaced by one which makes a positive contribution to the landscape and character of the National Park.
- 3** The replacement dwelling is in the same position and of similar floor area, volume and scale and with a similar curtilage as the existing dwelling.

All replacement dwellings permitted under this policy will be restricted to local occupancy as defined in Core Policy J.

Applicants should refer to:

- Design Guide Supplementary Planning Document

- 9.26 The erection of a new dwelling outside the settlements listed in the settlement hierarchy would normally be contrary to policy and the 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. For this reason permission will only be granted for the replacement of existing dwellings where it can be demonstrated that the building is in an unsatisfactory state of repair and that the residential use has not been abandoned. The replacement dwelling should be of a similar footprint, scale and size as the existing dwelling and in the same location unless an alternative position is more suitable in landscape terms. Because the replacement building constitutes a new dwelling in the Park it will be restricted to local occupancy as set out in Core Policy J.

DEVELOPMENT POLICY 22

Removal of Agricultural Occupancy Conditions

The removal of agricultural occupancy conditions will only be permitted where it can be demonstrated that there is no longer a need for the accommodation on the holding or in the locality. Where permission is granted, the condition will be substituted with one which restricts occupancy to local needs as defined in Core Policy J. Where a local person cannot be found to occupy the dwelling permission may be granted for temporary holiday use or rented accommodation for local needs.

9.27 Proposals for new dwellings to meet the needs of a person employed in agriculture, forestry or other essential land management activities may be permitted in Open Countryside where the criteria set out in Annex A of Planning Policy Statement 7 are fully met. However, due to changing farm practices and the vulnerability of the agricultural sector there may be occasions where dwellings constructed for agricultural workers permitted in accordance with Planning Policy Statement 7 are no longer required. In such circumstances Planning Policy Statement 7 says that units should not be kept vacant, nor should the present occupants be unnecessarily obliged to remain in occupation simply by virtue of the agricultural occupancy condition. If it is demonstrated that there is no longer an agricultural need for the accommodation the Authority may consider allowing the owners to find an alternative use for the accommodation such as holiday use or rented accommodation for people who meet the local occupancy condition criteria. However, if the owner wishes to dispose of the dwelling the agricultural occupancy condition will be replaced with a local occupancy condition as set out in Core Policy J to ensure the dwelling serves a local housing need.



Agricultural Workers' Dwelling, Hardwick Farm, Harwood Dale

Implementation

| Plan / project | Lead Authority(ies) | What does it involve and what will the outcomes be? |
|---|--------------------------------|---|
| CORE POLICY I Community Facilities | | |
| Sustainable Development Fund | North York Moors National Park | The Authority assists in maintaining community facilities through the Sustainable Development Fund for example through providing grants to support communities in running local shops, providing funding for sports facilities and providing grants for insulating village halls. |
| Liaison with other agencies | Various | The Authority seeks to ensure that community facilities are safeguarded through responding to consultations by other agencies who provide facilities such as the Primary Care Trust and to consultations from Government Departments such as in relation to Post Office closures. |

Implementation (continued)**CORE POLICY J
Housing**

| | | |
|---|--|--|
| Regional Housing Board | Yorkshire and Humber Regional Assembly Government Office Housing Corporation Housing Providers and District Authorities | Advising Ministers on Single Regional Housing Pot Resources to Deliver Regional Housing Strategy priorities. |
| Helmsley Area Action Plan Development Plan Document | North York Moors National Park Authority Ryedale District Council | The Development Plan Document will allocate land in Helmsley to assist in meeting Ryedale District's housing target. |

**CORE POLICY K
Affordable Housing on Exception Sites**

| | | |
|-------------------------------|---|--|
| Rural Housing Enabler Project | YRCC, District Authorities, NYMNPA and Housing Associations | Deliver affordable units in settlements where local need is identified |
|-------------------------------|---|--|

**CORE POLICY L
Gypsies and Travellers**

| | | |
|--|--|---|
| North Yorkshire Sub Regional Gypsy and Traveller Action Plan | Project Officer and host employer yet to be identified | Identify sites to meet the shortfall of pitches in the sub region and other initiatives in response to the Gypsy and Traveller Accommodation Assessment for North Yorkshire 2007/08 |
|--|--|---|

Monitoring

| Indicator | Baseline data | Source | Target |
|--|--|--|---|
| CORE POLICY I Community Facilities | | | |
| Percentage of settlements in the settlement hierarchy with a) shop b) school | a) 37% b) 33% (2006) | North York Moors National Park Authority Community Facilities Survey | To maintain or increase |
| CORE POLICY J Housing | | | |
| Percentage of new housing units completed in: a) Helmsley b) Service Villages c) Local Service Villages d) Other settlements | a) Helmsley – 0% (0 units) b) Service Villages – 21% (14 units) c) Local Service Villages – 7% (5 units) d) Other Villages – 72% (48 units) (2006/7) | North York Moors National Park Authority Planning Records and Residential Land Availability Survey | Increase in proportion of development in Helmsley, Service Villages and the Local Service Villages compared to elsewhere. |
| CORE POLICY K Affordable Housing on Exception Sites | | | |
| Affordable Housing Completions | 0 (2006/7) | North York Moors National Park Authority Planning Records | 10 units completed per year ³³ |
| CORE POLICY L Gypsies and Travellers | | | |
| Dependent on targets and monitoring of the North Yorkshire Sub Regional Gypsy and Traveller Action Plan | | | |

Footnotes:

³³ Taken from North York Moors National Park Authority Business Plan 2009-2012



Moorsbus

Sustainability Appraisal

This policy provides a positive contribution towards environmental sustainability objectives, particularly addressing the causes of climate change, whilst also providing social and economic benefits.

10 Promoting Accessibility and Inclusion

This chapter intends to take forward the following spatial objectives:

- 12 Reduce the need to travel and facilitate alternative, more sustainable modes of travel to the private car and minimise the environmental impact of transport.
- 13 Facilitate access to services and facilities.

This will be achieved through the following policies:

- Core Policy M – Promoting Accessibility and Inclusion
- Development Policy 23 – New Development and Transport
- Development Policy 24 – Transport Infrastructure
- Development Policy 25 – Telecommunications

CORE POLICY M Accessibility and Inclusion

Through strong and effective partnerships the Park Authority will work to improve accessibility to services and facilities within and beyond the National Park for all users and to encourage more sustainable patterns of travel. This will be achieved by:

- 1 Locating new development in settlements where services and facilities are available or where they can be accessed in another settlement by a range of transport modes.
- 2 Supporting the development and implementation of Service Centre Transportation Strategies contained in the North Yorkshire County Council Local Transport Plan for Helmsley and Kirkbymoorside, Pickering and Thornton-le-Dale, Stokesley and Great Ayton, Whitby and Esk Valley, Scarborough, Thirsk and Northallerton.
- 3 Demand management measures that reduce seasonal traffic congestion, minimise the environmental impacts of transport and increase road safety for the benefit of all users.
- 4 Supporting the development of community transport initiatives such as the Esk Valley Community Railway.
- 5 Improving accessibility through the use and development of innovative and alternative modes of transport to the private car – including public transport, walking, cycling and horse riding.
- 6 Providing access to new developments in technology and communications services.
- 7 Reducing the need to travel.

For further reference:

- North Yorkshire Local Transport Plan
- Redcar & Cleveland Local Transport Plan
- North York Moors National Park Management Plan
- Traffic and Transport Strategy for the Future of the North York Moors National Park

Applicants should refer to:

- Planning Policy Guidance 13 – Transport
- Regional Spatial Strategy – Policies T1, T2, T3, T5, T8 and T9
- Development Policies 23, 24 & 25

- 10.1 Transport is a part of all our lives and has a fundamental role in connecting people to places, particularly in remote rural areas like the National Park. This means that transport and lifestyle choices are vital issues for rural residents who rely on the Local Service Centres, Service Villages and Local Service Villages within and beyond the Park boundary to provide for many of their daily needs such as shopping, jobs, healthcare, education and leisure facilities.
- 10.2 The topography of the land has, to a large extent, dictated the pattern of settlement. With the exception of isolated farmsteads, the more remote rural areas atop the Moors are sparsely populated, whilst larger settlements such as Helmsley, Ampleforth, Thornton-le-Dale, West and East Ayton are scattered around the fringes of the Park. As a consequence, services and facilities are also spread out and therefore generate a need for travel, including a cross-boundary 'pull' to larger urban centres such as York, Middlesbrough, Scarborough and Thirsk.
- 10.3 Many of the smaller, more remote settlements within the Park have a very limited range of services and community facilities such as Post Offices, GP practices, libraries and schools can all be some distance away. Where public transport services operate they do not always meet specific needs and this can socially exclude some people from a 'normal' life. It is therefore important that the accessibility issues are considered for all users and in particular those most affected such as older people, young families with children, people with disabilities and young people.
- 10.4 A key planning objective for transport is to reduce the need to travel by private car by making these daily needs more accessible by the use of alternative and more sustainable means such as walking, cycling and public transport and through the preparation of green travel plans. Green travel plans are a mechanism through which alternatives to the car can be considered and more sustainable options for travel can be encouraged and will be required for proposals which will have significant transport implications.
- 10.5 However, providing alternatives to compete with the desirability of the private car in an area characterised by a dispersed pattern of settlements, an ageing population and a seasonal influx of visitors is a significant challenge. As a form of transport, rail has a valid contribution to make in terms of improving accessibility and widening travel choices within the National Park by connecting the more remote communities and providing an alternative means of travel, particularly in the context of sustainable tourism. As one of only seven original pilots in the country, the Authority recognises the particular value of the Esk Valley Community Rail Partnership (CRP) and has actively supported it for a number of years. Having CRP status enables the Authority, through the partnership, to work effectively with communities to promote the line and improve its use and accessibility.
- 10.6 Today's lifestyle depends greatly on access to a reliable transport system, yet, at the same time there are concerns about the visual impacts, the impact from noise, accidents, biodiversity loss and air quality that transport can have on the quality of life.



Cyclists, Bousdale Woods

- 10.7 The Regional Spatial Strategy together with the North Yorkshire County Council and Redcar and Cleveland Local Transport Plans (2006–2011) set out the broader strategic approach to the issues of transport and accessibility within the Park. The documents support national planning guidance by seeking a reduction in travel demand and a shift to modes of transport with lower environmental impact. More specifically, the North Yorkshire Local Transport Plan also adopts a ‘Service Centre Transportation Strategy’ approach to identify transport issues and solutions for groups of settlements, which are focal points for employment and the delivery of services. The Service Centres of significance to the Park include: Stokesley and Great Ayton; Pickering and Thornton-le-Dale; Helmsley and Kirkbymoorside; Whitby and Esk Valley; Scarborough; Thirsk; and Northallerton.
- 10.8 The Authority recognises that a close working partnership with the Highway Authority will be required to ensure that the Local Development Framework is consistent with the detailed strategies contained in the Local Transport Plan. These include: the Service Centre Transportation Strategies; addressing safety issues on the B1257 (north of Helmsley); developing management measures to address the effects of tourism traffic on ‘honeypots’ such as Hutton-le-Hole, identifying safer routes for pedestrians and cyclists between and within villages and implementing the recommended actions in the Public Rights of Way Improvement Plans.

DEVELOPMENT POLICY 23

New Development and Transport

In order to effectively minimise the overall need for journeys and reduce the environmental impacts of traffic on the National Park, development will be permitted where:

- 1 Its location is, or is capable of being, accessed by public transport, walking or cycling.
- 2 Existing Public Rights of Way, linear routes and other access routes for pedestrians, cyclists and horse riders are protected.
- 3 The external design and layout and associated surfacing works take into account the needs of all users including cyclists, walkers and horse riders.
- 4 It is of a scale which the adjacent vehicular road network has the capacity to serve without detriment to highway safety or the environmental characteristics of the locality.
- 5 Highway detailing, road improvements and street furniture are complementary to the character of the area and are the minimum required to achieve safe access.
- 6 Existing attractive or historic highway features important to the character of the National Park are preserved.
- 7 Parking is provided in accordance with the relevant maximum standards adopted by the Authority.

Footpath Towards
Roseberry Topping



Applicants should refer to:

- Transport Issues and Development – A Guide (for parking standards in North Yorkshire)

- 10.9 Decisions which relate to the location of development in rural areas should, wherever possible, give people the greatest opportunity to access services and facilities by a range of alternative modes of transport, including walking, cycling and public transport. In acknowledging the importance that the private car has to some residents in the Park, opportunities to use cars more innovatively, for example through car sharing schemes or demand based transport services, will also be encouraged.
- 10.10 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 Park – whether for recreational or other purposes. As valuable transport infrastructure, they should be afforded protection from development likely to prejudice their current or future use. The location of protected linear routes is shown on the Proposals Maps.
- 10.11 It is important to recognise that the access needs of all users of development should be catered for. Whilst people need to travel easily and safely their needs also need to be accommodated in terms of the site layout and the internal and external design of new development. More specifically, people with mobility impairments (the partially sighted, wheelchair bound, the elderly and people with young children) face obstacles such as raised kerbs, steps and untreated surfaces – all of which present barriers to easy access and movement.
- 10.12 Ensuring that the adjacent road network has the capacity to accommodate proposed new development is important. Generating traffic over and above the capacity of the road network has the potential to compromise highway safety and culminate in a damaging impact on the environment, for example, through the degradation of roadside verges as a result of parking.
- 10.13 The road network within the Park has developed over a period of many years. During this time, simple roadside features such as (directional) finger posts, wayside markers and troughs have today become attractive elements of historic value within the landscape. The retention of such features will be encouraged to help retain the integrity of the Park's special landscape character.



Sutton Bank
Park and Ride

Footnotes:

³⁴ For the purposes of the Local Development Framework, Category 1, 2 and 3 roads are considered to be those defined on the road hierarchy map contained within the North York Moors National Park Management Plan. Category 1 and 2 roads are visually illustrated on the accompanying Proposals Maps.

³⁵ A Traffic and Transport Strategy for the North York Moors (North York Moors National Park Authority, 1997)

DEVELOPMENT POLICY 24

Transport Infrastructure

Infrastructure that is required to facilitate transport related schemes or initiatives will be permitted where:

- 1** They are for new Public Rights of Way, linear routes and other access routes for pedestrians, cyclists or equestrians.
- 2** In the case of Park and Ride schemes:
 - a The location of the proposed site is on or in close proximity to a Category 1³⁴ road and the National Park boundary;
 - b Where possible, the site is accessible by alternative modes of transport;
 - c The siting, scale and design does not have an adverse impact on the landscape character and amenity of adjacent occupiers.
- 3** In the case of public car parks they:
 - a Form an integral part of a coordinated approach to traffic management;
 - b Help to solve existing identified parking problems, and
 - c Will benefit the needs of both communities and visitors to the National Park.

Applicants should refer to:

- Regional Spatial Strategy – Policies T1, T2, T3, T5, T8 and T9

- 10.14** New road schemes and upgrading can have a significant impact upon the landscape and the natural environment of the Park. Government guidance states that major transport developments should not take place in National Parks, 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. The Local Transport Plans do not identify any major new road schemes in the Park. The existing Category 1 and 2 roads in the Park are shown on the Proposals Maps.
- 10.15** A significant 93% of all recreational trips to the Park are undertaken by private car. As a traffic management tool, Park and Ride schemes have the potential to play an important role in the interception of some of these car-borne visitors at peripheral locations on, or in close proximity to, its boundary. Opportunities to increase access into the Park in more sustainable ways and to reduce the impact of traffic on its environment, special qualities and communities are also supported in the Authority's Traffic and Transport Strategy³⁵.
- 10.16** Proposals for Park and Ride schemes within close proximity to the Park boundary will be considered provided that a thorough and comprehensive assessment of alternative sites has been carried out, having regard to sustainable development objectives, the scale and design of the scheme together with potential impacts on adjacent communities and the surrounding area. Particular care will be needed on matters such as floodlighting which are essential to the safe operation of park and ride schemes but which may be visually intrusive unless carefully designed.

- 10.17 The Authority recognises that there are potential opportunities to integrate public transport services serving the Park with proposed and developing park and ride schemes in and around the periphery of Scarborough and Whitby, all of which are identified in and have the support of the Local Transport Plan.
- 10.18 The provision of car parking is another management tool available to reduce the (environmental) impacts of traffic. Whilst large car parks can significantly impact on the surrounding landscape, small isolated facilities can often appear incongruous and be difficult to manage. Careful design is therefore a crucial consideration in the successful integration of car parks in the landscape.
- 10.19 This Policy seeks to ensure that additional public car parking in the Park is only provided where there is a genuine, demonstrated need. If this need can be demonstrated, parking facilities will only be permitted where there is no detrimental effect on adjoining properties, where the existing road capacity is sufficient to accommodate the increased traffic and where acceptable access arrangements can be made. To this extent, there is an expectation that parking provisions will be designed to a high standard, which takes account of the quality or character of the surrounding landscape.
- 10.20 Particular attention should be given to the siting of car parks in locations which have the ability to allow a modal shift in transport – to walking, cycling, horse riding or connection to a public transport service. To this extent, the design of facilities should also take full account of such users.

DEVELOPMENT POLICY 25

Telecommunications

The provision of infrastructure for 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.
- 4 The proposal is part of a co-ordinated, long term strategy for the provision of telecommunications technology.
- 5 Provision is made for the removal of the equipment when it is redundant.

Applicants should refer to:

- Planning Policy Guidance 8 - Telecommunications

Bilsdale Mast



- 10.21 Good telecommunications are an increasingly important part of modern life. Government guidance clearly advocates that local authorities, including National Parks, should respond positively to telecommunications development proposals, whilst taking account of the need to protect the best and most sensitive environments. On this basis, the Authority seeks to help local communities to access communications technology but to also ensure that this is not at the expense of the environment of the Park. The development of the internet and broadband technologies provide opportunities to offset the physical transport challenges of the Park through the potential for working from home and internet shopping.
- 10.22 However, the installations required can cause visual harm to the landscape and built environment if insensitively located. Operators will therefore be expected to show what consideration has been given to reducing such impacts through mechanisms such 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. The aim for all operators should be for the apparatus to blend into the landscape. All opportunities to pursue innovative solutions and apply the latest technology should also be examined. The additional cost of these measures may not seem commercially justifiable in terms of usage levels, but is justified in terms of the purposes of the National Park.
- 10.23 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. Where the impact of development would be considerable, sites or mast arrangements which are of lower efficiency or higher cost may be appropriate. Because of topography and the need to protect the landscape of the Park 100% coverage is unlikely to be possible as there will be occasions when the impact of a proposal is such that refusal will be justified. Because of the rapid pace of change in technology, permissions will normally be temporary so that masts can be removed when they are no longer necessary to meet the requirements of the operator.
- 10.24 Under the provisions of the Environment Act telecommunication providers are specifically required to have regard to National Park purposes.

Implementation

| Plan / project | Lead Authority(ies) | What does it involve and what will the outcomes be? |
|---|--|---|
| CORE POLICY M Accessibility and Inclusion | | |
| North York Moors National Park Management Plan | North York Moors National Park Authority | The Management Plan sets out a range of actions to manage traffic within the Park through a range of management techniques including integrated traffic management, demand management, route management and public transport initiatives. |
| Regional Transport Strategy | Yorkshire and Humber Assembly | The Regional Transport Strategy supports the wider Regional Spatial Plan but also provides a broader strategic steer on transport investment and management within sub-regional rural areas. |
| Local Transport Plan 2 (2006-2011) | North Yorkshire County Council | The Local Transport Plan 2 sets out a range of individual transport measures to address issues relating to public transport provision, traffic congestion, accessibility and road safety. |
| Service Centre Transportation Strategies | North Yorkshire County Council | Focussing upon service centres, these will identify transport issues and measures to tackle these. |
| Local Transport Plan 2 (2006-2011) | Redcar and Cleveland Borough Council | The Local Transport Plan 2 promotes improved access to jobs and services particularly for those most in need, improved road safety, reduced traffic congestion, improved air quality, and improved quality of life. |
| A Traffic and Transport Strategy for the Future of the North York Moors National Park | North York Moors National Park Authority, North Yorkshire County Council, local District Councils. | The Strategy sets out a coordinated approach to safeguard and enhance local and recreational access to the National Park at the lowest possible environmental cost. The document is based upon a number of principles, which support the Management Plan and compliment the aims and objectives of other 'local' transport plans and initiatives. |
| Public Rights of Way Improvement Plans | North Yorkshire County Council Redcar and Cleveland Borough Council | Provide an assessment of the extent that local rights of way meet current and likely future public need. It also contributes to other LTP objectives such as contributing to the local economy, quality of life and sustainable transport and tourism. |

Monitoring

| Indicator | Baseline data | Source | Target |
|---|------------------------------|---|--|
| CORE POLICY M Accessibility and Inclusion | | | |
| Percentage of Rights of Way network which is easy to use by the public | 68.5% (2006/7) | State of the Park Report | 90% by 2010/11 |
| Number of highways consultations responded to | 158/161 (98%) (2005/6) | North York Moors National Park Authority Data | Target not appropriate |
| Number of days when ozone pollution at High Muffles ³⁶ exceeded UK Air Quality Standards | 31 (2006) | UK Air Quality Archive | To decrease the number of days exceeding UK Air Quality Standards. |
| Average distance travelled to fixed place of work by residents in the Park | 15.76km (2001) | Census | To maintain or decrease figure |
| Amount of new residential development within 30 minutes public transport time of key local facilities | Data currently not available | - | Target not appropriate as the Park does not have a housing provision figure in the Regional Spatial Strategy |
| Number of green travel plans submitted in support of a planning application | Data currently not available | - | An increase in the number of green travel plans submitted with planning applications |
| Number of vehicles at Saltergate traffic counter | 1.9 million (2006) | North Yorkshire County Council | Target not appropriate |
| Number and percentage of applications for telecommunications equipment approved | 10 (100%) (2006/7) | North York Moors National Park Authority Planning Records | To improve coverage, recognising that 100% coverage of the National Park is unlikely. |

Footnotes:

³⁶ Air quality monitoring site

Appendix 1

List of North York Moors Local Plan Policies that will be Superseded by the Core Strategy and Development Policies DPD

Note – All policies in the North York Moors Local Plan are being replaced by the policies in the Core Strategy and Development Policies document

| Policy in Core Strategy and Development Policies Document | Local Plan Policy that will be superseded |
|---|--|
| CP A Delivering National Park Purposes and Sustainable Development | GP 3 General Development Policy |
| CP B Spatial Strategy | GP 1 Strategic Policy |
| CP C Natural Environment, Biodiversity and Geodiversity | NE 1 Special Protection Area and Special Areas of Conservation NE 2 Sites of Special Scientific Interest NE 3 Section 3 Conservation Map NE 4 Protected Species NE 5 Protection of Other Sites, Species and Habitats NE 6 Trees, Woodland, Hedgerows and Walls NE 7 Regionally Important Geological/Geomorphological Sites NE 8 Rivers, Streams, Ponds and Wetland Habitats |
| CP D Climate Change | U2 Electricity Generation |
| CP E Minerals | M1 Boulby Potash M2 Large Scale Mineral Extraction M3 Oil and Gas M4 Local Building Stone M6 Effects of Extraction M7 Reclamation and After Use M8 Secondary and Recycled Materials |
| CP F Sustainable Waste Management | U8 Small Scale Waste Disposal and Recycling Facilities |
| CP G Landscape, Design and Historic Assets | |
| CP H Rural Economy | Policy E8 Whitby Business Park |
| CP I Community Facilities | Policy C2 Provision of Community Facilities Policy C3 Protection of Community Facilities |

| Policy in Core Strategy and Development Policies Document | Local Plan Policy that will be superseded |
|---|--|
| CP J Housing | <p>Policy BE13 Conversion of Traditional Rural Buildings to Permanent Residential Use in Settlements</p> <p>Policy H1 Local Needs Settlements</p> <p>Policy H3 Larger Settlements</p> <p>Policy H4 Housing in the Countryside</p> <p>Policy H7 Botton Village</p> |
| CP K Affordable Housing on Exception Sites | Policy H5 Affordable Housing |
| CP L Gypsies and Travellers | |
| CP M Accessibility and Inclusion | |
| DP 1 Environmental Protection | <p>U12 Environmental Protection</p> <p>Policy U13 Existing Sources of Pollution and New Development</p> <p>F4 Development of Best and Most Versatile Agricultural Land</p> |
| DP 2 Flood Risk | Policy U5 Flooding |
| DP 3 Design | <p>Policy BE6 Design of New Development</p> <p>Policy BE10 Landscaping</p> <p>Policy BE11 Community Safety and Security</p> <p>Policy BE12 Important Undeveloped Space</p> |
| DP 4 Conservation Areas | Policy BE1 Conservation Areas |
| DP 5 Listed Buildings | <p>Policy BE2 Demolition of Listed Buildings</p> <p>Policy BE3 Changes to Listed Buildings</p> <p>Policy BE4 Development Affecting the Setting of a Listed Building</p> |
| DP 6 Historic Parks and Gardens | Policy BE5 Historic Parks and Gardens |
| DP 7 Archaeological Assets | <p>Policy AR1 Sites of National Archaeological Importance</p> <p>Policy AR2 Other Sites of Archaeological Importance</p> |
| DP 8 Conversion of Traditional Rural Buildings | <p>Policy BE14 Conversion of Traditional Rural Buildings to Permanent Residential Use Outside Settlements</p> <p>Policy BE15 Conversion of Traditional Rural Buildings to Tourist Accommodation</p> |

| Policy in Core Strategy and Development Policies Document | Local Plan Policy that will be superseded |
|--|--|
| DP 9 Advertisements | Policy BE8 Advertisements and Fascial Signs Policy T12 Advance Directional Advertisements |
| DP 10 New Employment and Training Development | E1 New Building Policy E2 Re-Use of Rural Buildings for Economic Use |
| DP 11 Re Use of Existing Employment and Training Facilities | Policy E3 Existing Economic Uses |
| DP 12 Agriculture | Policy F6 New Agricultural Buildings, Structures and Associated Works |
| DP 13 Rural Diversification | Policy F5 Farm Diversification |
| DP14 Tourism and Recreation | Policy TM1 Serviced Accommodation Policy TM10 Visitor Attractions Policy R1 Recreation |
| DP 15 Loss of Existing Tourism and Recreation Facilities | |
| DP16 Chalet and Camping Sites | TM4 Self Catering Accommodation Outside Settlements TM7 Backpackers Campsites |
| DP 17 Commercial Horse Related Development | Policy R3 Equestrian Centres and Livery Developments |
| DP 18 Retail Development | Policy C1 Retailing |
| DP 19 Householder Development | Policy H8 Extensions to Dwellings Policy H9 Curtilage Buildings Policy H10 Annexe Accommodation |
| DP 20 Extensions to Residential Curtilages | Policy H12 Extensions to Curtilages |
| DP 21 Replacement Dwellings | Policy H6 Replacement Dwellings |
| DP 22 Removal of Agricultural Occupancy Conditions | Policy F3 Removal of Occupancy Conditions |
| DP 23 New Development and Transport | Policy T2 Development Affecting the Public Rights of Way Network Policy T4 Protection of Linear Routes Policy T11 Highway Detailing and Road Improvements |
| DP 24 Transport Infrastructure | Policy T3 Creation or Improvement of Public Access Routes Policy T8 Public Car Parks Policy T10 Park and Ride |
| DP 25 Telecommunications | Policy U1 Telecommunications |

Local Plan policies not being replaced

| | |
|------------|--|
| GP2 | Major Development |
| BE7 | Shop Fronts |
| TM2 | Visitor Hostels |
| TM3 | New Build Self Catering Accommodation Within Settlements |
| TM5 | Environmental Improvements to Existing Camping and Caravan Sites |
| TM8 | Bunkhouses and Camping Barns |
| TM9 | Refreshment Facilities |
| R2 | Domestic Horse Related Development |
| H2 | Larger Infill Development |
| H11 | Sub Division of Curtilages/Infilling |
| E4 | Open Storage |
| E5 | Warehousing |
| F1 | Agricultural and Other Essential Rural Workers Dwellings |
| F2 | Temporary Agricultural Workers Dwellings |
| C5 | Protection of Fuel Filling Stations |
| U3 | Transmission Lines |
| U4 | Water and Sewerage |
| U6 | Gas |
| U9 | Coastal Protection |
| U10 | Development Near to Coastal and Other Cliff Edges |
| U11 | Unstable Land |
| M5 | Minerals Transportation |
| M9 | Review of Minerals Consent |

Note – although these policies are not being ‘replaced’ in the Core Strategy and Development Policies DPD, where appropriate reference has been made to the relevant national or regional planning policies.

Appendix 2

List of Abbreviations and Glossary

Wherever possible this document has sought to avoid the use of specialist terminology and jargon. It is, however, inevitable that certain phrases and terms are used whose meaning may not be immediately clear. This glossary seeks to define and clarify the meaning of a number of references in the Plan. Please contact the Planning Policy Team should any further guidance be required.

– **Accessibility**

The ability of all members of the community to reach the services and facilities they need.

– **Affordable Housing**

Affordable housing can be defined as:

‘Affordable housing is non-market housing provided to those whose needs are not met by the market. It can include social rented and intermediate housing (such as shared ownership). It should be available at low enough cost to afford based on local incomes and house prices and must include provision for the home to remain at an affordable price for future eligible households’

AMR

– **Annual Monitoring Report (AMR)**

A requirement of the Local Development Framework. 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.

– **Community Plan**

The long term vision and action plan for an area that articulates the aspirations, needs and priorities of the local community.

– **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. The Local Planning authority has limited additional powers over the demolition of buildings and the removal of trees within such areas.

– **Core Strategy**

The core strategy sets out the spatial vision and strategic objectives for the local authority area; a spatial strategy; core policies and a monitoring and implementation framework with objectives for achieving delivery.

– **Development**

Defined in the Town and Country Planning Act 1990 as ‘...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 the any buildings or other land.’

| | |
|-----|---|
| – | Development Plan Consists of the relevant Regional Spatial Strategy and the Development Plan Documents contained within the Local Development Framework. |
| DPD | Development Plan Documents Development Plan Documents are spatial planning documents that together with the Regional Spatial Strategy form the Development Plan for a local authority area. |
| – | Development Policies The detailed policies used to guide particular forms of development. Development Policies are contained within the Development Plan Document. |
| – | English Heritage Government Agency which seeks to protect and promote England's historic environment and ensure that its past is researched and understood. |
| – | Environment Agency A Government Agency responsible for conserving and managing water resources; river pollution control; flood defence; water conservation and recreation as well as pollution control. |
| 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 1999 out the types of project for which an environmental assessment is required. |
| – | Listed Building The Secretary of State, advised by English Heritage, compiles a listed of buildings of 'special architectural or historic interest'. Any material alteration to or demolition/substantial demolition of a listed building, whether external or internal, requires an application for listed building consent to be submitted to the Local Planning authority. Provisions relating to listed buildings are contained in the Planning (Listed Buildings and Conservation Areas) Act 1990. |
| LDD | Local Development Document The collective term given to all Development Plan Documents, Supplementary Planning Documents and the Statement of Community Involvement in the Local Development Scheme. |
| LDF | Local Development Framework The name given to the portfolio of Local Development Documents. It consists of the Development Plan Documents, Supplementary Planning Documents, Statement of Community Involvement, the Local Development Scheme and Annual Monitoring Reports. |
| LDS | Local Development Scheme The work programme for the preparation of the Development Plan Documents. All authorities must submit a Scheme to the Secretary of State for approval. |
| – | Local Plan The adopted North York Moors Local Plan that will be replaced by the Local Development Framework. |

| | |
|------|--|
| LTP | <p>Local Transport Plan</p> <p>The transport strategy prepared by the local transport authority ie North Yorkshire County Council.</p> |
| – | <p>Natural England</p> <p>Natural England has been formed by bringing together English Nature and elements of the Countryside Agency and the Rural Development Service. Natural England works for people, places and nature to conserve and enhance biodiversity, landscapes and wildlife in rural, urban, coastal and marine areas. Natural England conserves and enhances the natural environment for its intrinsic value, the well being and enjoyment of people and the economic prosperity that it brings.</p> |
| PPG | <p>Planning Policy Guidance Note</p> <p>Planning Policy Guidance notes are issued by the Government to provide guidance on national policy and the operation of the planning system. PPGs are subject to periodic review. The determination of planning applications must have regard to these statements of Government policy.</p> |
| PPS | <p>Planning Policy Statement</p> <p>Planning Policy Statements are the replacements for Planning Policy Guidance Notes.</p> |
| PROW | <p>Public Rights of Way</p> <p>Routes over which, even where in private ownership, the public has a right of passage. They comprise byways, which are open to any user; restricted byways, open to any user other than mechanically propelled vehicles; bridleways, which can be used by those on foot, horse or bicycle; and footpaths which are open to those on foot only.</p> |
| RIGS | <p>Regionally Important Geological/Geomorphological Sites</p> <p>Geological/geomorphological sites of local importance complementing the national network of geological SSSIs (see below).</p> |
| RSS | <p>Regional Spatial Strategy</p> <p>Sets out the region's broader policies in relation to the development and use of land and forms part of the Development Plan for local planning authorities.</p> |
| – | <p>Registered Social Landlord</p> <p>Technical name for not-for-profit organisations registered with the Housing Corporation. Most are housing associations and they build, own and manage the majority of affordable homes.</p> |
| – | <p>Scheduled Monument</p> <p>The Secretary of State, advised by English Heritage, compiles a schedule of ancient monuments which, by reason of period, rarity, fragility, potential, etc, appear to be of national importance. Provisions relating to Scheduled Monuments are contained in the Ancient Monuments and Archaeological Areas Act 1979 and the National Heritage Act 1983.</p> |
| SSSI | <p>Site of Special Scientific Interest (SSSI)</p> <p>Section 28 of the Wildlife and Countryside Act 1981 enables Natural England to designate areas of land which, by reason of their flora, fauna or geological or physiographic features, it is in the national interest to conserve. Some forms of permitted development rights may not be exercised in such areas.</p> |

- **Spatial Planning**
Spatial planning goes beyond traditional land use planning to bring together and integrate policies for the development and use of land with other policies and programmes which influence the nature of places and how they function.
- SAC **Special Area of Conservation**
Areas of international significance established under the EU Habitats Directive, selected to safeguard certain important rare habitats and species.
- 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 mandatory document which sets out how the local community, stakeholders and other interested parties will be involved in the preparation of Local Development Documents.
- SPD **Supplementary Planning Document**
Documents which provide supplementary information and guidance in respect of policies in the Development Plan Documents. Whilst they do not form part of the Development Plan and are not subject to an independent examination they are the subject of a formal public consultation process as specified in the Statement of Community Involvement.
- **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.
- **Sustainable Communities**
Sustainable communities are places where people want to live and work, now and in the future. They meet the diverse needs of existing and future residents, are sensitive to their environment, and contribute to a high quality of life. They are safe and inclusive, well planned, built and run, and offer equality of opportunity and good services for all.
- **Sustainable Development**
A widely used definition drawn up by the World Commission on Environment and Development in 1987: Development that meets present needs without compromising the ability of future generations to achieve their own needs and aspiration.



North York Moors National Park Authority
The Old Vicarage, Bondgate, Helmsley, York YO62 5BP
Tel: 01439 770657 Fax: 01439 770691
email: general@northyorkmoors-npa.gov.uk

www.moors.uk.net



Figure 1 2002



Manure
heap

Figure 2 2017



Portacabin

Manure
heap

Figure 3 2018



Piles of horse droppings

Piles of
horse
droppings

Manure
heap

Figure 4 2019 (taken from the opposite side of property)



There are approximately 16 piles of droppings in the front field that have been there for over a year without removal.

Feedback profile

Member quick links

- [Contact member](#)
- [View items for sale](#)
- [View seller's shop](#)
- [View ID history](#)
- [View eBay My World](#)
- [View About Me page](#)



all4charity1985 (1503 ★)

Positive Feedback (last 12 months): 99.7%
[\[How is Feedback percentage calculated?\]](#)

Member since: 20-Jan-12 in United Kingdom
 Registered as a business seller

Recent Feedback ratings (last 12 months)

| | 1 month | 6 months | 12 months |
|----------|---------|----------|-----------|
| Positive | 58 | 367 | 778 |
| Neutral | 0 | 2 | 6 |
| Negative | 0 | 1 | 3 |

Detailed Seller Ratings (last 12 months)

| Criteria | Average rating | Number of ratings |
|-------------------------------|----------------|-------------------|
| Item as described | ★★★★★ | 476 |
| Communication | ★★★★★ | 481 |
| Dispatch time | ★★★★★ | 464 |
| Postage and packaging charges | ★★★★★ | 459 |

- Feedback as a seller
- Feedback as a buyer
- All Feedback
- Feedback left for others

576 Feedback received (viewing 1-25)

Revised Feedback: 0

Show: **All** | [Positive \(567\)](#) | [Neutral \(6\)](#) | [Negative \(3\)](#) | [Withdrawn \(0\)](#)

Period: Past 12 months

| Feedback | From Buyer/price | When |
|---|----------------------------|--|
| As described 10x 6ft Strong outdoor cargo rope scramble nets 4tree house fort cabin climbing (#283579874742) | 0***0 (199 ★) £16.00 | During past month View Item |
| Brilliant 7x3ft STRONG soft cargo rope scramble net 4tree house climbing frame play safety (#283473589097) | c***g (93 ★) £14.95 | During past month View Item |
| Great item and sent quickly, well packed. 5 ★ Very pleased! 😊 Cyril brown leather headcollar 4show travel Charity clearance Sale FASTPOST (#283564376762) | w***n (2173 ★) £9.95 | During past month View Item |
| Fast Shipping, smaller rope than expected, but ok BIGstrong cargo scramble rope net 4 outdoor play climbing frame safety FAST POST (#282717365173) | n***r (258 ★) £29.95 | During past month View Item |
| Early delivery, useful bargain items as described, many thanks! Cob control halter + Horseware Amigo headcollar Tackroom clearance sale FASTPOST (#283531343665) | d***e (2213 ★) £4.95 | During past month View Item |
| Great item. Prompt delivery and well packaged. Great eBayer. Recommended to all. BIGstrong cargo scramble rope net 4 outdoor play climbing frame safety FAST POST (#282717365173) | d***1 (2431 ★) £14.95 | During past month View Item |
| Great service BIGstrong cargo scramble rope net 4 outdoor play climbing frame safety FAST POST (#282717365173) | t***6 (801 ★) £29.95 | During past month View Item |

| | | | |
|---|---|--|--|
| + | As described. Speedy despatch. Thank you! Full size brown leather headcollar 4show travel Charity clearance Sale FASTPOST (#283564378103) | r***s (574 ☆) £12.95 Best Offer price was accepted | During past month View Item |
| + | Very nice, cheap and cheerful Attractive +stylish Size10 EU44 adult black jodphur riding show boots zip +lace (#283536678456) | o***k (142 ☆) £14.95 | During past month View Item |
| + | Good to deal with Cob size brown leather headcollar 4show travel Charity clearance Sale FASTPOST (#283564379413) | a***z (1506 ☆) £9.95 | During past month View Item |
| + | Ok Heritage English leather bridle cob Charity Sale FASTPOST (#283564373560) | l***s (91 ☆) £19.95 | During past month View Item |
| + | Item as described Colne 100% wool size 14 vintage horse riding show hunt jacket Charity Sale (#283553821998) | h***o (126 ☆) £9.95 | During past month View Item |
| + | Thanks BIGstrong cargo scramble rope net 4 outdoor play climbing frame safety FAST POST (#282717365173) | i***e (111 ☆) £9.95 | During past month View Item |
| + | Perfect fit for my pony and a match to my reins! English leather split headpiece bridle + padded nose + browband Charity Sale (#283450728189) | k***t (1912 ☆) £19.95 | During past month View Item |
| + | Good product only let down by UPS late delivery, no fault of seller 17x 9ft HeavyDuty cargo rope scramble net 4tree house bridge play climbing frame (#283517599492) | g***d (23 ☆) £57.00 | During past month View Item |
| + | Great seller thanks Cob English leather + brass clincher brow In Hand show stallion bridle FAST POST (#283499460462) | n***7 (1022 ☆) £24.95 | During past month View Item |
| + | Good ebayer thank you Joblot kids In hand ridden show waistcoats child Foxley Pretty Ponies +free hat (#283566420830) | g***9 (4784 ☆) £18.23 | During past month View Item |
| + | Excellent e-bayer , prompt delivery & item ideal Happy mouth Dutch gag bubble bit 4riding jumping hunt Charity clearance Sale (#283564433468) | s***t (52 ☆) £6.95 | During past month View Item |
| + | great thank you BIGstrong cargo scramble rope net 4 outdoor play climbing frame safety FAST POST (#282717365173) | s***o (965 ☆) £9.95 | During past month View Item |
| + | Exactly as described and extremely quick delivery!! Thank you! :) Full size brown leather running martingale 4jump event Charity clearance Sale (#283564384895) | r***n (120 ☆) £4.95 | During past month View Item |
| + | Ex. seller!! Fast delivery grt comms perfect. Small pony eggbutt snaffle 4equestrian riding bridle Charity clearance Sale (#283564422075) | 2***c (1751 ☆) £8.95 | During past month View Item |
| + | All Good Thanks BIGstrong cargo scramble rope net 4 outdoor play climbing frame safety FAST POST (#282717365173) | r***0 (167 ☆) £49.95 | During past month View Item |
| + | speedy delivery Smart 36" chest black equestrian horse riding show jacket Charity Sale FAST POST (#283553806839) | l***1 (208 ☆) £9.95 | During past month View Item |
| + | Excellent service super fast delivery Thank you 7 black vintage distressed leather horse riding short jodphur boots fancy dress | 4***1 (1470 ☆) £9.95 | During past month View Item |

(#283552702303)



Ace thank you!! I'm over the moon with the saddle. Perfect seller.

Leather pony Daisy rein 4equestrian riding Charity clearance Sale FAST POST
(#283564394129)

_**o (1168 ★)

£6.95

During past month



[View Item](#)

Items per page: 25 | 50 | 100 | 200

Page 1 of 24

1 2 3 4 5 6 ... 24

Go to page

What would you like to do next?

[Leave Feedback](#)

[Reply to Feedback received](#)

[Follow up to Feedback left](#)

[Groups](#) | [Answer Centre](#) | [Community Values](#)

[About eBay](#) [Announcements](#) [Community](#) [Safety Centre](#) [Resolution Centre](#) [Seller Centre](#) [VeRO: Protecting Intellectual Property](#) [Policies](#)
[Help & Contact](#) [Site Map](#)

Copyright © 1995-2019 eBay Inc. All Rights Reserved. [User Agreement](#), [Privacy](#), [Cookies](#) and [AdChoice](#)



Mouse over image to zoom



Vintage catering trailer burger street food cafe festival gin coffee bar project

Condition: **Used**

“An unusual trailer, full of character, and now in need of some TLC and an overhaul. It is being sold” ... [Read more](#)

Time left: 6h 31m 48s (27 Aug, 2019 23:09:12 BST)

£510.00 2 bids

Submit bid

Add to Watch list

Shop with confidence

eBay Money Back Guar
Get the item you ordered money back. [Learn more](#)

Seller information

all4charity1985 (1503 ★)

99.7% Positive Feedback

[Save this seller](#)

[Contact seller](#)

[Visit Shop](#)

[See other items](#)

Registered as a business seller

All proceeds go to charity | Posts from United Kingdom

Postage: Free collection in person | [See details](#)
Item location: Scarborough, United Kingdom
Posts to: Collection in person only

Delivery: Varies

Payments: **PayPal** Processed by PayPal, Cash on collection | [See payment information](#)

Returns: 14 days refund, buyer pays return postage | [See details](#)

Have one to sell? [Sell it yourself](#)

Similar sponsored items 1/2

Feedback or



Mobile Catering Trailer Printed Burger Van Hot Dog

£325.00
+ £40.00 P&P
Seller 94.4% positive



Large Twin Axle Catering Trailer / Burger Van - Fully

£4,000.00
+ P&P
Pre-owned



Hot Food Burger, Burger Van Sticker, Catering Trailer,

£14.00
Free P&P
New



Refrigerated Trailer Hire Fridge Freezer Trailer Cold-

£40.00
+ P&P
Pre-owned



Catering Trailer Cafe Take Away Business Stickers

£3.49
Free P&P
59 sold



Catering packag Van Stickers, Ca

£66.00
Free P&P
New

Related sponsored items 1/2

Feedback or



13 to 7 Pin Adaptor Trailer Light Converter Truck

£10.49
Free P&P



Gas Manifold 3 way with Fulham Nozzle rubber hose

£27.97
Free P&P



12V 5A Leisure Battery Charger For Caravan

£22.28
~~£29.45~~
Free P&P



30L Commercial Electric Deep Fryer Stainless Steel

£224.50
Free P&P



LINCAT FRYER SAFETY HIGH LIMIT THERMOSTAT

£42.00
Free P&P



3000W Commercial Automatic Donut Maker

£615.99
Free P&P

Description

Postage and payments

eBay item number:

Seller assumes all responsibility for this listing.

Last updated on 17 Aug, 2019 23:22:02 BST [View all revisions](#)

All for Horses



Helping Horses In Need

100% of the sale of this item will benefit All For Horses

We rescue, rehabilitate and rehome unwanted and ill treated animals, in particular horses and ponies. We also provide advice, training and information to help prevent abuse and cruelty and other welfare problems, which are often caused by a lack of knowledge. Every horse we take in receives lots of TLC to help him or her recover from past experiences. When they are ready, we rehome them into caring and experienced loan homes.

- Official eBay for Charity listing
- Sale benefits a verified partner

Item specifics

Condition: **Used**

Seller notes: "An unusual trailer, full of character, and now in need of some TLC and an overhaul. It is being sold as spares or repair project. It tows well and the jockey wheel and light OK. The tyres have plenty of tread, though they do have some superficial cracks in the walls. None of the fittings and appliances have been tested. There is some rust, as in places on the metal parts. Please see the photos, which form part of the description."

All4Charity1985

[Visit my eBay](#)

Hi ponymaduk. If you like what you see, [browse my shop](#) to find more items you may love.



[Sign up for newsletter](#)

Search shop

[Equine](#) | [Clothing](#) | [Clearance](#) | [Trade wholesale lots](#) | [Other](#)

Shop categories

[Shop home](#)

[Equine](#)

[Collectables](#)

[Clothing](#)

[Sale items](#)

[trailers](#)

[Various](#)

[Cargo nets](#)

[Other](#)



Shop by category

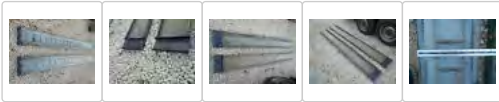
Search for anything

Search

Back to search results | Listed in category: Vehicle Parts & Accessories > Car Accessories > Trailers & Towing > Car Trailers



Mouse over image to zoom



Trailer ramps 4farm machine plant digger 4x4 car rally transport flatbed wagon

2 viewed per hour

Condition: **Used**

"In good used condition. Please see the photos, which form part of the description."

£149.00

Buy it now

Add to basket

Make offer

Add to Watch list

17 watchers

All proceeds go to charity

Posts from United Kingdom

Postage: Free collection in person | See details
Item location: Scarborough, United Kingdom
Posts to: Collection in person only

Delivery: Varies

Payments: PayPal, Visa, Mastercard, American Express, Debit Card
Cash on collection | See payment information

Returns: 14 days refund, buyer pays return postage | See details

Shop with confidence

eBay Money Back Guarantee
Get the item you ordered money back. Learn more

Seller information

all4charity1985 (1503 ★)

99.7% Positive Feedback

Save this seller

Contact seller

Visit Shop

See other items

Registered as a business seller

Have one to sell? Sell it yourself

Similar sponsored items 1/2

Feedback or



12x 6ft twin axle heavy duty strong steel plant builder

£495.00

+ P&P

Pre-owned



12x 6ft drop side twin axle flat builder 4x4 vintage show

£495.00

+ P&P

Pre-owned



Trailer ramps 4vintage show tractor plant 4x4 car recov-

£195.00

+ P&P

10 watching



14x 5ft twin axle trailer 4builder 4x4 vintage show

£595.00

+ P&P

Pre-owned



BMW MINI TRAILER NEWLY BUILT CAMPING DOG

£600.00

+ P&P

117 watching



13 to 7 Pin & 7 to Trailer Electric Co

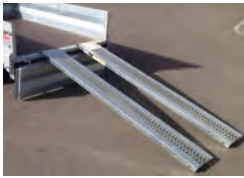
£6.95

Free P&P

New

Related sponsored items 1/2

Feedback or



880LB 1.8M STEEL LOADING RAMPS TRAILER

£49.99
Free P&P



Maypole Caravan Trailer Spare Jockey Steel Wheel

£9.79
Free P&P



Bulldog P6E Trailer Hitch Lock Range 5 Yr Manufacture

£96.59
Free P&P



EU Continental Caravan/Motorhome Hook Up

£7.39
Free P&P



FREE UK POSTAGE

TRAILER BREAK AWAY CABLE I for Williams Clevis

£5.99
Free P&P



Decal sticker for Car Trailer

£25.99
+ £2.99 P&P

Description

Postage and payments

eBay item number:

Seller assumes all responsibility for this listing.

Last updated on 08 Aug, 2019 22:47:16 BST [View all revisions](#)

All for Horses



Helping Horses In Need

100% of the sale of this item will benefit All For Horses

We rescue, rehabilitate and rehome unwanted and ill treated animals, in particular horses and ponies. We also provide advice, training and information to help prevent abuse and cruelty and other welfare problems, which are often caused by a lack of knowledge. Every horse we take in receives lots of TLC to help him or her recover from past experiences. When they are ready, we rehome them into caring and experienced loan homes.

- Official eBay for Charity listing
- Sale benefits a verified partner

Item specifics

Condition: **Used**

Seller notes: "In good used condition. Please see the photos, which form part of the description."

| | | | |
|--------------------------------|-----------------|-------------------|---------------------------------|
| Featured Refinements: | Trailer Project | Car Trailer Type: | Plant & Machinery Trailer ramps |
| Modified Item: | No | Custom Bundle: | No |
| Country/Region of Manufacture: | United Kingdom | | |

All4Charity1985

[Visit my eBay](#)

Hi ponymaduk. If you like what you see, [browse my shop](#) to find more items you may love.



[Sign up for newsletter](#)

[Search shop](#)

[Equine](#) | [Clothing](#) | [Clearance](#) | [Trade wholesale lots](#) | [Other](#)

Shop categories

[Shop home](#)

[Equine](#)

[Collectables](#)

[Clothing](#)

[Sale items](#)

[trailers](#)

[Various](#)

[Cargo nets](#)

[Other](#)



12x 6ft twin axle heavy duty strong steel plant builder farm trailer 4x4 project

7 viewed per hour

Condition: **Used**

“Useful trailer in need of some TLC, a lick of paint and a little tidying. It tows well and takes a”

... Read more

£495.00

Buy it now

Add to basket

Make offer

Add to Watch list

15 watchers

All proceeds go to charity

Posts from United Kingdom

Postage: Free collection in person | See details

Item location: Scarborough, United Kingdom

Posts to: Collection in person only

Delivery: Varies

Payments: **PayPal** Processed by PayPal, Cash on collection | See payment information

Returns: 14 days refund, buyer pays return postage | See details

Shop with confidence

eBay Money Back Guar
Get the item you ordered money back. [Learn more](#)

Seller information

all4charity1985 (1503 ★)

99.7% Positive Feedback

Save this seller

Contact seller

Visit Shop

See other items

Registered as a business seller

Mouse over image to zoom



Have one to sell? [Sell it yourself](#)

Similar sponsored items 1/2

Feedback or



12x 6ft drop side twin axle flat builder 4x4 vintage show
£495.00
+ P&P
Pre-owned



14x 5ft twin axle trailer 4builder 4x4 vintage show
£595.00
+ P&P
Pre-owned



Trailer 8,7ft x 4,2ft Single Axle Unbraked AL-KO Sus-
£950.00
+ P&P
New



SOLO TOW A FRAME 2.6 TON REC PRO H/DUTY
£185.00
Free P&P
New



Trailer ramps 4farm machine plant digger 4x4 car rally
£149.00
+ P&P
Pre-owned



BMW MINI TRAIL BUILT CAMPING
£600.00
+ P&P
Popular

Related sponsored items 1/2

Feedback or



Ring Towing Caravan PVC Tow Ball Boot Cover with

£6.20
Free P&P



2PCS 45-71cm Trailer Caravan Canopy Jack Stands

£52.99
Free P&P



Veneta Door Retainer Catch Zinc alloy Door Clip For Car

£6.85
Free P&P



HITCHLOCK TRAILER HITCH COUPLING LOCK

£11.19
Free P&P



7 pin Socket Trailer Car Caravan Wiring Lights Tow 12v

£6.94
Free P&P



Nose Weight Ind Gauge for Carav

£8.95
Free P&P

Description

Postage and payments

eBay item number:

Seller assumes all responsibility for this listing.

All for Horses



Helping Horses In Need

100% of the sale of this item will benefit All For Horses

We rescue, rehabilitate and rehome unwanted and ill treated animals, in particular horses and ponies. We also provide advice, training and information to help prevent abuse and cruelty and other welfare problems, which are often caused by a lack of knowledge. Every horse we take in receives lots of TLC to help him or her recover from past experiences. When they are ready, we rehome them into caring and experienced loan homes.

- Official eBay for Charity listing |
- Sale benefits a verified partner

Item specifics

Condition: **Used :**

Seller notes: "Useful trailer in need of some TLC, a lick of paint and a little tidying. It tows well and takes a good weight - it has recently been used to transport building materials. The hold air and have plenty of tread, though they do have some superficial cracks in the walls. There are scuffs and marks, and some rust in places on the metal parts, none affects its use. There is no jockey wheel Please see the photos, which form part of the description."

Featured Refinements: Trailer Project
Modified Item: No
Country/Region of Manufacture: United Kingdom

Car Trailer Type: Car Transporter
Custom Bundle: No

All4Charity1985

Visit my eBay

Hi ponymaduk. If you like what you see, [browse my shop](#) to find more items you may love.



[Sign up for newsletter](#)

Search shop

[Equine](#) | [Clothing](#) | [Clearance](#) | [Trade wholesale lots](#) | [Other](#)

Shop categories

[Shop home](#)

[Equine](#)

[Collectables](#)

[Clothing](#)

[Sale items](#)

[trailers](#)

[Various](#)

[Cargo nets](#)

[Other](#)

Large heavy duty twin axle plant trailer. made from steel, with a thick, sound plywood floor.

A useful trailer in need of some TLC, a lick of paint and tidying, which is reflected in the price. It comes with a new trailer lightboard ready to tow away.

The trailer tows well and takes a good weight - it has recently been used to transport building materials. The tyres all have some superficial cracks in the walls. There are scuffs and marks, and some rust in places on the metal parts, none of which is on the wheel.

Please see the photos, which form part of the description.

Internal length (excluding drawbar) 12 feet 3 inches

Internal width 6 foot

Depth 16 inches

This would make a nice project or can be used as it is. It has had a coat of undercoat paint, and would benefit from a coat of topcoat.

Please see the photos, which form part of the description.

Very cheap for quick sale as we need the space.

Must be paid for within 24 HOURS of auction ending, and collected within 28 days within a 30 mile radius at cost.

Please note - NO RETURNS ON COLLECTION ONLY ITEMS!

Collection from Scarborough YO13 0QN. Viewing before bidding is welcome - please contact us before bidding on Ebay first.

Please get in touch if you would like any more photos or info.

Business seller information

All For Horses Rescue Charity
C. Edwards
Silpho Brow Farm West
Scarborough
North Yorkshire
YO13 0JP
United Kingdom

[Complete information](#)

Terms and conditions of the sale

Returns are accepted for most Buy It Now items. Return postage is to be paid by the buyer. Items must be unused and in the original packaging. A refund will be given, less the original postage cost. Items sold by auction, as spares / repairs, or collection only are not returnable. Viewing before bidding is always welcome, but please send a message first as we don't have regular opening hours.

Returns policy

| After receiving the item, cancel the purchase within | Return postage |
|--|---------------------------|
| 14 days | Buyer pays return postage |


Take a look at our [Returning an item help page](#) for more details. You're covered by the [eBay Money Back Guarantee](#) if you receive an item that is not as described in the listing.

The buyer is responsible for return postage costs.


[Return policy details](#)

Returns accepted

Most purchases from business sellers are protected by the Consumer Contract Regulations 2013 which give you the right to cancel the purchase within 14 days after the day you receive the item. Find out more about [rights as a buyer](#) and [exceptions](#).

 towmate.co.uk ▼
01206 585439

Plant Trailers For Sale - TOWMATE™ Trailer Chassis - Built By Experts, For You

 Hardworking trailers at a price that makes sense. Fully compliant with EU directives. Reliable & long lasting. Get in touch today to start building your perfect Trailer.


[→ Visit Website](#)

[Build A Trailer](#)
Build To Your Requirements
Hardworking Towmate Trailer

[Rolling Chassis Trailers](#)
Safe and Protective Transport
High-Quality and Durable Chassis

 catering-trailer... ▼

catering trailers - catering van conversions


 Mobile catering trailer manufacturers with over 25 yrs manufacturing experience. Highlights: Family Run Business, Over 25 Years Of Knowledge And Experience, Using Quality Material To Ensure Durability.

[→ Visit Website](#)

[Catering Trailers](#) [Contact Us](#)
[Van Conversions](#) [Sweet Catering Trailers](#)
[Bespoke Catering Van](#)

 gumtree.com ▼

Used Boats For Sale on Gumtree - Browse Updated Listings


 Discover Exceptional Bargains on Used Boats, Kayaks and Jet Skis. Visit Gumtree Today. If You're Looking For a Used Boat that Fits Your Budget, Gumtree Is the Right Place to Go. Services: For Sale, Motors, Jobs, Real Estate, and more.

 (4.8)
[→ Visit Website](#)

[Gumtree For Sale](#)
[Sports, Leisure & Travel](#)
[Gumtree Motors](#)
[Home & Garden](#)

 saletastic.co.uk ▼


6x12 Trailers up to 70% - Save on 6x12 Trailers

 Find Hot-Deals & get the best prices. Don't miss it & get the best Deals now!

[→ Visit Website](#)

 geckotrailers.c... ▼

Custom Bespoke Lightweight - Aluminium Trailers

 Full range of Lightweight Custom-Bespoke aluminium trailers 750kg and up. Highlights: Customer Service Available, Providing Hand Made Trailers, Adjustable Bunks Available.

01503 262244
[→ Visit Website](#)

 finecomb.com ▼


The Best 4x4 - Check this out Now

 Search for The Best 4x4 on Finecomb.com!

[→ Visit Website](#)

 izito.co.uk ▼


Cheapest 4x4 - Search Cheapest 4x4

 Discover Cheapest 4x4. Find Quick Results from Multiple Sources

[→ Visit Website](#)

 kensaq.com ▼

Car 4x4 For Sale - Right Now

 Welcome to Kensaq.com. Find Car 4x4 For Sale Today!

[→ Visit Website](#)

 gigapromo.co.uk ▼

Farm Steel Building - Find, Buy and Save

 GigaPromo is the website to compare Farm **Steel** Building. Search and Shop now!

[→ Visit Website](#)

[Back to search results](#)

More to explore: [Agriculture & Farming Twin Axle Trailers](#), [Agriculture & Farming Box Trailers Twin Axle Trailers](#), [Agriculture & Farming Trailers](#), [Agriculture & Farming Trailers](#), [Agriculture & Farming Twin Axle Heavy Equipment](#), [Trailer Axle](#), [Agriculture & Farming Twin Axle Flatbed Trailers](#), [Flatbed Agriculture & Farming Trailers](#), [Agriculture & Farming Box Trailers](#), [Agriculture & Farming Livestock Trailers](#)



12x 6ft drop side twin axle flat builder 4x4 vintage show car transport trailer

9 viewed per hour

Condition: **Used**
 "Very strong, useful and well made trailer in need of some TLC and a little tidying. It tows well and"
 ... [Read more](#)

£495.00

Buy it now

Add to basket

Make offer

Add to Watch list

Shop with confidence

eBay Money Back Guar
 Get the item you ordered money back. [Learn more](#)

Seller information

all4charity1985 (1503 ★)

99.7% Positive Feedback

[Save this seller](#)

[Contact seller](#)

[Visit Shop](#)

[See other items](#)

Registered as a business seller

15 watchers

All proceeds go to charity

Posts from United Kingdom

Postage: Free collection in person | [See details](#)
 Item location: Scarborough, United Kingdom
 Posts to: Collection in person only

Delivery: Varies

Payments: **PayPal** Processed by PayPal, Cash on collection | [See payment information](#)

Returns: 14 days refund, buyer pays return postage | [See details](#)

Mouse over image to zoom



Have one to sell? [Sell it yourself](#)

Similar sponsored items 1/2

Feedback or



12x 6ft twin axle heavy duty strong steel plant builder
£495.00
 + P&P
 15 watching



14x 5ft twin axle trailer 4builder 4x4 vintage show
£595.00
 + P&P
 Seller 99.7% positive



Trailer ramps 4vintage show tractor plant 4x4 car recov-
£195.00
 + P&P
 Seller 99.7% positive



Trailer 8,7ft x 4,2ft Single Axle Unbraked AL-KO Sus-
£950.00
 + P&P
 New



Trailer ramps 4farm machine plant digger 4x4 car rally
£149.00
 + P&P
 17 watching



BMW MINI TRAIL BUILT CAMPING
£600.00
 + P&P
 New

Related sponsored items 1/2

Feedback or



Red PVC Coated Break
Away Cable Hook & Ring -

£3.75
Free P&P



Replacement Jockey Heavy
Duty Trailer Jockey Wheel

£19.99
Free P&P



7 pin Socket Trailer Car Car-
avan Wiring Lights Tow 12v

£6.94
Free P&P



Universal Caravan Front
Towing Cover Case Protec-

£18.88
Free P&P



2 x SQUARE REAR 4 FUNC-
TION LAMPS with BULBS

£7.35
Free P&P



Caravan Front Tector Covers Ur

£19.87
Free P&P

Description

Postage and payments

eBay item number:

Seller assumes all responsibility for this listing.

All for Horses



Helping Horses In Need

100% of the sale of this item will benefit All For Horses

We rescue, rehabilitate and rehome unwanted and ill treated animals, in particular horses and ponies. We also provide advice, training and information to help prevent abuse and cruelty and other welfare problems, which are often caused by a lack of knowledge. Every horse we take in receives lots of TLC to help him or her recover from past experiences. When they are ready, we rehome them into caring and experienced loan homes.

- Official eBay for Charity listing |
- Sale benefits a verified partner

Item specifics

Condition: **Used :**

Seller notes: "Very strong, useful and well made trailer in need of some TLC and a little tidying. It tows well and is easy to hitch up and manoeuvre. The tyres all hold air, though they do have some minor cracks in places. There is some play in the wheel bearings and hitch, but nothing major. The wood bed has been replaced recently with strong plywood. There is some wear and small areas of damage/scuffs and marks on the wood in various places, and some rust in places, none of which affects its use. The brakes don't seem to need attention. Please see the photos, which form part of the description."

Featured Refinements: Car Transporter Trailer
Modified Item: No
Country/Region of Manufacture: United Kingdom

Car Trailer Type: Car Transporter
Custom Bundle: No

All4Charity1985

Visit my eBay

Hi ponymaduk. If you like what you see, [browse my shop](#) to find more items you may love.



[Sign up for newsletter](#)

Search shop

[Equine](#) | [Clothing](#) | [Clearance](#) | [Trade wholesale lots](#) | [Other](#)

Shop categories

[Shop home](#)

[Equine](#)

[Collectables](#)

[Clothing](#)

[Sale items](#)

[trailers](#)

[Various](#)

[Cargo nets](#)

[Other](#)

Large heavy duty flatbed twin axle trailer complete with wood drop down removeable sides.

Well made traditional trailer in need of some TLC and a little tidying, though it is fine to use as it is.

Length (excluding drawbar) 12 feet

Width 6 feet

Depth 13 inches

Drawbar 41 inches

This would make a nice project as it would look really good if done up.

We have used this to move timber fencing, farm machines and many other things.

Please see the photos, which form part of the description.

Very cheap for quick sale as we need the space.

Must be paid for within 24 HOURS of auction ending, and collected within 28 day could deliver within a 30 mile radius at cost.

Business seller information

All For Horses Rescue Charity
C. Edwards
Silpho Brow Farm West
Scarborough
North Yorkshire
YO13 0JP
United Kingdom

[Complete information](#)

Terms and conditions of the sale

Returns are accepted for most Buy It Now items. Return postage is to be paid by the buyer. Items must be unused and in the original packaging. A refund will be given, less the original postage cost. Items sold by auction, as spares / repairs, or collection only are not returnable. Viewing before bidding is always welcome, but please send a message first as we don't have regular opening hours.

Returns policy

| After receiving the item, cancel the purchase within | Return postage |
|--|---------------------------|
| 14 days | Buyer pays return postage |



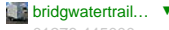






Take a look at our [Returning an item help page](#) for more details. You're covered by the [eBay Money Back Guarantee](#) if you receive an item that is not as described in the listing.

The buyer is responsible for return postage costs.

[Return policy details](#)

Returns accepted

Most purchases from business sellers are protected by the Consumer Contract Regulations 2013 which give you the right to cancel the purchase within 14 days after the day you receive the item. Find out more about [rights as a buyer](#) and [exceptions](#).

-  **catering trailers - catering van conversions**
[→ Visit Website](#) (Ad) Mobile catering trailer manufacturers with over 25 yrs manufacturing experience. Highlights: Family Run Business, Over 25 Years Of Knowledge And Experience, Using Quality Material To Ensure Durability.
- [Catering Trailers](#)
A & R Willis Catering Trailers Are One Of The Uk 'S Leading Catering
- [Van Conversions](#)
The Street Food Market Is Constantly Evolving And As It Does
- [Sweet Catering Trailers](#)
We Build Catering Trailers For All Kinds Of Food Types And
- [Bespoke Catering Van](#)
In Today's Competitive Street Food Market, Sometimes Its All About
-  **Event Trailer - Specialist Marketing Soutions - From Expomobil in Sweden**
+46 8 98 05 00
[→ Visit Website](#) (Ad) More than 25 years of experience with roadshows. Contact us for more info today. Event trailers ranging from 10-85 m². Equipped with spotlights, WiFi and electricity. Tjänster: Exhibition content, Road show plan, Invitations, Drivers, Evaluation.
-  **Bridgewater Trailers - Exhibition Trailer Manufacture**
01278 445000
[→ Visit Website](#) (Ad) Top quality, custom manufactured exhibition trailers. All sizes up to 3500 kg. Highlights: Free Advice And No Obligation Quotation Available, Offering Competitive Prices.
-  **Custom Bespoke Lightweight - Aluminium Trailers**
01503 262244
[→ Visit Website](#) (Ad) Full range of Lightweight Custom-Bespoke aluminium trailers 750kg and up. Highlights: Customer Service Available, Providing Hand Made Trailers, Adjustable Bunks Available.
- [Dollys](#) [Bespoke Trailers](#)
[About Our Trailers](#) [Contact Us](#)
[About Us](#) [Jet Ski Trailers](#)
-  **Used Trailers -75% - Now: Used Trailers**
[→ Visit Website](#) (Ad) Now or never: Used Trailers sale. Over 1,000,000 happy customers! Highlights: Providing Good Prices On Furniture, Online Shopping Available.
Without Auctions · All categories · Great offers · Free Shipping
-  **Used Twin Axle Trailers - Super Dooper Cheap**
[→ Visit Website](#) (Ad) Special Discounts. Super Prices. Pay less now. Highlights: Helping You In The Buying Decision Of Your Product, Offering A Wide Range Of Products.
-  **6x12 Trailers just now up to 70% - Deals on 6x12 Trailers**
[→ Visit Website](#) (Ad) Discover hundreds of ways to save on your favorite products. Get the Deals now!
-  **Promotional vehicles hire - Marketing vehicles - Hospitality vehicles - 4db.nl**
+31 344 652 228
[→ Visit Website](#) (Ad) Rental of promotional trailers, promotional buses and VIP-trailers. Modellen: Mobiel Kantoor, Mobile Showroom, Promotiebus.
-  **Used Buss for Sale on Gumtree - Browse the Gumtree Website**
[→ Visit Website](#) (Ad) Filter Your Search by Price, Mileage, Seller Type, Engine Size and More.

[Back to search results](#)

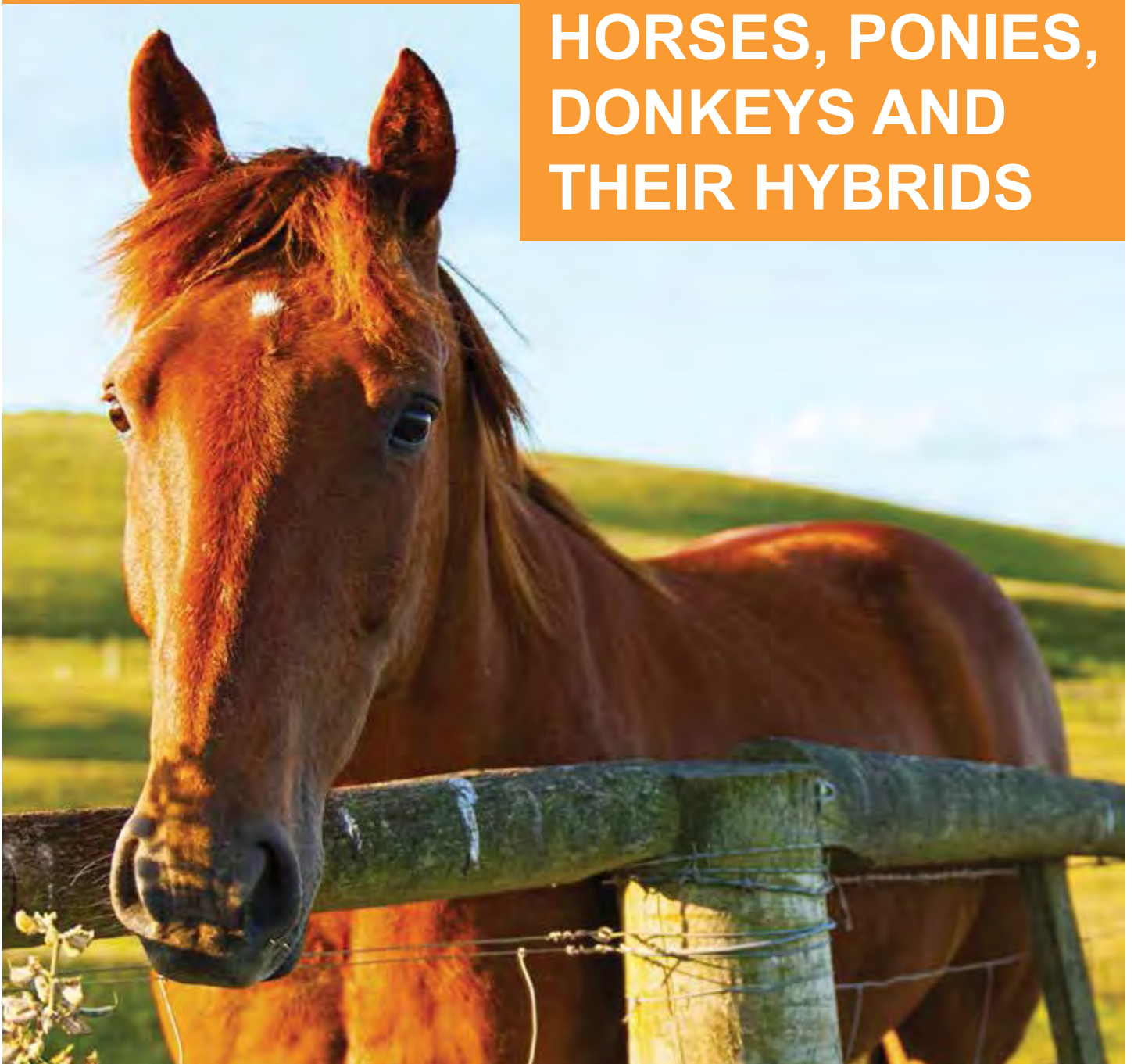
More to explore: [Agriculture & Farming Twin Axle Trailers](#), [Trailer Axle](#), [Commercial Vehicle Trailers & Transporters](#), [Agriculture & Farming Box Trailers Twin Axle Trailers](#), [Commercial Trailer & Transporter Jockey Wheels](#), [Commercial Vehicle Trailers & Transporters , with Brakes](#), [Exhibition/Display Trailers/Transporters](#), [Car Transporter Trailers & Transporters](#), [LED Commercial Trailer and Transporter Parts](#), [Commercial Trailer and Transporter Tow Hitches](#)



Department
for Environment
Food & Rural Affairs

Code of practice for the welfare of

**HORSES, PONIES,
DONKEYS AND
THEIR HYBRIDS**



Code of Practice for the Welfare of Horses, Ponies, Donkeys and Their Hybrids

Presented to Parliament pursuant to section 15
of the Animal Welfare Act 2006

December 2017



© Crown copyright 2017

This publication is licensed under the terms of the Open Government Licence v3.0 except where otherwise stated. To view this licence, visit nationalarchives.gov.uk/doc/open-government-licence/version/3

Where we have identified any third party copyright information you will need to obtain permission from the copyright holders concerned.

This publication is available at www.gov.uk/government/publications

Any enquiries regarding this publication should be sent to us at

Department for Environment, Food and Rural Affairs

17 Smith Square

London

SW1P 3JR

ISBN 978-1-5286-0172-6

CCS1217633088 12/17

Printed on paper containing 75% recycled fibre content minimum

Printed in the UK by the APS Group on behalf of the Controller of Her Majesty's Stationery Office

Contents



| | |
|---|----|
| Introduction..... | 6 |
| The duty of care..... | 7 |
| How to provide a suitable environment for your horse..... | 9 |
| How to provide a suitable diet for your horse..... | 16 |
| Body Condition Scoring - Horses | 20 |
| Body Condition Scoring - Donkeys..... | 21 |
| How to provide for the behavioural needs of your horse | 22 |
| How to provide the right companionship for your horse | 24 |
| How to keep your horse healthy and protect them from pain, suffering, injury and disease..... | 26 |
| Annex 1 - Tethering | 32 |
| Annex 2 - Horse passports..... | 34 |
| Annex 3 - Sources of further information..... | 35 |

Introduction

Owning and caring for a horse can be a source of great enjoyment but it is also a big responsibility with a long-term caring and financial commitment. The Animal Welfare Act 2006 (“the Act”) requires you to ensure that any horse, pony, donkey or mule for which you are responsible, whether on a permanent or a temporary basis:

- has a suitable environment to live in;
- has a healthy diet (including fresh clean water)
- is able to behave normally;
- has appropriate company; and
- is protected from pain, suffering, injury and disease.

It is your responsibility to fully understand your horse’s welfare needs and what the law requires you to do to meet those needs. Breach of a provision of the Code is not an offence in itself, but if proceedings are brought against you for a welfare offence the Court will look at whether or not you have complied with the Code in deciding whether you have committed an offence. You should not cause any unnecessary suffering to your or any other animal; this could constitute a serious offence under the Act.

Further advice should be sought from a veterinary surgeon who can provide advice on horse welfare, particularly health, or an appropriately qualified and experienced horse care specialist. Other sources of information are listed in Annex 3.

Throughout this Code of Practice the term “vet” will be used to refer to a veterinary surgeon and the term “Suitably Qualified Person” or “SQP” will be used to refer to a person who is permitted to prescribe and supply some veterinary medicines in the UK, most of which have preventive uses (e.g. external and internal anti-parasitic medicines, farm animal vaccines and nutritional supplements).

In this Code “Equine” or “Equidae” is intended to cover all:

- Domestic horses and ponies (including feral and semi feral ponies); donkeys; and hybrids (including mules).
- Where the word “horse” is used in this Code, the reference applies to all Equidae.
- If information relates to donkeys specifically, reference to donkeys will be made.
- For the purpose of this Code, a “keeper” means a person who has day-to-day charge of the horse.
- You will also find reference in the code to “experienced horse professionals”. These are people who, through qualification or experience, can provide expert advice on welfare and some aspects of equine health.

The duty of care

Under the Act animal owners and keepers are under a legal duty of care for the animals for which they are responsible on a permanent or temporary basis. A person could therefore be responsible for an animal if they own it or are in charge of it. An owner has ongoing responsibility for their animal even if another person is in charge of it. A parent or guardian of a child under 16 years old is responsible for any animal that is owned or cared for by the child. This ensures that an adult can normally be identified as a person responsible for an animal. If an owner leaves an animal in the care of another person, it is the owner's duty to ensure the keeper is competent and has the necessary authority to act in an emergency.

Responsibility for an animal includes having an understanding of the specific welfare needs, including health, of the animal and having the appropriate knowledge and skills to care for the animal.

Those responsible for animals will also have to comply with the legislation and should be aware of this Code of Practice. They should also know when to seek advice and help and who to approach.

Before taking on a horse potential owners or keepers need to consider a number of important issues to ensure that they will be able to meet their duty of care towards the horse (as described in sections 1-5). Issues that should be considered prior to acquiring a horse include:

- **Your skills and experience.**

You should consider how much experience you have and whether you have the practical skills and knowledge to care for a horse properly. You should also consider your riding/driving skills and what steps you can take to improve and maintain them. This will help to reduce the risk of the horse developing behavioural problems when ridden or driven. Consideration should be given to gaining skills and experience with

horses prior to horse ownership. Gaining work experience at a riding stables, undertaking voluntary work with horses or completing relevant qualifications will all help to improve your skills.

- **The cost of keeping a horse.**

The purchase cost of a horse is likely to be minimal compared to the ongoing costs of care over the horse's lifetime. You should also expect ongoing costs to rise as the horse ages or it approaches the end of its life. The ongoing costs will vary depending on the needs of the individual horse, where it is kept and what it is used for. As a potential owner, you should draw up a budget based on your own circumstances to determine whether the ongoing costs are affordable, and how many, if indeed any, horses you can afford to care for. You should consider costs such as livery (costs can vary significantly depending on the type e.g. do it yourself, full, part or working livery), feeding, bedding, stable and pasture, worming, veterinary fees (for both routine and emergency care), farriery, buying tack etc. You should consider insuring your horse in case of unexpected health problems. You should also consider the fact that you can be held legally responsible for any damage your animal may cause, even if you have taken precautions to avoid this, and should ensure you have an appropriate level of public liability insurance in place.

- **Taking a horse on a short-term or long-term loan.**

The responsibilities and ongoing costs of loaning a horse will be the same as owning a horse, although you will not be the horse's legal owner. Therefore, an agreement should be put in place between yourself and the legal owner of the horse, detailing exactly what care and costs you are responsible for and what to do if you wish to terminate the agreement. Loan periods can end at any time and so you should be

prepared for this situation should it arise. This is particularly important for the owner of a horse on loan who may need to make arrangements to take back and care for the horse at short notice.

- **The type of horse that is most appropriate for your ability and level of experience.**

It is important to find the right animal when taking on a horse as this can prevent many problems in the future. You should consider factors such as the horse's age, breed, gender, intended use and level of training. You should also consider whether the horse is an appropriate size for your height and weight. It is useful to try a number of different horses prior to purchase for the purposes of comparison and the advice of an experienced horseperson should always be sought. Before purchasing a horse you should have it examined by an independent veterinary surgeon to ensure it is physically fit for and capable of its intended use.

- **The facilities that are available to you.**

You should ensure that you are able to meet the horse's need for safe and suitable shelter and pasture, whether this is through a livery yard, rented land or land that you own.

- **Contingency plans in case of emergency.**

You need to consider what contingency plans you should have in place in case of emergency, for example: the provision for stabling and transport should emergency veterinary treatment be required; having the means to isolate a horse if necessary; alternative arrangements for the care of the horse should the keeper become incapacitated or goes away for work or on holiday or if the horse should outlive its owner. These contingency

arrangements should be reviewed when there is any change in the owner's, keeper's or horse's circumstances.

- **Plans for euthanasia.**

You should have a plan in place in the event that your horse needs to be euthanased, either as a quality of life decision or in the event of serious injury or illness. Although this may be difficult to think about, it is important to consider the financial and practical aspects of euthanasia should the worst happen.

The needs of horses are explained in more detail in this Code; however, an individual horse may have other needs that must be met to ensure its wellbeing. If you are unsure what these might be it is important that you seek advice from an appropriate source of information i.e. vet, an experienced horse professional or an appropriate equine welfare organisation. Contact details for such organisations can be found in the "Sources of Information" at the end of the Code of Practice. Specific welfare advice in relation to competition horses can be sought from the relevant competition discipline.



How to provide a suitable environment for your horse

The need for a suitable environment (Section 9(2) (a) of the Act)

This section offers guidance on providing your horse with a suitable place to live.

Shelter

- 1.1. Not all horses will need a stable/housing. Some horses, particularly native breeds, are capable of living outdoors throughout the year, provided they can obtain shelter from the prevailing winds, summer sun and flies. Shelter can be natural (for example trees or hedges) or man-made (such as a field shelter) depending on the field environment and type of horse. Living outdoors in a social group may be better for some horses than living inside. However, where horses are of less hardy breeding (e.g. Thoroughbreds), clipped, very young or elderly they may require stable accommodation/housing or other shelter to protect them from the cold and damp or very hot weather. Any horse may need stabling at short notice should they become sick or injured and provision should be made for this in advance of an

emergency arising. Donkeys have specific needs for roofed shelters with solid walls and clean, dry areas on which to stand, as they are not well adapted to wet and cold conditions.

Pasture

- 1.2. The area of pasture required per horse will depend on the type of grass, ground conditions, time of year, type of horse and degree of pasture management employed. As a general rule, each horse requires approximately 0.5 – 1.0 hectares (or 1.25 to 2.5 acres) of grazing of a suitable quality if no supplementary feeding is being provided. Each donkey requires a minimum of 0.2 – 0.4 hectares (a half to one acre). A smaller area may be adequate where a horse is principally housed and grazing areas are used only for occasional turnout. If stabling or a yard area is not available, a safely enclosed area of hard standing should be available to facilitate routine and emergency treatment, such as farriery, dentistry and veterinary attention.



- 1.3. A good pasture management programme is necessary to avoid over-grazing, aid worm control, maintain good drainage and control weeds. This includes, for example, picking up droppings, rotating grazing areas and where possible removing horses when the ground is very wet to prevent poaching (where the pasture is broken into wet muddy patches by the action of the horse's feet on the wet ground) and health problems such as mud fever.
- 1.4. In muddy conditions it is important that a horse has an adequately sized, well-drained area in the pasture on which to stand and lie down, and on which to be fed and watered.
- 1.5. Fields should be kept clear of dangerous objects and poisonous plants.
- 1.6. Some plants and trees (e.g. including privet, yew and laburnum) are also extremely toxic to horses, therefore horses should not have access to these (or their clippings) at any time. Grass cuttings are not suitable for horses to eat and care should be taken that horses do not gain access to these (i.e. garden waste or cut fields). Owners and keepers should ensure that they make themselves aware of which plants are poisonous to horses and take steps to prevent their animals ingesting these. Some plants pose a particular risk in certain seasons (e.g. sycamore tree seeds and oak trees which are most dangerous in the autumn when they shed their acorns) so arrangements should be made to mitigate such seasonal risks.
- 1.7. Ragwort is toxic to horses and ingestion can result in fatal liver damage. Horses will eat living or cut ragwort. All species of ragwort and all parts of the plant are toxic to horses and humans, even when cut, pulled, treated or wilted. Therefore all ragwort should be removed and carefully disposed of from land used for grazing horses or land that will be used to produce forage for horses. Gloves should be worn when removing ragwort, and it is important to remember that flowering ragwort can still seed even when removed from the ground and it has a 70% germination rate. Ragwort should be disposed of by incineration, controlled burning or landfill according to The Guidance on the Disposal Options for Common Ragwort, produced to supplement the Code of Practice and provide more detailed advice on disposal. Common Ragwort is one of the plants covered under the Weeds Act 1959, Ragwort Control Act 2003 and the Code of Practice on How to Prevent and Control the Spread of Ragwort 2006.
- 1.8. Fences should be of sturdy construction, strong enough and of sufficient height to prevent horses from escaping (for example higher fences may be required for stallions) and designed, constructed and maintained to avoid the risk of injury, with no sharp projections. Gateways should be designed to allow for the easy and safe passage of horses, and gates should be fastened securely to prevent injury and escape. In some situations gates may need to be padlocked. Barbed wire/ sheep wire ideally should not be used in fields used by horses and where plain wire is used, measures should be taken to ensure it is sufficiently visible to the horse. If because of the cross grazing of other stock the use of barbed wire or



sheep wire is essential it should be kept tight and well maintained. Sheep wire is available with gaps that are smaller at the bottom which is much less likely to injure a horse.

- 1.9. The height of fences required will depend on the horses being kept in the field. The British Horse Society (BHS) generally recommends that fences should be 1.25m (4ft) high more specifically:
 - Horses: fence height should be 1.08m to 1.38m (3ft 6ins to 4ft 6ins)
 - Ponies: fence height should be 1m to 1.3m (3ft 3ins to 4ft 3ins)
 - Lower rail (in both cases): height should be 0.5m (1ft 6ins) above ground
 - Stallions: fence height should be 1.38m to 1.8m (4ft 6ins to 6ft)
- 1.10. Stallions may require a double fence line and possibly an electric fence line along the top of the paddock rail. This is to prevent aggression between occupants of different paddocks, as well as to contain the stallion within the allocated area.
- 1.11. Electric fences should be designed, installed and maintained so that contact with them does not cause more than momentary discomfort to the horse; all power units should be correctly earthed.

Horses contained by electric fencing need extra supervision until they become accustomed to it. Temporary internal subdivisions created out of electrified tape and plastic posts can provide an effective internal barrier and may facilitate good pasture management, but these should not be used as the sole boundary fence.

Stable Accommodation/ Housing

- 1.12. Welfare should be considered when constructing or altering buildings to provide housing for horses. The main considerations are the safety and comfort of the horses, ease of access and adequate drainage and ventilation. If poorly designed or managed, stabling can contribute to the rapid spread of disease, cause injury and pose significant fire risks. Good vehicular access is essential in case emergency vehicles need to access the site.
- 1.13. The following comments apply equally to all forms of housing including individual stables, stalls and communal barns.
 - Construction: the building should be constructed soundly, with no exposed surfaces or projections likely to cause

injury. All surfaces should be capable of being cleaned and disinfected. If surfaces are treated, non-toxic paints or wood preservatives should be used.

- Fixtures and fittings such as tie rings, hay racks and water bowls should be free of sharp edges and positioned so as to avoid injury, particularly to the eyes. If used, hay nets should be fixed at the horse's head height, allowing the horse to eat comfortably yet avoiding the risk of the horse getting its feet or head collar caught in the net, particularly when empty.
- Floors should be reasonably even, non-slip and designed to give good drainage, taking stable waste away from the horse.
- Doors should be a minimum of 1.25m (4ft) wide. The height of the door and roof should allow the horse or pony to look out with the head comfortably over the door in order to be able to express natural behaviours maintained by visual stimulation. It should be noted that a standard height stable door (1.32m, or 4ft 6in) will be too high for a small pony or standard donkey. The bottom door should be capable of being securely fastened with top and bottom bolts. Stables may also have a top door which should be capable of being secured in the open position. You should be aware that shutting the top door reduces ventilation and natural light and may cause distress to the horse, and as a result this should be avoided in anything other than exceptional circumstances.
- Roofs should be high enough to provide adequate ventilation including good air circulation. There should be a minimum clear space to the eaves of 60-90cm (2-3ft) above the ears of the horse in its normal standing position.
- Light: sufficient light is essential within all stabling both for the horse to see adequately, and also to enable inspection and safe handling of horses at all times. This can include portable lighting. Light bulbs should be enclosed in safety fittings with cabling secured well out of reach.

- Windows and ventilation slats should provide adequate air circulation without creating draughts. Perspex or safety glass (with grilles fitted between the horse and the glass) is advisable. One window or top door should normally be open at all times.

1.14. Adequate ventilation in any equine housing is essential. Horses can develop respiratory problems if kept in housing with poor ventilation. Levels of dust within stables should be kept to a minimum and there should be a good flow of air through the buildings without unnecessary draughts.

1.15. As horses and ponies vary so greatly in size it is difficult to set an ideal size for loose boxes, barns or stables. However, as a minimum, each horse should have sufficient room to lie down, readily rise and turn around in comfort. Boxes for foaling and for mares with a foal at foot will require additional space. All passageways should be sufficiently wide to enable horses to be led safely past other horses.

The BHS minimum stable size recommendations are as follows:

- Large horses (17hh+): 3.65m x 4.25m (12ft x 14ft)
- Horses: 3.65m x 3.65m (12ft x 12ft)
- Large ponies (13.2hh+): 3.05m x 3.65m (10ft x 12ft)
- Ponies: 3.05m x 3.05m (10ft x 10ft)
- Foaling box (horse): 4.25m x 4.25m (14ft x 14ft)

The Donkey Sanctuary minimum stable sizes for donkeys are as follows:

- Mules: 3.65m x 3.65m (12ft x 12ft)
- Large donkeys: 3.05m x 3.65m (10ft x 12ft)
- Donkeys: 3.05m x 3.05m (10ft x 10ft)
- Average sized donkeys kept in pairs: 9 square metres (100 sq ft) of covered space.

Larger donkeys and mules will need more space, equivalent to that recommended for similar sized ponies and horses.



- 1.16. Groups of horses can be kept together in communal barns, but care should be taken to ensure that all horses get adequate access to hay, feed and water. Sufficient space should be provided to allow free movement, and to allow all the horses to lie down at the same time. Keeping horses in groups may enhance the psychological wellbeing of the animals, but care should be taken to select groups that are compatible and aggressive horses should be segregated. Late term mares and mares with foals at foot have special requirements and it may not be appropriate to house these animals in communal barns.
- 1.17. Adequate and suitable bedding material is necessary in all equine accommodation to provide warmth, protection against injury and to enable the horse to lie down in comfort. Bedding material should be non-toxic, free of mould and excessive dust, and either allow effective drainage or be absorbent enough to maintain a dry bed and assist in keeping the air fresh. Where rubber matting is used, a small amount of disposable bedding should be added to absorb urine. Whatever bedding is used (e.g. straw, shavings, rubber stable mats etc.) it should be well managed and changed or cleaned regularly.
- 1.18. Fire is always a risk in stable areas. The premises should be designed to incorporate the fire safety recommendations set out in the Communities and Local Government's "Fire Safety Risk Assessment - Animal Premises and Stables". Advice should be sought from the local Fire Prevention Officer in relation to statutory requirements. Highly flammable liquid material or combustible material should not be stored in or close to stables where horses are housed. Smoking in stable areas should be prohibited.
- 1.19. All equipment and services (lighting units, fire extinguishers and alarm systems) should be kept clean, inspected annually by an appropriately qualified person and kept in good working order. All electrical installations at mains voltage must be installed, maintained and periodically inspected and tested by a competent electrician in accordance with the latest edition of the Institute of Electrical Engineers (IEE) wiring regulations. Wiring and fittings must be inaccessible to horses, well insulated, safeguarded from rodents and properly earthed. If using extension leads or cables care should be taken to reduce the risk injury to the horse. All metal pipe work and structural steelwork must be properly

earthed. The risk of fire and electrocution can be reduced by having the whole installation protected by a residual current device (RCD).

- 1.20. Stabled horses should be capable of being released quickly in the event of fire or other emergencies in accordance with a pre-planned emergency turnout procedure.

Tethering

- 1.21. Tethering can be defined as securing an animal by an appropriately attached chain, to a centre point or anchorage, causing it to be confined to a desired area. Tethering is not a suitable method of long-term management of an animal, as it restricts that animal's freedom to exercise itself, to find food and water, or to escape from danger e.g. attacks by dogs, or the extremes of hot and cold weather. It also risks an animal becoming entangled, or injuring itself, on tethering equipment. Tethering may be useful as an exceptional short-term method of animal management (e.g. on brief stops during a journey or in medical cases where short-term restriction of food intake is required under veterinary advice and other methods of restricting grazing are not possible).
- 1.22. When horses are tethered the need for regular supervision is paramount. Tethered horses should be inspected no less frequently than every six hours during normal waking hours and at least

twice per day, and water should be made available on a frequent and regular basis throughout the day. More details on the conditions that should be met when horses are tethered are set out in Annex 1. The term 'tethering' as it is used in the Code does not apply to horses that are stall-tied (a common method historically used for stabling cavalry horses).

Any horse that is stall-tied should receive regular exercise, unless this method is used under veterinary guidance (e.g. as part of the management of an orthopaedic condition).

Rugs

- 1.23. Not all horses will need a rug during inclement weather as there are many hardy breeds which grow thick winter coats and are capable of living outdoors throughout the year without rugs. Some of these hardy breeds often thrive better without rugs, as they can lead to the horse becoming too hot. However, where horses are of less hardy breeding, clipped or elderly they may require a rug to help keep them warm and dry during cold, wet weather or provide protection from flies. More than one rug should be available for each horse so that wet rugs can be removed and dried to avoid causing skin irritation. Turnout rugs will need to be removed when the weather (particularly the temperature) improves.



- 1.24. Rugs and hoods should be of the correct size to suit the horse, of the correct type for the purpose intended (such as rugs intended for indoor versus outdoor use) and correctly fitted to prevent slipping, rubbing, hair loss, abrasions or restriction of movement. Rugs should be regularly removed so the horse's body condition and general health can be checked. Ideally this should be done daily. Care should be taken to ensure horses do not become too hot as a result of wearing a rug.
- 1.25. Rugs should be cleaned and repaired as necessary and all fastenings kept in good working order. A spare rug should be available to allow a very wet rug to be dried out.
- 1.27. Hooves of horses that are primarily field kept should be picked out and at the same time examined for signs of discomfort, wounds, injury, loose shoes, impacted foreign material, early signs of disease or anything else unusual. Stabled horses should have their feet picked out when leaving the stable and horses in work should have their feet picked out before and after exercise.
- 1.28. Horses should be groomed regularly to ensure that the coat is clean, free from wounds or parasites and to detect rug, tack or harness rubbing. The frequency required will depend on your horse's management regime and coat type.

Supervision

- 1.26. Horses at grass should be inspected at least once a day, preferably more often. Stabled or group-housed horses should be inspected at least twice a day. Particular attention should be paid to their gait, demeanour, feet, body condition and appetite so that early signs of disease, injury, illness or parasites can be noticed and appropriate treatment promptly provided. Close examinations should also be conducted at regular intervals, ideally daily, in order to identify any problems (e.g. skin conditions and increase or decrease in body condition score) that may not be apparent from a distance.

How to provide a suitable diet for your horse

The need for a suitable diet (Section 9(2) (b) of the Act).

This section offers guidance on providing your horse with a suitable diet.

Feed

- 2.1. Horses are naturally grazers who eat little and often. Their natural diet is mainly grasses, which have a high roughage (fibre) content. Grass mixes designed for production animals such as cows and sheep are not suitable for horses as their higher energy content may lead to obesity and laminitis. Horses should be provided with a predominantly fibre-based diet: either grass, hay, haylage or a hay replacement in order to mimic their natural diet and feeding pattern as closely as possible. Overall, horses should be fed an appropriate diet that reflects their needs and consideration should be given to the age, type, weight, condition, health and level of work of the individual.
- 2.2. Horses should have almost constant access to forage (e.g. grass, hay, haylage) during their non-exercise hours. If a horse is stabled for long periods, forage should be provided at regular intervals to try to mimic the natural grazing pattern of horses. If horses are on a weight management diet, there are ways to reduce their calorie intake in a given time while still allowing natural eating patterns (e.g. using haynets with small holes, soaking hay, turnout in an area with restricted grazing or a grazing muzzle). Horses which are fed diets too low in fibre may suffer physical and/or psychological health problems. Donkeys should have constant access to feed-quality straw with restricted access



- to grass, hay or haylage dependent on individual circumstances. Grazing muzzles are not recommended for donkeys.
- 2.3. All conserved forage (hay, haylage etc.) should be of good quality. It should be clean (free from soil, debris and poisonous plants), smell fresh and be visibly free from mould and dust. Feeding forage at floor level is good for horses' respiratory health, provided the underlying ground is kept reasonably clean.
 - 2.4. Good quality grazing will often ensure an adequate intake of roughage. Supplementary feed and vitamins and minerals may need to be provided if grazing is inadequate.
 - 2.5. The quantity of concentrates fed to a horse as supplementary feed in addition to any forage should be no more than that necessary to provide the required energy for the type and quantity of exercise performed or for any required weight gain. Feeding excessive concentrates can contribute to health problems such as obesity, gastrointestinal upset and laminitis.
 - 2.6. If a daily concentrate ration is required it should be spread over at least two meals a day. Horses should not be fed concentrate meals or large portions of forage immediately prior to or following strenuous exercise as this can lead to gastrointestinal upset. However, feeding a small handful of forage prior to exercise may help reduce the risk of stomach ulcers.
 - 2.7. Feed should be stored in vermin-proof containers and carefully handled to prevent spoiling and to ensure the quality of feed is maintained. Each feed should be well mixed and freshly prepared. Feed containers and utensils should be kept clean to discourage rodents. Contaminated, mouldy or stale leftover food and forage should not be fed to the horse and should be removed daily.
 - 2.8. Where loose horses are fed in groups there should ideally be one feeding site per horse plus an extra one; however, it may be possible to have fewer feeding sites if the group of horses are familiar with each other and there is very little aggression or bullying between horses. Two horses' lengths should be allowed between these sites to minimise the risk of injury to horses through competition for food. In certain situations it may be necessary to feed individual horses separately to ensure they receive adequate food.
 - 2.9. The weight and condition of every horse should be monitored regularly to avoid welfare problems. Feeding should be adjusted to maintain an optimum body condition score (see Body Condition Score Charts – Page 20).
 - 2.10. Over-feeding (feeding more energy than is used by the horse) on a long-term basis leads to obesity, which can result in serious welfare problems and can affect health. You should contact your vet or equine nutritionist if you need to discuss the dietary requirements of your horse. A very overweight horse is as much of a welfare concern as is an underweight horse.
 - 2.11. In addition to those referred to above, obesity in donkeys can cause hyperlipaemia, a significant metabolic disorder which can be fatal, so extra care should be taken to ensure that donkeys do not become overweight.

- 2.12. A sudden change in appetite or change in weight can be a sign of ill-health and you should pay close attention to whether your horse is showing any other signs of illness (see Section 5.2). Your vet should be consulted if you have any concerns.
- 2.13. A horse's nutritional requirements will vary through its life and foals, pregnant mares and elderly horses in particular have special dietary requirements. You should consult your vet or equine nutritionist to discuss your horse's diet if you have any concerns.
- 2.14. Any diet changes (increase in volume, change in feed or hay etc.) should be made gradually. Sudden changes can lead to gastrointestinal upsets including colic and diarrhoea and should be avoided.
- 2.15. Inexperienced owners or owners/keepers with any concerns about how best to feed their horse should seek expert opinion from a vet or equine nutritionist.

Laminitis

- 2.16. Laminitis is a debilitating disease which can affect any horse and any or all of the horse's feet. The causes of laminitis are complex but there are a number of measures that can be used to help prevent your horse developing it.
- 2.17. Obesity and over-eating remain major factors in laminitis. Horses that are overweight are at a high risk of developing laminitis. Laminitis may also be associated with eating excess amounts of lush grass or concentrate feed so grazing may need to be restricted and care should be taken to prevent overfeeding.
- 2.18. Horses that are prone to excessive weight gain may need their grazing restricted at certain times of the year. As discussed above, being overweight for a long period may result in horses developing hormonal disease (such as Equine Metabolic Syndrome), which can also predispose horses to laminitis. Discuss this issue with your vet if you have any concerns.



2.19. Laminitis can also be seen in horses that are not overweight (e.g. associated with hormonal or metabolic disorders, concussive forces, stress or other illness). Once a horse or pony has had laminitis it tends to be at an increased risk of the disease recurring and close attention should be paid to their management and diet. If you have any concerns you should contact your vet.

Water

2.20. It is essential that all horses have continuous access to a clean supply of fresh water. When this is impractical adequate clean water should be made available to them on a frequent and regular basis to ensure that their welfare needs are properly met.

2.21. Natural water sources such as streams are not always satisfactory, as they may be contaminated, so an alternative supply may be required. Natural water sources should be clean, plentiful, have easy access and should not have a sandy base which may cause health problems if disturbed when the horses drink. Extra care should be taken during hot or icy weather to ensure the water supply is maintained and sufficient, for example, by regularly breaking the ice during cold spells or providing an additional water source during hot weather.

2.22. Water troughs or buckets should be securely fixed at a convenient height to allow, if necessary, horses of different sizes to drink comfortably and it should not be possible for horses to paw the water or dislodge the trough and knock it over. Water troughs should be

constructed and positioned in such a way that minimises risk of injury. Water troughs and buckets should be checked regularly to ensure that water is available at all times.

2.23. Stabled horses should have continuous access to fresh water. Water providers must be constructed and positioned in such a way that minimises risk of injury. Automatic waterers should be checked regularly to ensure they are working properly.

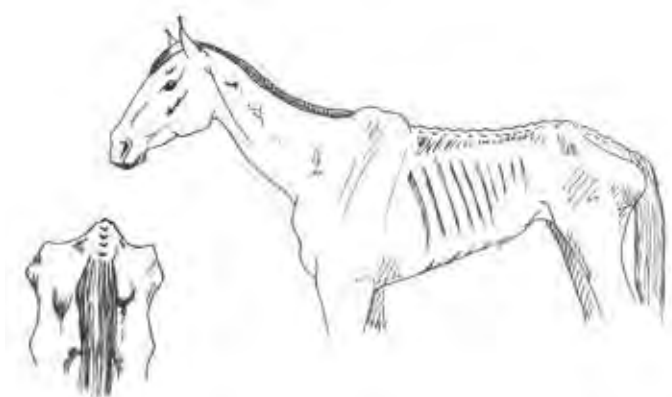
2.24. Water troughs and containers should be cleaned regularly to prevent the build-up of algae and other debris. Use a cleaning substance which is not toxic to horses.

2.25. If horses are tethered water buckets should be refilled at regular intervals so that they have continuous access to clean water. Water containers should be spill-proof and easily cleanable and positioned where they can be easily reached by the horse but cannot become tangled in the tether.

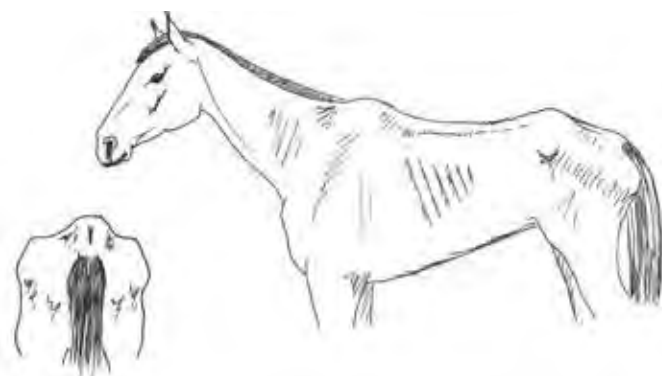
2.26. Horses require a relatively large amount of water on a daily basis due to their large body size. The amount of water required will vary depending on the individual horse but can range from 25-50 litres per day for an average size adult horse (around 5 to 10 litres per 100 kg bodyweight per day). The volume required will increase in hot weather and additional water may need to be provided after exercise. Horses will have increased water requirements in certain other situations (e.g. lactating mares).

Body Condition Scoring - Horses

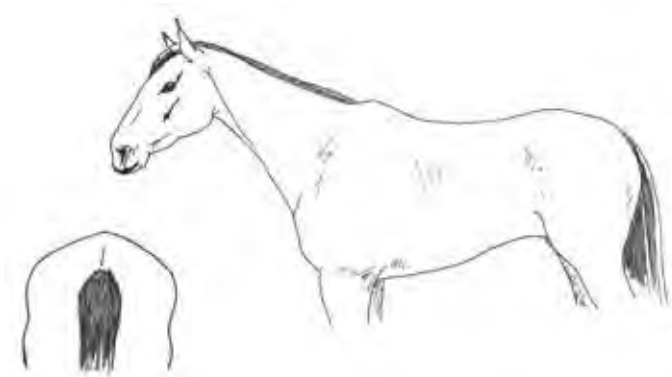
0. Emaciated



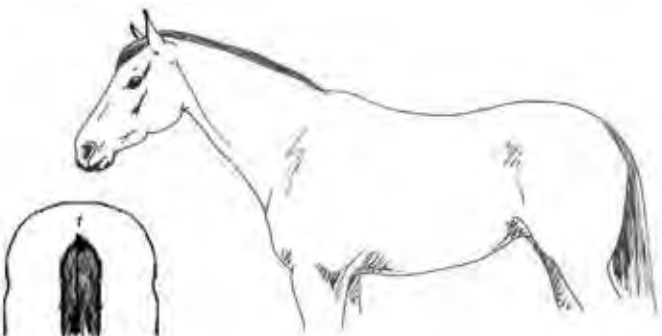
1. Poor



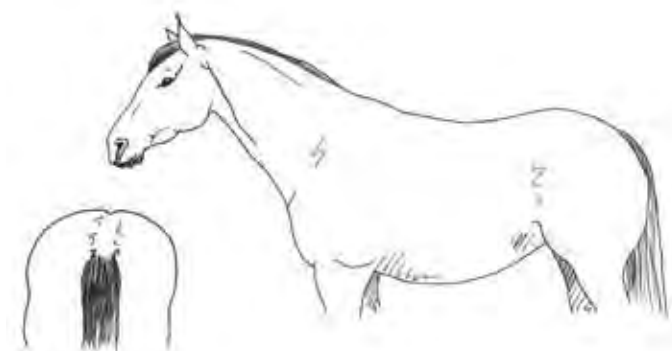
2. Moderate



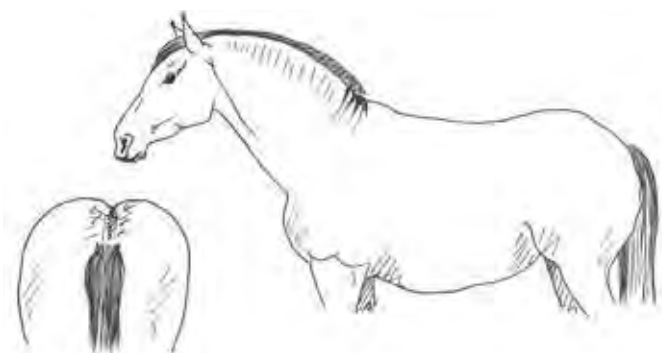
3. Good



4. Fat

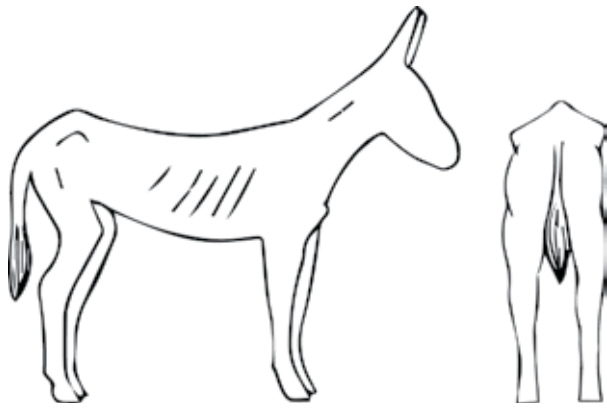


5. Obese

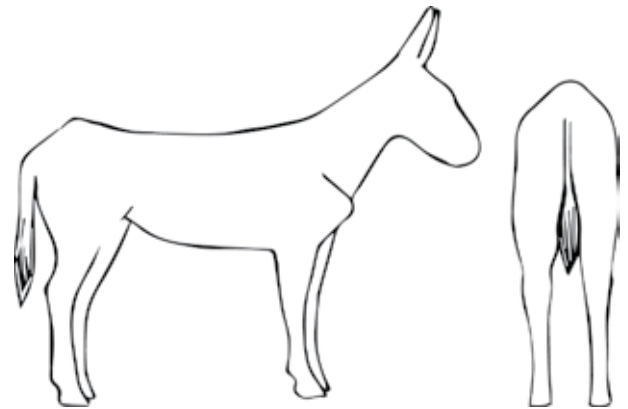


Body Condition Scoring - Donkeys

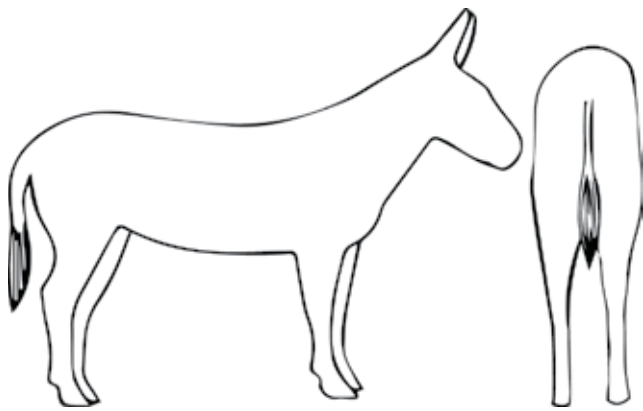
1. Poor



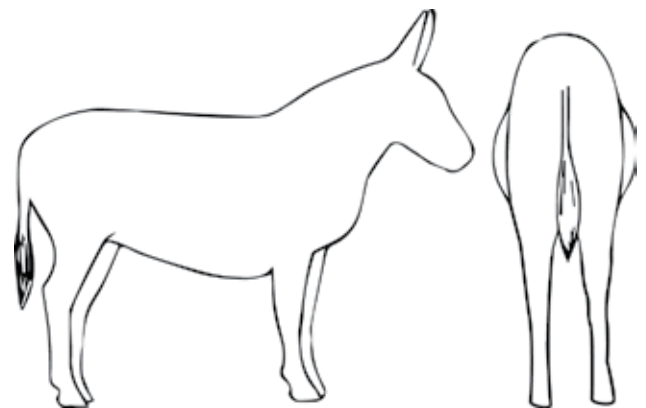
2. Moderate



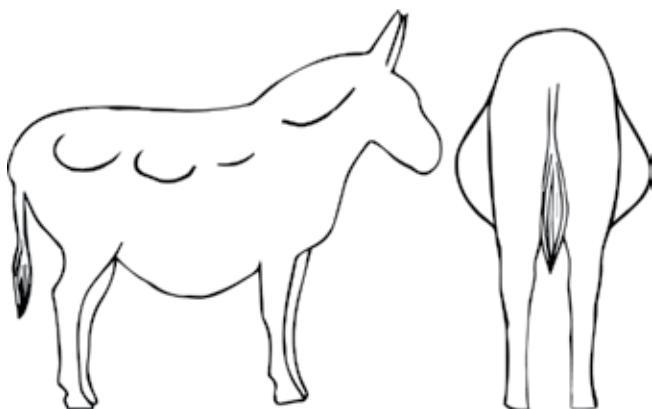
3. Ideal



4. Fat



5. Obese



How to provide for the behavioural needs of your horse

The need to exhibit normal behaviour patterns (Section 9(2) (c) of the Act)

This section offers guidance on your horse's behaviour. The horse evolved as a herd animal and in a natural state they would spend 16-20 hours a day grazing and browsing for forage. As a result, they have a strong behavioural need to chew and this needs to be met in modern management through appropriate provision of forage and grazing.

Exercise

3.1. In the wild, horses would travel long distances whilst searching for resources. Horses require adequate exercise, or freedom to exercise and this will require time and effort from the horse owner or keeper. All stabled horses, apart from those on box rest for veterinary reasons, will benefit from daily turnout in the field to allow them to graze and socialise with other horses. This may have the added benefit of reducing the risk of developing abnormal behaviours such as windsucking, weaving, crib-biting, box walking and wood chewing. If turnout is not feasible, stabled horses should receive appropriate exercise daily, unless contrary to veterinary advice. Tethered horses also require daily exercise.

Training

- 3.2. Any behavioural intervention can have both intended and unintended consequences for horses and should not be brought about without careful consideration and advice from an experienced horse professional.
- 3.3. Horse training should be humane, effective and safe for both horse and handler. Horses do not perform unwanted behaviours intentionally to defy their handlers; usually there is an underlying reason such as pain, discomfort, fear or habit (the behaviour has been learnt because it has been rewarded, often accidentally, in some way). A reward can be the release of pressure on a head collar, or increasing distance between a horse and something it finds fearful. It is important to understand the behavioural needs of horses so that you can try and identify the cause of the behaviour, rather than label the horse as "naughty". Any training should be appropriate to the age, experience and condition of the animal in question. If you are unsure how to best handle your horse, advice should be sought from an experienced horse professional.



3.4. It is an offence to cause an animal unnecessary suffering and this includes psychological suffering. Intervention or punishment intended to suppress an unwanted behaviour should only be delivered immediately so it is directly linked to the behaviour in question. Punishment can cause psychological distress to the horse and may induce fear, which you may then become associated with. Using a whip inappropriately to suppress unwanted behaviour may also cause pain, affect learning and/or stop the horse trialling new responses. You should not beat your horse or use other inappropriate punishments.

3.5. Any restraint method used to assist normal management or treatment of the horse should be applied by a competent person only, and for the minimum period necessary. If a horse's behaviour warrants the use of a restraint method such as a twitch, consideration should be given to retraining the horse so that it no longer requires the restraint method. The horse's psychological state and the potential to develop a long-lasting fear response whilst restrained must be taken into account. Sedatives must be prescribed by a vet and only used under their guidance.



How to provide the right companionship for your horse

Any need to be housed with, or apart from, other animals (Section 9(2) (d) of the Act)

This section offers guidance on providing your horse with suitable company.

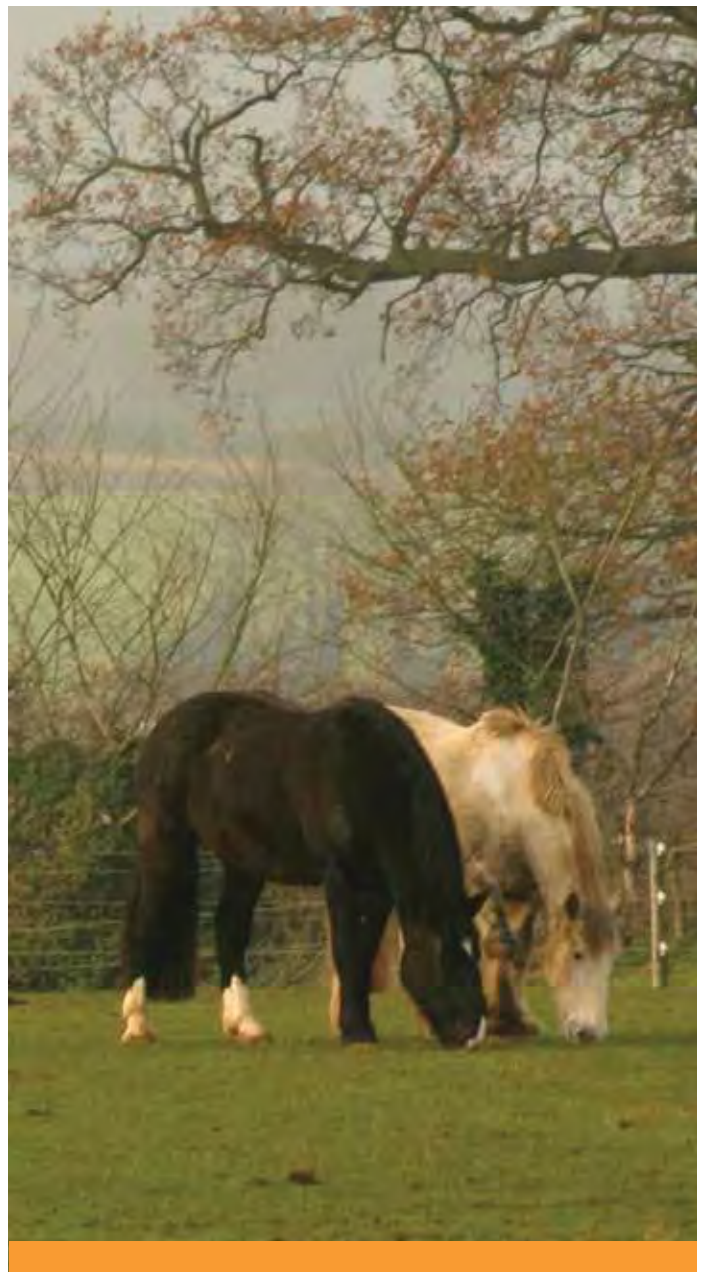
Socialisation

- 4.1. Horses are herd animals and in the wild would live in relatively stable social groups. They should be able to socialise with members of their own species. Isolating a horse from other horses can have a negative psychological impact. Where this is not possible, other animals may be used to provide company; however the company of other horses is by far the better option. Horses may become distressed if separated from other horses, or from a horse with which they have formed a pair bond.
- 4.2. Donkeys have particular socialisation needs and can become ill – potentially fatally so - if suddenly separated from a companion that they have bonded with. Arrangements and associated additional costs need to be considered when moving bonded pairs (e.g. veterinary hospitalisation).
- 4.3. Horses should always be treated as individuals, even when kept in large groups. When forming new groups care should be taken to minimise fighting and stress, particularly when horses are to be mixed together for the first time. This risk can be reduced by increasing the space allowance or by grazing the new animal in an area immediately adjacent to the existing group for a short period prior to their introduction and/or removing back shoes of all animals during the introduction period. The group should be closely monitored after a new animal has been introduced.



- 4.4. Horses may demonstrate aggressive behaviours towards one another when competing for resources such as feed, water and social contact, so it is important to ensure all horses are getting the feed and water they require. Care should be taken to ensure fields are not overstocked. Measures should be taken to identify individuals that are not coping well and to provide for those with higher maintenance needs.
- 4.5. Aggressive individuals may not be suitable for mixing in fields or communal barns. Incompatible individuals should be separated. These **may** include uncastrated males (colts, stallions) and “rigs” (a stallion with undescended testicles or a horse which has been incompletely castrated).
- 4.6. Mares heavily in foal or with young foal at foot may need to be separated from other horses. Care should be taken to ensure the needs of these animals are adequately met. Although keeping mares with foals in social groups can be very beneficial, some mares can become very protective of their foals (sometimes referred to being ‘foal-proud’) and in these circumstances may pose a risk to other horses and people – care should be taken to ensure that such mares are kept separate from other horses if necessary and from members of the public, and appropriate precautions should be taken when handling them.
- 4.7. The more horses kept, the more time, effort and resources are required to safeguard their welfare.

- 4.8. Stallions have special requirements and may not be suitable for turnout with other horses. It is important that stallions receive adequate exercise and environmental stimulation. Stallions and colts can live with mixed herds but this may lead to unwanted breeding and is not recommended. It may be possible for stallions’ social needs to be met by living out in all male groups (e.g. mix of stallions, colts and geldings).



How to keep your horse healthy and protect them from pain, suffering, injury and disease

The need to be protected from pain, suffering, injury and disease (Section 9(2)(e) of the Act)

This section offers guidance on the health and welfare of your horse.

Become familiar with what is normal for your horse such as normal temperature, breathing rate, water consumption and mobility. Any deviation from what is normal for your horse is a reason to be vigilant.

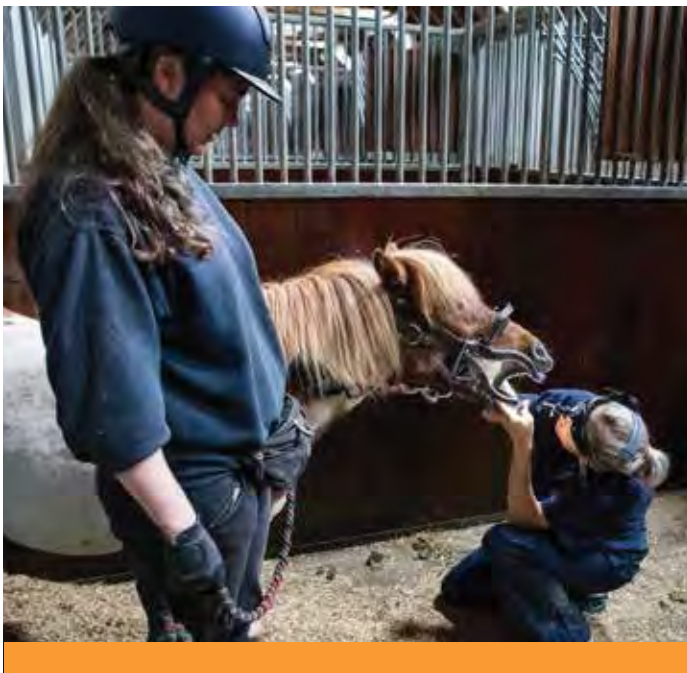
Illness

5.1. Everyone responsible for the supervision of horses should be able to recognise signs of ill health and have a basic knowledge of equine first aid. It is also vital that owners and keepers have access to a vet to diagnose or treat any illness, injury or disease. Owners/keepers should have their vet's contact details easily available, including out of hours information. Horse passports should be easily accessible, as required in law, otherwise some treatments may not be available. Owners and keepers should

make plans in case of emergency and leave records of their wishes if passing the care of their horses to another person for a period of time, such as during a holiday, or in the event of their death. This should include planning and financial provision for euthanasia and carcase disposal should this be required in an emergency.

- 5.2. Owners and keepers of horses should be able to recognise the normal behaviour of their horses and recognise the signs that may indicate poor health. These include:
- change in appetite or drinking habits (in donkeys, loss of appetite can be life threatening in a very short period of time so veterinary advice should be sought immediately);
 - change in droppings or urine;
 - change in demeanour or behaviour;
 - change in weight;
 - any signs of pain or discomfort, including facial tension, reluctance to move, pawing at the ground, rolling, increased rate of respiration and sweating;
 - reluctance or inability to stand;
 - any sign of injury or lameness, including puncture wounds; and
 - any signs of disease, such as discharge from the eye, ear or nose or coughing or breathing difficulties.

This list is not exhaustive and any change in your horse's behaviour should alert you to the possibility that it might be ill. If you think that there is anything wrong with your horse, contact your veterinary practice.



- 5.3. When a horse becomes unwell, the cause of this deterioration should be identified and immediate remedial action taken. Veterinary advice should be obtained if the horse appears to be ill or in pain and the cause is not clear or if initial first aid treatment is not effective. In the case of foot problems, advice should be obtained from a registered farrier or vet. Advice from the vet or farrier should be followed diligently.

Routine Health Care

- 5.4. A parasite control programme should be put in place following consultation with a vet or other Suitably Qualified Person (one registered with the Animal Medicines Training Regulatory Authority (AMTRA)); this should include appropriate faecal worm egg counts and the use of wormers when necessary. The routine use of wormers without faecal egg counts is strongly discouraged, as this will encourage parasite resistance to these drugs, leading to wormers becoming

ineffective. Careful pasture management including the rotation of grazing and dung collection is an important part of an effective parasite control programme.

- 5.5. There should be adequate control of infectious and contagious disease by a programme agreed with a vet, which will include appropriate hygiene and isolation procedures and vaccination.
- 5.6. When a new horse enters premises, the horse should be isolated before being introduced to the rest of the herd. As a minimum, this should mean that the new horse is not turned out with other horses, and is stabled in a separate part of the yard. The horse should not be allowed direct contact with other horses during this period, and separate equipment should be used in the grooming and care of the new horse. This period of isolation will allow the horse to develop any clinical signs of disease that may be incubating at the time of arrival, allowing veterinary advice to be sought before other horses on the yard become infected.



The period of isolation and any testing for infectious diseases should be determined in consultation with your vet. It may also be appropriate to conduct a faecal worm egg count before the animal is turned out, with wormers given if necessary.

- 5.7. If a horse on any premises is ill with an infectious or contagious disease, your vet should be consulted as to what measures are needed to try to prevent the spread of the disease to other animals. In general, measures to be taken include preventing sharing of equipment between different horses, washing hands and possibly changing clothes between suspect animals and healthy animals, isolating affected animals and having disinfectant footbaths between stables.
- 5.8. It is strongly recommended that all horses are vaccinated against tetanus as horses are very susceptible to this fatal condition. Horses can also be vaccinated against infectious diseases such as equine herpes virus (respiratory and abortion form only), strangles, and equine influenza (often available as a combined vaccine with tetanus). You should discuss with your vet what vaccinations are most appropriate for your horse as this will depend on its age and use.
- 5.9. In-foal mares are at risk from infection with equine herpes virus which can cause abortion. Equine herpes virus is common in young horses thus pregnant mares should be separated from young horses.
- 5.10. Teeth should be inspected by a vet or British Association of Equine Dental Technicians (BAEDT) equine dental technician at least once a year, and rasped or otherwise treated if necessary. Any treatment which is classified as an act of veterinary surgery must be carried out by a vet. Horses with worn

or abnormal teeth are unable to chew their food properly which leads to poor digestion and they may experience dental pain. Owners and keepers should look out for signs of this problem, such as: half-chewed food dropping out of the mouth; poor body condition and lack of energy; and abnormal mouth movements when ridden. Older horses may have special dental requirements and may need to have their teeth checked more than once a year.

- 5.11. Every horse owner and keeper should have some understanding of the care of a horse's feet and the need to treat lameness promptly and effectively. Feet should be trimmed regularly by a competent person and attention should be paid to their growth and balance. A horse should not be expected to work at a level above that which the hooves are capable of, whether shod or unshod. If horses are used unshod they will need to be carefully managed, and receive regular hoof care which ensures that any use on difficult surfaces does not cause them to become sore and lame.
- 5.12. In the main, horses ridden or driven on roads or hard, rough surfaces will need to be regularly shod by a registered farrier. The Farriers (Registration) Act 1975 requires anyone shoeing horses to register each year with the Farriers Registration Council. This includes those people who only shoe their own horses. Loose shoes should receive prompt attention from a farrier to prevent possible injury. Hooves should be trimmed and/or re-shod as advised by the farrier, which should usually be every 4-8 weeks. The frequency of hoof trimming will depend on various factors including health, nutrition, age and type of work.





- 5.13. Flies can cause a great deal of irritation to horses, particularly during the summer, and can introduce infection to wounds so if wounds occur, an appropriate treatment from a vet should be used. Midges can also be a source of irritation during the spring and summer and can cause sweet itch (an allergic skin condition). Consideration should be given to preventative fly and midge control through the use of fly repellents, fly rugs or masks and, for horses particularly sensitive to fly or midge bites, stabling at dawn and dusk when flies and particularly midges are most active. If used, fly rugs or masks should be properly fitted to avoid rubbing and slipping.
- 5.14. It is recommended that working horses have at least an annual veterinary inspection to certify that they are fit for purpose. Special regard should be given to work-related health issues.

Breeding

- 5.15. If you decide to breed from your horse, there are a number of considerations to be taken into account. You should always consider whether your horse is a suitable candidate for breeding, whether the stallion you intend to use has been inspected and is free from heritable conditions and whether you could buy or rehome a youngster rather than breeding a foal. In addition, mares have special requirements during pregnancy, foaling and the post-foaling period and you should make sure you are aware of these before breeding from your mare. The care of a young foal can be expensive and requires a large investment of time, and there is no guarantee that the foal will mature into the animal that you want. You should consider whether you are prepared for this before breeding from your mare.
- 5.16. At the time of publication of this code, overpopulation of horses is a problem in the UK, and the foal's individual future should be realistically taken into account. You should consider if you want to keep the animal yourself, what you will do should the animal be unsuitable for your purposes and therefore what realistic market (if any) there is for the animal. You should also consider whether you will be able to recoup the costs incurred in the breeding process through sale of the foal.

Saddlery and Harness

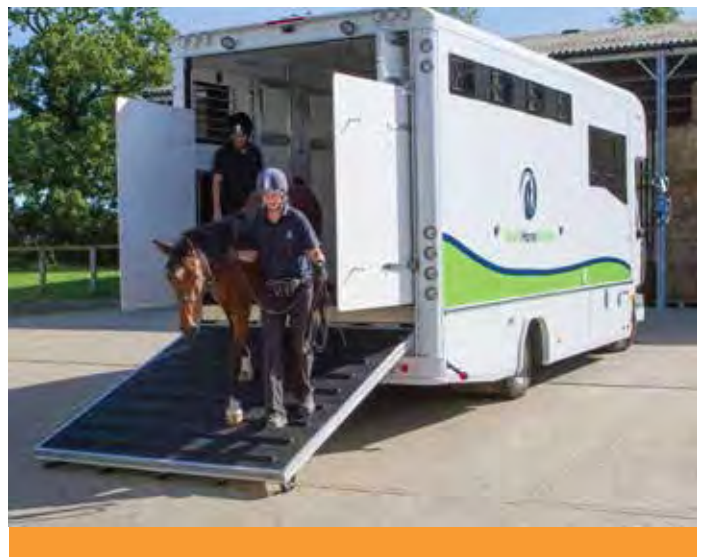
- 5.17. Saddlery and harness should be correctly fitted, preferably by a qualified saddler or harness fitter. Regular checks should be carried out to ensure that the fit of saddlery and harness has not changed through routine use or change in body condition. Equipment should be regularly cleaned and maintained in good order to ensure comfort, safety and effectiveness.
- 5.18. All saddlery, including bits, bridles, nosebands, harnesses and training aids, including boots and bandages if used, should be suitable for the purpose, correctly fitted to avoid discomfort or injury and only left on for the minimum time necessary. They should only be used and fitted by a competent person who is knowledgeable and experienced in their use.
- 5.19. You should avoid turning your horse out wearing a head collar unless this is essential. If your horse does need to wear a head collar, ensure it is correctly fitted, of a material that can break easily should the horse become caught, and is checked and removed daily to check for skin irritation. You should also consider what training the horse requires to reach the stage where it no longer needs to wear a head collar whilst turned out.

Transporting Horses

- 5.20. The transportation of horses and ponies should always be as safe and stress free as possible and in accordance with current rules and regulations (EU Council Regulation (EC) 1/2005, as implemented in England by Welfare of Animals (Transport) (England) Order 2006).

In particular, anyone transporting horses in connection with an economic activity (business) needs to be authorised to do so by the Animal & Plant Health Agency (APHA).

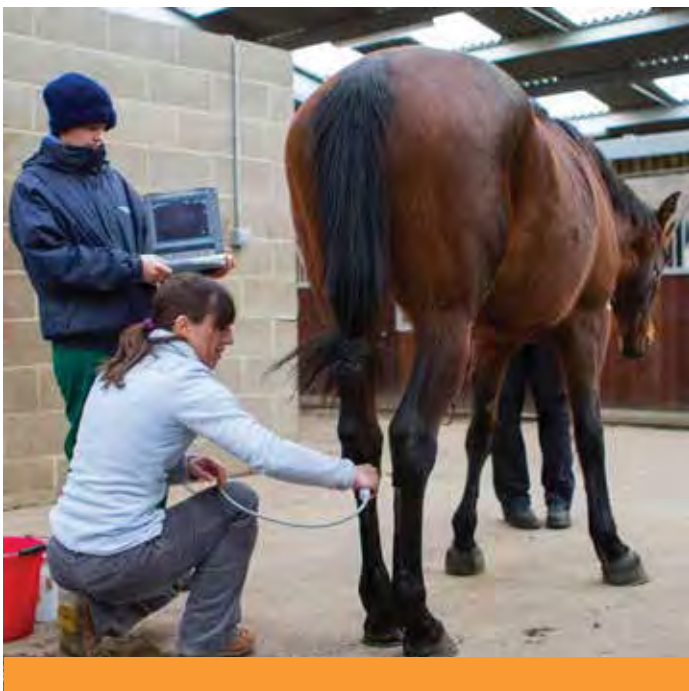
- 5.21. It is essential that the vehicle used for transporting horses for any length of journey is safe, is in good working order, has a suitable floor, and provides suitable support and space for the horses being transported. Horses should wear travel boots/bandages and a tail bandage when travelling, unless advised not to by a vet. You should take care when applying travel equipment and consider the associated health and safety aspects.
- 5.22. Horses should not be transported unless they are in a good state of health (unless they are travelling for treatment under veterinary guidance). Guidelines are available to help you assess the fitness of your horse for transport (see annex 3). If there is uncertainty over the fitness of your horse to travel, the advice of a veterinary surgeon should be sought.



- 5.23. Horses should receive food and water at regular intervals while travelling. The transport of foals should be considered carefully to safeguard the welfare of both foal and dam. Annex 3 includes information on where to find more detailed advice on transporting horses.

Care of Older or Ill Horses

- 5.24. As horses become older their needs may become greater and they may well require increased supervision and additional veterinary care. They may develop age-related conditions, such as dental problems, and their immune systems may become less efficient. When a horse reaches the end of its active working life, or is very elderly, consideration should be given to whether the horse can be provided with a good quality of life in retirement. Owners have a responsibility to ensure that they or whoever is entrusted with the care of such a horse is fully aware of the needs of that horse.



Euthanasia

- 5.25. Research suggests that only 9% of horses die of natural causes, so planning for the timely euthanasia of your horse is a key responsibility of ownership.
- 5.26. Where, in the opinion of a vet, a horse is significantly suffering, has not responded to treatment for a serious injury or condition involving significant pain, has a disease or injury from which there is no prospect of recovery and for which no treatment is available, or where a horse is in such a condition that it would be inhumane to keep it alive, the animal should be humanely destroyed without delay by a vet or a suitably qualified, experienced and equipped person, such as a licensed slaughterman. Euthanasia should also be considered when a horse's quality of life has deteriorated significantly due to chronic or age-related conditions. Guidelines on end of life decision making are published by a number of equine welfare charities.
- 5.27. The horse's welfare must always come first. Therefore, in the interests of the horse and to prevent the horse suffering unnecessary pain and distress, owners should give the issue their full consideration by developing a plan for end of life well before the time comes to make a decision. This should include considering the locally available methods of euthanasia, which is likely to be most appropriate for that individual horse and the costs involved. Owners should be aware that the full costs of euthanasia and carcase disposal are rarely covered by veterinary insurance policies.

Annex 1 - Tethering

Tethering can be defined as securing an animal by an appropriately attached chain, to a centre point or anchorage, causing it to be confined to a desired area. Tethering is **not** a suitable method of long-term management of an animal, but may be useful as an exceptional short-term method of animal management).

A - Suitability of the Animal

1. Not all animals are suitable for tethering.
2. Horses under two years old should not be tethered.
3. Pregnant animals should not be tethered in the last third of pregnancy.
4. Nursing mothers should not be tethered.
5. Mares should not be tethered near stallions.
6. The tethering of stallions should be undertaken only with great care and as a temporary measure.
7. Sick animals should not be tethered.
8. Old and infirm animals should not be tethered.
9. Tethered animals should not be tethered around free-roaming animals.

B - Site (the area to which the tethered animal has access)

1. The site should be reasonably level, have good grass cover, and be free of any objects, natural (such as trees and shrubs) or man-made, which could ensnare the tether. A dry area should also be provided so that the horse can lie down.
2. The site should not allow the horse access to a public highway or public footpaths.

3. A site in which a high proportion of the herbage consists of weeds is not suitable.
4. The site should not be waterlogged.
5. The site should not be crossed by any public right of way.
6. The site should not have anything on it which might injure an animal.
7. The site should not be used without the written permission of the landowner. Written permission should include a requirement to abide by this Code.
8. Sites for different horses should not overlap and in addition, for safety, there should be an extra 4 metres between the hind quarters of one horse and another.

C - Tethering Equipment

1. Either a well-fitting leather head collar or preferably a broad leather neck strap must be used. These should be fitted with a 360° swivel device where the chain is attached.
2. The chain should be approximately 20ft in length, and must be strong enough to prevent breakage, but light enough to prevent pressure sores from the tethering equipment. Rope or nylon should not be used.
3. The ground stake must not protrude above ground level, and must be fitted with a 360° swivel.

D - Food and Water

1. In many cases the site will provide adequate food in the form of grass; where this is the case the tether site should be changed at least once daily to ensure the quality of the pasture.
2. If the grass is not sufficient for the animal's need, sufficient supplementary forage should be available throughout each day.
3. Water should be made available on a frequent and regular basis throughout the day in a spill-proof container. This is crucial in all weather conditions, but especially during hot weather.
4. Containers for concentrate food should be kept in a clean and safe condition.

E - Shelter

1. Animals should not be exposed to excessive heat from the sun, to heavy rain, snow or hail, or to strong winds for other than very short periods. Shelter should be provided to give protection against the elements, especially against extremes of weather.
2. Shelter should, at a minimum, provide shade from the sun and from severe wind. In prolonged rain, a well-drained area must be available.

F - Exercise

1. Animals must be given freedom to exercise off the tether for a reasonable period at least once a day.

G - Supervision

1. Tethered animals require a high level of supervision, and should be inspected no less frequently than six hourly intervals during normal waking hours, and at least twice per day during daylight hours.
2. Provision should be made to deal with situations where extremes of weather or other circumstances occur.

H - Identification

1. All tethered animals should be marked in such a way as to be permanently identifiable, and from this identification the keeper or owner should be able to be readily contacted.
2. This could be achieved by use of a freeze-brand or microchip registered with a 24-hour access database.
3. Alternatively the animal could have some form of identification attached to the head collar or neck strap giving full details of the keeper or owner.
4. It is a requirement that all animals born after 1st July 2009 have to be microchipped.

I - Other Requirements

1. They may need protection from ill-intentioned persons. Steps should be taken to ensure the security, safety and well-being of all animals.
2. Horses must be able to bear a natural position.

See annex 3 for further sources of information on meeting the needs of tethered horses.

Annex 2 - Horse passports

Since 2004 it has been a legal requirement (the Horse Passport (England) Regulations 2004) for all horses and ponies (and other forms of equidae) in England to have a valid passport identifying the animal and the current registered owner.

These regulations were updated in 2009, requiring all foals born after the 1st July 2009 and older horses not previously identified to be microchipped when a passport is applied for. For foals, all applications must be submitted by the end of the year of their birth or within six months of birth, whichever is later.

Following public consultation in 2017, new regulations are expected to come into effect in 2018 that will maintain the existing requirements and additionally require that all horses, regardless of age, are to be microchipped. The regulations will include a period of grace by which microchipping should be carried out.

You can apply for a passport through any Passport Issuing Organisation (PIO). Pedigree animals should be registered with a PIO that manages the studbook of their breed. You can find out more from www.gov.uk/horse-passport.

The passport must accompany the horse during all movements with a few exceptions, most notably when moved on foot or in an emergency situation, but must be produced without undue delay by the keeper if required. Owners and keepers with primary responsibility for the horse (e.g. full livery yards or transporters) must ensure that the horse is correctly identified before accepting the animal into their care and make the passport available for inspections.

Ponies living in wild or semi-wild conditions on Dartmoor, Exmoor, Wicken Fen and the New Forest do not need to be identified until they leave the moors or forest – special arrangements are in place which mean they do not have to be microchipped when moving out of the designated area.

One of the purposes of horse passports is to record when a horse receives certain medications which may have negative consequences for human health if your animal enters the food chain at the end of its life. It is therefore essential that the passport is available whenever your vet treats your horse so he/she can record if any of these medicines are given. If the passport isn't available then the vet may not be able to administer these medicines. If the horse is given one of these medicines, your vet must ensure that the relevant section has been signed by the owner which states that the animal is not intended for slaughter for human consumption. This means that the horse can never enter the human food chain and you should think carefully about the implications of this decision as this will restrict the options available at the end of your horse's life. You should discuss this with your vet if you have any questions.

Annex 3 - Sources of further information

Legislation

- Animals Act 1971
- Animal Welfare Act 2006
- The Code of Practice on How to Prevent and Control the Spread of Ragwort 2006
- Council Regulation (EC) No 1/2005 on the protection of animals during transport and related operations
- The Farriers (Registration) Act 1975
- The Horse Passports (England) Regulations 2004
- The Horse Passports Regulations 2009
- Guidance on the Disposal Options for Common Ragwort 2005
- Ragwort Control Act 2003
- Riding Establishments Acts 1964 & 1970
- Weeds Act 1959
- The Welfare of Animals (Transport) (England) Order 2006, and Guidance on implementation in the United Kingdom
- The Control of Horses Act 2015
- The Animal Welfare (Licensing of Activities Involving Animals) (England) Regulations 2018

Websites of relevant organisations

- www.aht.org.uk
- www.baedt.com
- www.bluecross.org.uk
- www.beva.org.uk
- www.beta-uk.org
- www.bhs.org.uk
- www.britishhorseracing.com
- www.bva.co.uk
- www.defra.gov.uk
- www.thedonkeysanctuary.org.uk
- www.equinegrasssickness.co.uk
- www.farrier-reg.gov.uk
- www.hsa.org.uk
- www.horsetrust.org.uk
- www.newc.co.uk
- www.pcuk.org
- www.redwings.org.uk
- www.rspca.org.uk
- www.worldhorsewelfare.org

Publications relevant to topics covered by Code

British Equine Veterinary Association

- Horse Care Guide

British Horse Society

- BHS Complete Horse and Pony Care
- BHS Guide to Grassland Management for Horse and Pony Owners
- The BHS Complete Manual of Horse and Stable Management
- The BHS Veterinary Manual – Second Edition
- The BHS First Pony Manual
- Welfare leaflets cover a wide range of topics and can be downloaded via the website at: www.bhs.org.uk (follow link to Welfare and then leaflets). For more information or to report a welfare concern

BHS leaflet titles:

- Buying or Loaning a Horse
- Sample Loan Agreement
- Cutting Cost Without Compromise
- Responsible Rehoming
- Euthanasia
- The Cost of Keeping a Horse or Pony
- Prevention and Management of Laminitis
- The Dangers of Ragwort
- Ragwort - friend or foe?
- Pasture Management
- Worm Control
- Basic Feeding

- Bedding
- Respiratory Health
- Strangles
- Strategy to Eradicate and Prevent Strangles (STEPS)
- Sweet Itch
- Cushing's Disease
- Colic
- Guide to African Horse Sickness
- Advice on Atypical Myopathy
- Poster - Signs of Atypical Myopathy
- BHS Code of Practice for the Welfare of Horses and Ponies at Events
- BHS Code of Practice for the Welfare of Horses and Ponies at Events – Notes
- How to condition score
- Scottish Government Guidance on How to Prevent the Spread of Ragwort
- Vaccinating Against Tetanus and Equine Influenza
- Guide to Tethering Horses

British Horseracing Authority

- Rules of Racing

Department of Communities and Local Government

- Fire safety risk assessment – animal premises and shelters

Department of Transport

- Code of Practice for Horse Drawn Vehicles

Donkey Sanctuary

- Clinical Companion for Donkeys
- A Guide to Caring for your Donkey
- Donkey Care Handbook

National Equine Welfare Council

- Equine Industry Welfare Guidelines Compendium
- Code of Practice for Markets and Sales involved with the selling of Horses, Ponies and Donkeys
- Code of Practice for the Tethering of Horses, Ponies and Donkeys
- The Five Freedoms in relation to equine tethering
- Code of Practice for Welfare Organisations involved in the keeping of Horses, Ponies and Donkeys
- Grazing Muzzle Guidance

National Research Council

- Nutrient Requirements of Horses, 6th edition

Pony Club

- Manual of Horsemanship
- Keeping a Pony at Grass

World Horse Welfare

- Is Your Horse the Right Weight? DVD and leaflet covering weight assessment and management
- Ragwort Alert leaflet
- Need to Breed? Leaflet helping owners to decide whether or not to breed a foal
- Just in Case – end of life planning
- Keep Your Horse Healthy - Disease information pack
- Practical Guidelines on the Watering of Equine Animals Transported by Road
- Laminitis leaflet
- Five Freedoms reminder cards

For more information and horse care advice see:

- www.worldhorsewelfare.org

To report welfare problems call the welfare line

This Code of Practice applies to all horses

The purposes of the Code is to provide practical guidance to help you to comply with the provisions set out under Section 9 of the Animal Welfare Act (www.legislation.gov.uk/ukpga/2006/45/section/9). It does not tell you precisely how to care for your horse but it does summarise important things you should know and what to do when making decisions about how best to care for your horse.

Breach of a provision of this Code is not an offence itself but if proceedings are brought against you for an offence under Section 9 of the Act, the Court will look at whether or not you have complied with the Code in deciding whether you have committed an offence.

If you are unsure about anything to do with the care and welfare of your horse, you should always seek advice from an expert such as a veterinary surgeon, mainly referred to as vet. A list of sources of further information and a list of related legislation are provided on page 35 of this Code.

You can find out more about the legislation relating to horses at www.defra.gov.uk



← [BACK TO ALL EVENTS](#)

UNDERST AND YOUR HORSE – BEHAVIOUR WORKSHOP

Saturday, 3
August 2019
9:45 am – 5:00
pm

All For Horses,
Silpho, North
Yorkshire, YO13
0JP
([map](#))

Would you like to understand your horse's behaviour and read his body language?



A better understanding of horse behaviour and body language can help you improve your relationship with your own horse and give you the confidence to make better-informed choices about riding, handling, training and competing.

This one day workshop is an introduction to horse behaviour and body language. The day will include presentations as well as observational exercises with horses. You will benefit from an improved understanding of how your own horse behaves and gain new practical skills to help keep, manage and train your horse.

You will learn about:

- different aspects of horse behaviour (including play, sleep, their social life, eating, drinking, movement, reproduction etc)
- the horse's behavioural needs
- tips to improve your horse's behaviour and reduce stress
- equine communication
- reading equine body language
- how to recognise pain, stress and fear
- how to assess emotional thresholds
- practical observation of the horse's body language

This workshop is aimed at horse owners, students and equestrian professionals interested in learning more about horse behaviour.

CPD attendance certificates will be available, please email Justine if you would like one.

TICKETS

Tickets are limited and need to be purchased in advance, no tickets will be available on the door.

This is Day 1 of a two day event

but you can buy either a one day or two day ticket. Ticket price includes refreshments but attendees are recommended to bring a packed lunch.

One day ticket - behaviour workshop only: £65

Quantity:

BUY NOW

Two day ticket - behaviour & training workshops: £120

Quantity:

BUY NOW

For information and tickets for the training workshop on 4 August [click here](#)

ABOUT JUSTINE

Justine is a fully certified member of the International Association of Animal

Behaviour Consultants (IAABC). She is also the organisation's UK Chair, a member of the Application Review Committee, and a Mentor for both the IAABC's Online Mentorship programme and the Animal Behaviour Consulting Principles & Practice course. Justine is also registered as an Accredited Animal Behaviourist with the Animal Behaviour and Training Council and the organisation's Vice Chair.

In addition to helping horse owners solve their horse behaviour problems Justine regularly writes for a number of equestrian magazines worldwide including Horse, Horse & Hound, Your Horse, Endurance GB, Horse & Rider (US & UK), Bit (Netherlands), Horses & People (Australia), Horse Deals (UK & Australia), The Sun, nutritional supplement company VetVits and Petplan Equine Insurance.

Justine lectures on the BSc (Hons) Behavioural Science Degree at Writtle University College and also acts as an expert consultant in legal disputes and court cases

involving equine behaviour.

For further information about Justine please click [here](#).

Posted in Weekend Workshops

Earlier Event: 21 July

UNDERSTAND YOUR HORSE

Later Event: 4 August

UNDERSTAND YOUR HORSE – TRAINING
WORKSHOP



1. Home (<https://www.gov.uk>)
2. Business and self-employed (<https://www.gov.uk/browse/business>)
3. Farming business (<https://www.gov.uk/browse/business/farming>)

Farm and livery horses

Contents

- Looking after horses (<https://www.gov.uk/farm-and-livery-horses>)
- Stables and livery yards (<https://www.gov.uk/farm-and-livery-horses/stables-and-livery-yards>)
- Dealing with waste
- Transporting horses (<https://www.gov.uk/farm-and-livery-horses/transporting-horses>)
- Death and disease (<https://www.gov.uk/farm-and-livery-horses/death-and-disease>)

Dealing with waste

Horse manure

Horse manure is not considered waste if all of the following apply:

- it is used as soil fertiliser
- it is used lawfully for spreading on clearly identified pieces of agricultural land
- it is only stored to be used for spreading on agricultural land

If you store or spread horse waste near to water, it can be a health hazard and could harm the environment. You will need to follow rules on Nitrate Vulnerable Zones (<http://www.environment-agency.gov.uk/business/sectors/54714.aspx>) and follow rules on the pollution of groundwater (<https://www.gov.uk/government/publications/protect-groundwater-and-prevent-groundwater-pollution/protect-groundwater-and-prevent-groundwater-pollution>).

Getting rid of solid waste

Solid waste includes things like:

- contaminated bedding
- food containers
- horse manure (if not used as soil fertiliser)
- empty pesticide and other chemical containers
- plastics such as silage wrap, bags and sheets
- tyres, batteries, clinical waste, old machinery and oil

You must use a licensed facility to get rid of solid waste - it's against the law to dump or burn it.

Contact the Environment Agency or your local authority for information on how to get rid of solid waste.

Environment Agency helpline

Find out about call charges (<https://www.gov.uk/call-charges>)

Some biodegradable waste can be composted. Composting plants (<http://www.environment-agency.gov.uk/business/topics/permitting/34785.aspx>) must be registered with the Environment Agency. You may need an environmental permit (<https://www.gov.uk/government/collections/standard-rules-environmental-permitting>) for on-site composting of some materials.

- ← Previous : Stables and livery yards (<https://www.gov.uk/farm-and-livery-horses/stables-and-livery-yards>)
- → Next : Transporting horses (<https://www.gov.uk/farm-and-livery-horses/transporting-horses>)

Print entire guide (<https://www.gov.uk/farm-and-livery-horses/print>)

Related content

- Getting and using a horse passport (<https://www.gov.uk/horse-passport>)

Explore the topic

- Farming business (<https://www.gov.uk/browse/business/farming>)

Find charities

[Find charities](#)
[Charity overview](#)
[Print charity details](#)
[Advanced Search](#)

Charity search

[Advanced Search](#)

1153649 -
ALL FOR HORSES

REMOVED CHARITY

Other names

None

Governing document

NO INFORMATION RECORDED

Area of benefit

NO INFORMATION RECORDED

Organisation type

STANDARD REGISTRATION

Where it operated

NORTH YORKSHIRE

Registration history

09 September 2015Removed - DOES NOT OPERATE

03 September 2013Registered

Charitable objects

1 FOR THE BENEFIT OF THE PUBLIC TO RELIEVE THE SUFFERING OF ANIMALS IN NEED OF CARE AND ATTENTION, PARTICULARLY BUT NOT EXCLUSIVELY HORSES AND PONIES AND, IN PARTICULAR TO PROVIDE AND MAINTAIN RESCUE HOMES OR OTHER FACILITIES FOR THE RECEPTION, CARE AND TREATMENT OF SUCH ANIMALS. 2 TO PROMOTE HUMANE BEHAVIOUR TOWARDS ANIMALS BY PROVIDING APPROPRIATE CARE, PROTECTION, TREATMENT AND SECURITY FOR ANIMALS THAT ARE IN NEED OF CARE AND ATTENTION BY REASON OF SICKNESS, MALTREATMENT, POOR CIRCUMSTANCES OR ILL USAGE AND TO EDUCATE THE PUBLIC IN MATTERS PERTAINING TO ANIMAL WELFARE IN GENERAL AND THE PREVENTION OF CRUELTY AND SUFFERING AMONG ANIMALS IN SUCH WAYS AS THE TRUSTEES SHALL THINK FIT.

Classification

What

- Education / training
- Animals
- Economic / community Development / employment

Who

- Children / young People
- Elderly / old People
- People With Disabilities
- People Of A Particular Ethnic Or Racial Origin
- The General Public / mankind

How

- Provides Services
- Provides Advocacy / advice / information

From:
To: [Planning](#)
Subject: Planning Application - Silpho Brow - NYM/2019/0431/FL
Date: 27 August 2019 15:39:06

Good afternoon.

I am writing to you in regards to Silpho Brow's application for planning permission.
NYM/2019/0431/FL

In April 2019, I found their website online while searching to rehome a horse. I found a mare by the name Fleur who had been in their care since 2015. I emailed back and forth for 3 days with Lou about the process of Rehoming one of their horses.

My partner and I travelled 2 hours to view Fleur and a couple more horses that were in their care.

On arrival, we were greeted warmly by Lou and another volunteer and shown around the yard and fields.

Some yard areas were cluttered with fencing equipment and machinery which needed to be moved.

We were taken to the large paddock across the lane to meet Fleur. The weather was cold so the horses had their rugs on so they were warm, and were all sharing some big bales of hay until the grass started to grow through. The herd was happy and calm, with no problems at all.

I met Fleur and started talking about the Rehoming process further in depth. The rescue workers suggested meeting the horses a minimum of 3 times before rehoming them, so they are calm and comfortable for when they move homes.

As my partner and I live 2 hours away from the rescue, we booked a 3 night stay in a local b&b that is only a 9 minute drive away a couple of weeks later.

During our stay, we visited the yard twice a day at different times. I brought Fleur in from the paddock to feed and groom her. I did some bonding techniques that the rescue suggested, such as walking her up and down the bridleway and let her eat some grass at the sides of the lane.

While doing this daily routine, we encountered 2 vehicles for the entire 3 days. One vehicle being a Royal mail van. Fleur was calm and unfazed, happily standing at the side of the road as the vehicle passed us.

While grooming, feeding and bonding with Fleur, it was apparent that all these horses were very well kept and loved so much. All their hooves has been trimmed, they were in good condition and Fleur was a happy, healthy girl.

On the last day of our visit, my partner and I witnessed first hand, all the work and love that goes into these horses. One pony by the name of Shadow became ill with colic. The vet visited the yard and the rescue team worked quickly and tirelessly to transport Shadow to the veterinary hospital for surgery.

When it came to bringing Fleur home, she was all ready to go by the time we arrived at the rescue. I signed a full loan contract, and was handed Fleur's passport and breeding certificate. I was also provided with a wormer as she was soon due. She settled right into her new home.

Since then, I have received endless support and compliments from the team about how Fleur is doing.

The rescue had been amazing with all their hard work around the clock and their support given to not only me, but to everyone else who has rehomed a horse from them. They are an amazing charity who do amazing work.

Thank you for your time,

Regards,
Amy Garbutt

225 Rotherham Road
Maltby
Rotherham
South Yorkshire
S66 8LL

From:
To: [Planning](#)
Subject: Re planning application NYM/2019/0431/FL.
Date: 27 August 2019 17:16:28

We are in favour of this application going through as this establishment is needed for the care of rescued and abandoned horses and ponies.

The people need all the help and support to continue the excellent care and welfare of the animals as they are doing at present.

Owen & Audrey Welford

Craigielee

Robin Hoods Bay

YO22 4RH

From: [Planning](#)
To: [Planning](#)
Subject: Comments on NYM/2019/0431/FL - Case Officer Mrs H Saunders - Received from Mrs Gill Dixon PGCE,MA,BHScHons,RGN at Riverside Farm,, Skelton, HOWDEN, EAST YORKSHIRE, DN147RP
Date: 27 August 2019 15:44:32

I am writing in support of this application. I have visited this site on several occasions without an appointment and have found a few very hard working people working tirelessly in their efforts to help ponies who would otherwise have been slaughtered or possibly abused. The horses all looked absolutely relaxed, well covered and stress free, living in a herd in as natural a way as possible. Mrs Edwards puts their welfare over and above everything and whilst the hours she works may detract from aesthetics in the cosmetic appearance of some areas of the land that is because the welfare of the ponies is considered the priority. Mrs Edwards is often up through the night assisting those that have additional welfare needs and she is very knowledgeable re the specific needs of these animals. You only have to see the horses to know that they are being well cared for and are happy in their environment. The world needs more people like Mrs Edwards and her volunteers and is a better place for them. The Charity is situated in a quiet and unhurried location and served by a narrow road which has always been free of any traffic when I have visited and there has never been an issue getting to the farm. I have never been blocked or blocked any other vehicle. This is a very worthy Charity and has my full support.

Comments made by Mrs Gill Dixon PGCE,MA,BHScHons,RGN of Riverside Farm,, Skelton, HOWDEN, EAST YORKSHIRE, DN147RP

Preferred Method of Contact is Email

Comment Type is Comment

Hoof 'n' Paw Physio

Bethany Messruther DipAPhys | 4 Vernon Grove, Scarborough, N. Yorkshire, YO12 6DP



To whom it may concern

NYM/2019/0431/FL

I regularly attend All For Horses in my capacity as an animal physiotherapist to treat their horses and ponies when needed and provide continued maintenance physiotherapy treatments.

The horses and ponies are very happy, relaxed and healthy (clearly as a rescue sanctuary some have life long health issues but they are all provided with long term required medical care). They enjoy living in a natural herd environment, along with care and support as needed from experienced and well qualified people. I treat horses at the sanctuary throughout the year.

I also keep my horse in the local area (and have done for a few years) so ride through and walk my dog in the area regularly at least once or twice a week at varying times and rarely meet any traffic on the road.

The sanctuary isn't the tidiest place but the owners and staff are currently clearly working on improving the aesthetic appearance; this obviously takes time and money and has to run alongside providing the horses with all their needs.

The sanctuary works hard to help and rehome as many horses and ponies as they can.

Yours Sincerely

Bethany Messruther DipAPhys

From:
To: [Planning](#)
Subject: Re: Horses NYM/2019/0431/FL
Date: 27 August 2019 15:51:22

My name and address are as follows, (NYM/2019/431)

Mrs V ALMOND
7 QUEENS DRIVE
GOOLE
DN146WB

Regarding Cathy Edwards, Silpow Brow farm.

This venture is of very low impact on wildlife, if anything it enhances it .
And is definitely in no way detrimental to this wonderful area of NYM, I've been a supporter of this wonderful horse sanctuary, and the wonderful work Cathy and her team of volunteers do, for lots of years and have been many times three out the year, like I said in my earlier email, NEVER met a soul!!!!,
Please help this lady carry on her great love and work for these beautiful creatures,
regards
V almond

Get [Outlook for Android](#)

From:
Sent: Tuesday, August 27, 2019 11:05:52 AM
To: planning@northyorkmoors.org.uk <planning@northyorkmoors.org.uk>
Subject: Horses NYM/2019/0431/FL

Dear madam, sir

, I'm writing to offer my total support to Cathy Edwards at Silpho Brow, the application number for her application is NYM/2019/0431/FL.

This lady totally lives and breathes to help horses , she devotes her life to helping these beautiful creatures, ive been to

Visit on numerous occasions and never passed a soul on the road, I've even wondered if I was going to the right place when I first went!!.
The wonderful work this lady and her few volunteers do is a credit to human kindness,. Unfortunately some people think more about themselves ONLY, and have no room in their hearts for any thing else except there own egos!!,
This lady is out in all weather to make sure these horses are fed and watered, they live naturally in a herd and its wonderful to see,
Love and passion to help another living creature in not based on your house or farm in this case, looking like a shop front!!!, its based on on what's
In your heart and what these horses need, and they or Cathy and her team definitely do NOT deserve this , give Cathy full support to carry on helping these beautiful animals .
SOME PEOPLE HAVE NO CHARITY WHATSOEVER, and they live in a POORER WORLD!!!, ME ME ME, !!!, HOW SAD THEY ARE !!!,
KEEP UP THE GOOD WORK CATHY,

Regards Mrs v Almond

From: [Planning](#)
To: [Planning](#)
Subject: Comments on NYM/2019/0431/FL - Case Officer Mrs H Saunders - Received from Mrs Joanne Richardson at Lyndhurst, Main Road, Gilberdyke, HU15 2SW
Date: 27 August 2019 14:21:46

To whom it may concern

I am an experienced horse owner who just over a year ago was lucky to be able to support 'all for horses' at Silpho Brow Farm West horse sanctuary by taking on a very well looked after pony called 'Feather'. Myself and my husband visited the farm on four occasions before collecting Feather. On all occasions we never passed or even saw another vehicle on the single track down to the Farm and when collecting Feather we used a horse trailer and had no issue navigating the single track road. On first arrival the farm does look a little unkempt but when you actually get out and go in to meet the horses and ponies and the very caring team who look after them you can see they are well looked after. What is clearly not understood by some people is that this is a working farm with a high number of animals that have been rescued from extremely poor conditions - it will not look as neat and tidy as someone who may have one or two ponies at home. We visited during the winter months and yes it was muddy (as is to be expected) but horses were warm, dry and well fed. Although there are guidelines for the space required for horses in paddocks ultimately as long as they are fed, watered, dry and cared for they are very happy living as nature intended in a herd environment. I hope 'all for horses' can continue the great work they are doing in rescuing animals that are in desperate need and would ultimately be put to sleep, these horses and ponies can and do go on to have a great life.

Comments made by Mrs Joanne Richardson of Lyndhurst, Main Road, Gilberdyke, HU15 2SW

Preferred Method of Contact is Email

Comment Type is Comment

**Silpho Brow Farm East
Scarborough
YO13 0JP**

Hilary Saunders
North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
York YO62 5BP

24 August 2019
Your ref: NYM/2019/0431/FL

Dear Mrs Saunders

Re: Planning Application, Silpho Brow Farm West, Scarborough, YO13 0JP

Thank you for your various letters and your visit regarding this application. We respond as follows.

Introduction

We moved to Silpho Brow in 2015 and are immediate neighbours of the applicant.

We have sympathy with the aims of the applicant in running a horse rescue charity. This is a commendable activity that must require considerable determination and dedication. In principle, therefore we would like to be able to support this application. Unfortunately, we cannot. Our experience is that the applicant's single-mindedness leads to a reluctance to communicate over their plans and activities and a real blindness as to the impact of their activities on their neighbours and on the environment generally.

It is very unfortunate that works and activities have been undertaken by the applicant for some years prior to obtaining the necessary consents that are now being sought. We are particularly concerned that approval of this application will be regarded as a "green light" and lead to a further expansion in existing commercial activities, and potentially other new activities being introduced, as discussed below.

Proposal 1: Change of use of agricultural buildings for the purposes of stabling horses and commercial storage in connection with the use of the site as a Horse Rescue, Rehabilitation and Horse Rehoming Charity.

1.1 Change of use of premises

Prior to 2014, Silpho Brow Farm West was a residential dwelling, whereas the site has now largely been "industrialised". This change of use, for which retrospective permission is now sought, has had significant impact on traffic and the local environment, as detailed below. While it is not a

material consideration for planning purposes, we would point out that the contention that the property "... is a farm", and the historical information in the "Background" section of the applicant's supporting information is incorrect. In fact, Silpho Brow Farm West was carved out of the original title to Silpho Brow Farm and sold in January 1994 under a new title with a covenant restricting its use to that of "private dwelling house and/or a smallholding" (Land Registry Ref: NYK148861).

We note that since submission of the application, the applicant has revised the red line identifying the area for which consent is sought. However, the revised red line still does not encompass the whole area already used for commercial storage, as the storage currently extends beyond the revised red line externally to the north and into another outbuilding not identified in the application.

We are aware that the applicant advertised "open days" at the property during the summer of 2018, and advertised a "Horse Behaviour Workshop" at the property earlier this month (See Annex A). Both of these initiatives could have led to a sudden, unexpected increase in traffic to the site with none of the infrastructure in place to support a large number of visitors. The possible development of the site as a training centre is not referred to in the application and would be a great concern to us.

We submit that the site is and will remain wholly unsuitable for any use or event that is open to the public or a section thereof, and if this application were to be granted we would ask for a condition to be imposed prohibiting any such use or event.

1.2 Highways and access

The unsuitability of the lane giving access to the property has been adequately described in other comments on this application and we will not repeat them. We would add, though, that the increased use of the lane by commercial vehicles creates a particular hazard for walkers and horse riders who are among the main users of the lane. The lack of verges for much of its length means that there is no means of stepping off the very narrow lane safely if a vehicle is encountered, and larger commercial vehicles are often unable to reverse safely to an informal passing space (there being no official passing spaces).

Despite the applicant's comments, it appears that there is still no satisfactory means for commercial vehicles to turn at the applicant's property. The private entrance to our drive and the adjoining property is still regularly used for turning, and on occasion drivers of delivery vehicles have opened our gates and entered our property to use our turning area, which is situated several hundred metres from the public highway. This is unacceptable.

1.3 Environmental considerations

The applicant's activities in the field referred to in the application as "15 Acre Field" leaves the highway immediately outside the entrance to our property awash with liquid mud throughout the winter months. We acknowledge that the earthworks undertaken in this field eighteen months or so ago were a bona fide attempt by the applicant to solve the problem of mud. However, in reality, they made it worse, largely because it appears that field drains were destroyed in the process, leading to flooding of the field. We therefore fully endorse the Local Highway Authority construction requirement for this location as detailed in their response to the application.

We have considerable concern about the nature of the commercial storage being undertaken by the applicant. For example, the applicant is currently storing approximately 150 used car tyres at the property. These are stacked externally, outside the revised red line on this application and within a few metres of our property. We understand that used tyres create a range of hazards, including an increased risk of vermin, and that specific regulations cover their storage. We do not know if more tyres or other hazardous items are being stored inside the applicant's buildings.

2. Retention of touring caravan for workers rest room and retention of portacabin for use as workers accommodation.

We would point out that although again it is not a material consideration for planning purposes, the applicant is in breach of a covenant established when the property was first sold: *"not to bring or keep caravans on the property except not more than one caravan ... for personal or domestic use ..."*

3. Siting of replacement summerhouse.

We have no objection in principle. However, we would ask that a planning condition be created restricting the use of any new summerhouse to social or domestic purposes only, so that a new structure cannot be used for further commercial storage or for the accommodation of more workers.

4. Gravel surfacing of field entrance to assist with drainage.

We have covered this above at 1.3. We acknowledge that the applicant is seeking to resolve problems with the washing of mud onto the highway, and this needs to be resolved urgently. Given difficulties that have previously arisen with this task, however, we would ask for a condition to be imposed to ensure proper professional supervision of all further works, so that the Local Highway Authority construction requirement is followed.

Yours sincerely

Ian and Christine Mackenzie

Annex A: Screen print: Horse Behaviour Workshop Advertisement

[← BACK TO ALL EVENTS](#)

UNDERSTAND YOUR HORSE – BEHAVIOUR WORKSHOP

Saturday, 3 August 2019
9:45 am – 5:00 pm

All For Horses, Silpho, North Yorkshire, YO13
QJP
([map](#))

Would you like to understand your horse's behaviour and read his body language?

A better understanding of horse behaviour and body language can help you improve your relationship with your own horse and give you the confidence to make better-informed choices about riding, handling, training and competing.

This one day workshop is an introduction to horse behaviour and body language. The day will include presentations as well as observational exercises with horses. You will benefit from an improved understanding of how your own horse behaves and gain new practical skills to help keep, manage and train your horse.

You will learn about:

- different aspects of horse behaviour (including play, sleep, their social life, eating, drinking, movement, reproduction etc)
- the horse's behavioural needs
- tips to improve your horse's behaviour and reduce stress
- equine communication



From:
To: [Planning](#)
Subject: Horses NYM/2019/0431/FL
Date: 27 August 2019 11:05:56

Dear madam, sir

, I'm writing to offer my total support to Cathy Edwards at Silpho Brow, the application number for her application is NYM/2019/0431/FL.

This lady totally lives and breathes to help horses, she devotes her life to helping these beautiful creatures, ive been to

Visit on numerous occasions and never passed a soul on the road, I've even wondered if I was going to the right place when I first went!!.

The wonderful work this lady and her few volunteers do is a credit to human kindness,. Unfortunately some people think more about themselves ONLY, and have no room in their hearts for any thing else except there own egos!!.

This lady is out in all weather to make sure these horses are fed and watered, they live naturally in a herd and its wonderful to see,

Love and passion to help another living creature in not based on your house or farm in this case, looking like a shop front!!!, its based on on what's

In your heart and what these horses need, and they or Cathy and her team definitely do NOT deserve this, give Cathy full support to carry on helping these beautiful animals . SOME PEOPLE HAVE NO CHARITY WHATSOEVER, and they live in a POORER WORLD!!!, ME ME ME, !!!, HOW SAD THEY ARE !!!, KEEP UP THE GOOD WORK CATHY,

Regards Mrs v Almond

-----Original Message-----

From: Planning

Sent: 27 August 2019 14:04

To: Hilary Saunders

Subject: New application post - NYM/2019/0431/FL Silpho Brow Farm West, Sur Gate, Silpho - Third Party

-----Original Message-----

From: Pauline Lupton

Sent: 26 August 2019 2

To: Planning

Subject: NYM/2019/0431/FL

Dear Sir

I write in support of the work in rescue and rehabilitation for horses carried out in Silpho at All for Horses. They were the only charity to support me when due to a secondary cancer diagnosis and loss of rental premises in Leeds, I was faced with rehoming several horses. One in particular Alice who is still with Lou as she had behavioural issues beyond the scope of most people I was facing putting her to sleep so I approached them in desperation. They responded straight away and have given Alice the times she needs to let go of some of her past trauma. I have visited her several times in the past 2 years and have tried to support Lou by doing home checks for horses lucky enough to be offered a new private home after rehabilitation . Maybe Alice's time will come but until then I know she is safe well cared for and living a natural existence in a herd with others.

Lou takes great care to match owners and horses so that there is less chance of a mismatch. This takes into account the horses ability and personality with that of the client -she insists that potential adopters visit and spends time with a potentially suitable horse so that she can assess their compatibility . To do this she needs accommodation to make the visits economical as the farm is off the beaten track. She also needs accommodation for staff and students as horses need care 24/7 every day of the year. Keeping good staff in that location is dependent on good facilities for them to live on site.

I have only ever seen minimal traffic going to the farm belonging to staff and helpers.

Lou has forged good relationships with local farms who provide hay and haylage for the horses at good rates.

This is a huge expense but due to local support has been plentiful.

Lou is starting an education programme on horse behaviour for students to enrol so that adopters can understand the needs and requirements to keep horses happy and healthy. This is to ensure the long term future of rehomed horses and the welfare of the wider horse population which she hopes will prevent neglect and ignorance .

I strongly support All for Horses -they stepped up for me and I owe them a great debt. Please give them the provision they need to take their work to the next level in horse welfare education and rehabilitation.

Kind regards

Pauline Lupton

132 Hailgate Howden

East Yorkshire

Sent from my iPhone

From: [Julia Bullock](#) on behalf of [General](#)
To: [Planning](#)
Subject: FW:
Date: 19 August 2019 09:47:39

From: Shirley baines
Sent: 17 August 2019 08:41
To: General
Subject:

I am writing regarding an application for a farm to continue as a Horse rescue centre called All for horses at Silpho. I realise now I have missed the date for objections but I must tell you what I saw when I rode through the land in winter months as an observer and horse lover. This is a Bridleway so my observations were quite valid. At the time that day as I rode towards and past 30+ ponies.

1. The landscape had changed considerably since I last rode through there. Mud from corner to corner of all the fields the ponies were in. Ponies were standing knee deep in mud.
2. The ponies had a small amount of old haylage. No obvious water trough.
3. Many ponies had their heads down looking depressed standing in mud and nothing to eat.
4. Many had rugs on which didn't look waterproof. Had slipped back and looked very uncomfortable.
5. Fencing looked in a poor state and there were metal objects in the lower field.

I was horrified and concerned as a horse lover that ponies could be kept like this. I made enquiries and was informed this was a rescue centre but I felt these ponies needed rescuing again. I know mud is inevitable with horses in winter but there were too many together and no spare fields to rotate and rest. I was and have been concerned about them but was told they had been reported to the National parks.

My name is
Shirley Baines
89 Hoxton road
Scarborough
YO12 7 SX

From: [Planning](#)
To: [Planning](#)
Subject: Comments on NYM/2019/0431/FL - Case Officer Mrs H Saunders - Received from Mr John and Jane Duffy at Surgate Brow Farm, Silpho, Scarborough, North Yorkshire, YO13 OJP
Date: 18 August 2019 19:10:05

We wish to object strongly to application NYM19/431/FL.

Our farm is situated at the end of the single track lane leading to Silpho Brow Farm West. When we bought the farm in 1990, Silpho Brow Farm was farmed as a single small dairy farm, along with an adjoining small cottage. There was very little traffic on the lane. The farm was then sold and divided into 3 dwellings, this was initially opposed by the NYM planning department on the grounds that it was unsafe to have more traffic on such a narrow lane. Most of the land was sold off to neighbouring farmers. This generated more traffic as each dwelling had two or three vehicles and heavy farm machinery used the lane to access the fields, now owned by other farms. More recently further permission was given for a holiday cottage to be added to one of the dwellings. The lane is also used by walkers, horse riders and cyclists.

Our farm land is on either side of this increasingly busy lane. We rely on being able to drive our sheep along the lane from the fields to our farm buildings. This is becoming increasingly difficult. The lane is single track with a blind double bend where it crosses a stream. It is bounded by high hedges and bracken and it is not possible to see vehicles coming on some sections. There is one passing place between the bend and Silpho Brow Farm, but none on our section of the lane. Our field gateways are increasingly being used as passing places, leaving them muddy with deep ruts in winter and making access to our fields more difficult.

We have several concerns with this application.

1. The charity is seeking, via their website, to recruit volunteers. This proposal suggests living accommodation will be provided for them in an existing portacabin or that local people could volunteer on a daily basis. This would generate further traffic on the lane. The applicants have suggested that volunteers could arrive by foot or bicycle, this is totally impractical as the farm is situated on a steep hill and subject to severe weather in winter.

2. If planning permission is granted for the conversion of the existing agricultural buildings into stables for 30 horses, the property ceases to be a farm and becomes stables. There would be nothing to prevent the current owners or any future owner from using the site as a riding stable or livery yard. This would generate an enormous volume of traffic, as horse owners visit their horses 3 or 4 times daily and take their horses out to shows, pony club etc using trailers and horse boxes. So a yard with 30 stables could generate 120 vehicle movements (there and back) daily.

3. We have noticed in recent times an increase in the number of delivery vans using the lane. Many of them stopping at our farm asking for directions to Silpho Brow Farm West. We now realise that much of this traffic is generated by the online sales business which the applicants apparently run from the farm. The application to change the use of the agricultural buildings to use for "commercial storage" surely represents an escalation of these business activities.

For all the reasons given above and to protect the tranquility of this part of the National Park, we urge the NYM planning committee to refuse this application.

Comments made by Mr John and Jane Duffy of Surgate Brow Farm, Silpho, Scarborough, North Yorkshire, YO13 OJP

Preferred Method of Contact is Email

Comment Type is Comment

Highbank

Wrea Head

Scalby

Scarborough

YO13 0PB

4 August 2019

Ref 2019/0431/FL – Silpho Brow Farm West

Notice of Objection

Dear Sir

I am writing to object to the above planning application relating to the use of the property for a horse rescue charity.

As a horse owner and frequent user of the bridleway and road which passes this property I am concerned as to the suitability and conditions these horses are already been kept in.

I am concerned that the plans have no provision for isolation or quarantine stabling. Equine flu and strangles, both highly contagious diseases have been identified in this area. Yet there appears to be no provision for dealing with an outbreak of infectious disease which would impact both the rescue horses/ponies and those equines passing by on the public access routes.

On a recent occasion I counted approximately 30 equines on the land relating to this application. Given recommended stocking densities are 1 – 1.5 acres per equine, depending on size breeding etc I am concerned at the number of equines on the available grazing. I appreciate native ponies are hardy and good doers but even taking this into account I still have concerns over the numbers involved. There appears to be very little grass currently and this situation will only deteriorate as we progress into winter.

The equines on pasture to the south of the property have very little or no shelter and are in open exposed fields. Shelter in summer from flies, sun and heat is as important as being able to shelter from winter weather.

I also find it unacceptable the appearance of the property and its land, it is an eyesore. Given this is in the National Park it has more resemblance to a scrap yard than an area of natural beauty.

The charity number quoted on the applicants' website, All for Horses, is listed on the charity commissions website as The Animal Hostel Trust, registered in Baildon, Shipley, not an equine charity based in Scarborough. The accounts for the charity are over due and I would question the suitability of the applicants. Whilst I appreciate how the charity is run is not relevant to the planning application the tardiness of the charity administration adds to my concerns over the suitability of the applicants and the property to run an equine rescue centre from these premises.

Yours Faithfully

Sarah Woodward

From: [Planning](#)
To: [Planning](#)
Subject: Comments on NYM/2019/0431/FL - Case Officer Mrs H Saunders - Received from Mrs Elaine Tranter at 2,Suspension Bridge Cottage, Sneaton Lane, Ruswarp, Whitby, YO22 5HN
Date: 02 August 2019 18:31:49

I would question if the above premises are in fact a rescue, rehabilitation and rehoming charity as there seems little evidence of rehabilitation and rehoming. There appears to be at least 30 horses on 10 hectares. (The Code of Practice for the welfare of Horses and ponies is one acre per horse.: DEFRA) The fields are in an appalling condition with excrement not removed with the associated risk to animal welfare. The fields are scattered with dangerous objects and unsafe features and the fencing is inadequate with horses often loose on the road. Overall the premises is an unsightly eyesore in an otherwise beautiful area of the National Park.

The caravan and portacabins appear totally inadequate for staff/volunteers accomodation.

The proposed stabling does not describe an isolation box for new arrivals or sick horses.

I understand that through the planning framework (Section 17) this property should be a private residence and smallholding, not for other use.I have been appalled ,particularly in winter time when using the bridleways and footpaths in the area.N

Comments made by Mrs Elaine Tranter of 2,Suspension Bridge Cottage, Sneaton Lane, Ruswarp, Whitby, YO22 5HN

Preferred Method of Contact is Email

Comment Type is Comment

From:
To: [Planning; Rosie Gee](#)
Cc:
Subject: FAO Hilary Saunders NYM/2019/0431/FL Silpho Brow Farm West YO13 0JP
Date: 25 July 2019 19:04:28
Attachments:

Dear Hilary

I hope you are well, we have not spoken for such a long time.

I write regarding the above application. Whilst I will respond at a later date on many other matters it is with some urgency that I write regarding the applicants comments regarding the sewage for the development.

To provide background, in 2016 the Environment Agency contacted the applicants and ourselves to advise that the septic tank which serves both properties was not working and was polluting a waterway. The Environment Agency put us on notice that it required an urgent replacement.

Under guidance from the Environment Agency, the applicants and ourselves jointly employed a reputable firm 'R A Dalton' to calculate the size of the system required and to correctly install it. This was done in full consultation with the Environment Agency and building regulatory requirements. I am sure you are already aware that the calculations for such 'domestic' systems are done on a 'bedroom' basis. This meant that we jointly required a 12 person system. The applicants and ourselves both have a 3 bed semi detached house and therefore each has a waste requirement of 5 persons (Environment Agency legislation and Building Regulations). In addition we have the 1 bedroom holiday let which rates as 2 persons. We had a Conder AP12 (12 person unit) installed and R A Daltons invoiced both the applicants and us for our proportion of the installation costs separately. We paid 7/12 of the costs and the applicants paid 5/12ths.

Both of the Applicants (Trustees) were fully involved during the consultation and installation. You may recall the previous occupant of Silpho Brow Farm West obtained planning permission for holiday cottages and the current applicants advised that should they carry out that development or require any other additional sewage requirements that they would install a separate system.

The proportionate costs paid by each party are not relevant to the current application however the current system will not cope with the additional usage proposed. Even if the applicants employees/volunteers use the toilet in the house the number of toilets is irrelevant, the Environment Agency / Building Regulation requirements are based on the number of bedrooms for domestic properties. We were unaware that the portacabin was used as accommodation. The Conder AP12 is a 12 person unit and is designed only to deal with that discharge, the applicants use of the portacabin as an additional 2 bedrooms plus the use by employees/volunteers is overloading the system and it is not working correctly.

The new Conder AP12 system failed its last tests by the Environment Agency. Given the close consultation and observations by the Environment Agency they did not take action on that occasion however they were unaware (and so were we) of the additional usage by the applicant. As this is a retrospective application, it appears that the actions of the applicant has been overloading the system for some time and this means that untreated effluent has been discharged into the waterway.

Now that this has been brought to your attention it requires immediate action that cannot wait for a Committee Meeting. Similarly, as pollution is occurring and the system is significantly over loaded by the applicants actions, to grant planning permission with a standard 3 year completion date is inappropriate. As the application is for retrospective permission, the applicant should be advised that the sewage is an immediate and pre-requisite requirement to the consideration of any such planning approval.

I attach the original quote and calculations from R A Dalton dated July 16 and a letter received from them this morning confirming that the current system is inadequate for the current application.

In view of the pollution currently being caused please may I have your comments as to what happens now as a matter of urgency?

Please note that I shall write at a later date with regards to other matters and please record that I would like to speak as an objector at the planning committee meeting.

Kind regards

Jacqui Shipman

Attachments x 2

Silpho Brow Cottage
Silpho Brow
Scarborough
YO130JP



RA DALTON

waste water specialists

Mr and Mrs Shipman
Silpho Brow
West Silpho
Scarborough
YO13 0JP

HEAD OFFICE:
BURTREE FORD
COWSHILL
BISHOP AUCKLAND
CO. DURHAM
DL13 1DB

Dear Mr and Mrs Shipman

Ref: Condor ASP 12 Population

I can confirm that the system installed at your property is a Condor 12 population ASP which is designed to treat a maximum 2.4 cubic metres per day as peak load. This serves a 3-bedroom property, which at peak is 5 population, 1-bedroom holiday cottage which at peak is 2 population and another 3-bedroom property which again at peak is 5 population. This is the maximum occupancy based on the peak flows and loads as per both the Environmental Agency and Building Control guidelines.

The system installed will not deal with the proposed planning application as this will add another 4 population at peak and does not comply with the original building regulations.

If you would like any further information please do not hesitate to contact me.

Yours sincerely,

Alistair Dalton
Managing Director

All correspondence to Head Office Address above

V.A.T Reg. No. 827 7242 15 Company No. 04880888





RA DALTON

waste water specialists

12 July 2016

Mr & Mrs Shipman
Silho Brow
West Silpho
Scarborough

HEAD OFFICE:
BURTREE FORD
COWSHILL
BISHOP AUCKLAND
CO. DURHAM
DL13 1DB

Ref: Sewage Treatment System

Dear Mr & Mrs Shipman

Further to my visit regarding upgrading the present failing foul drainage system to serve the No. 2 - 3 bedroom properties along with the No.1 bedroom holiday let attached to your property, I can confirm that the most cost effective and least noisy type of treatment plant is the Klargester Bio Disc. However, as discussed you have concerns about the reliability of the system. Therefore, we can offer the following options of air blown treatment systems:

1. Klargester Bio Tec 2 vessel supplied to site.
2. Condor ASP12 treatment vessel to site.

Please find enclosed information on each of these treatment units.

- Supply of a Klargester Bio Tec 2 vessel to site @ £2,571.00 plus VAT.

Or

- Supply of a Conder ASP12 vessel to site @ £2,210.00 plus VAT. *

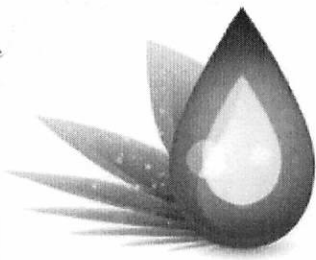
Excavation and installation of either vessel in a full concrete encasement. Connect the inlet drainage to the existing foul pipe work. Connect the outfall from the proposed treatment plant via a sample point back into the existing outfall drainage system that flows to the water course. Install a dedicated power supply from the stable complex with the inclusion of a power consumption meter.

Total estimated cost to carry out the above works will be £2,800.00 plus VAT. *

To de-commission the existing septic tank which will involve a full empty and wash down. In-fill with gravel with a concrete plug placed in the access point will be £350.00 plus VAT. *

2210
2800 + VAT = £6372.
300

All correspondence to Head Office Address above



RA DALTON

waste water specialists

We have made no allowance within the above cost for:

1. Removal of spoil from the site.
2. Hard excavation materials.
3. Shoring if we find the ground to be unstable.
4. A water Supply to ballast the vessel.
5. Welfare facilities if required.
6. Emptying of any existing system if required.
7. Building notice or environment agency permit if required.

We would advise that the works are covered by building control.

Payment Terms:

Full payment of the treatment vessel prior to delivery.
Remaining costs 30 days from date of invoice.

If we can help further please let me know.

Yours sincerely

pp. K. Devlin

Alistair Dalton

All correspondence to Head Office Address above

QSF Period re Testing / Connected to
BSEN 12566

END AUG / START SEPT

ASP range



the conder **ASP range** of package sewage treatment plants

clereflo™ ASP 6-25



demand special treatment

Designed and tested in accordance with BSEN12566-3:2005 and with the British Water Code of Practice for Flows and Loads, the Clereflo ASP will serve a population range from 6-20 persons and is suitable for residential and commercial projects where mains drainage is not available. Typical applications include single dwellings, small communities or developments, refurbishments and rural barn conversions.

For homeowners and self-builders the key features of the new Clereflo ASP are its discreet below ground installation, its quiet odourless operation and the low ongoing maintenance and running costs. For builders and developers, as well as being price competitive, the Clereflo ASP's compact design offers a low-cost, easy installation process.

FEATURES AND BENEFITS

- Independently Tested to BSEN12566-3:2005
- Value for money
- Completely below-ground installation
- Easy to install – reduced costs
- Proven technology with reliable performance
- Quiet, odourless operation
- Compact design with no moving parts
- Typically 1 to 3-year desludging period
- Deeper inverts available with a standard extension kit
- Option for pumped influent or effluent
- Effluent Standard: 20mg/l BOD; 30mg/l SS; 20mg/l NH3
- Suitable for discharge to ground or watercourse (subject to Environment Agency consent)

All applications should be specified to comply with the British Water Code of Practice for Flows and Loads. Further advice and assistance is available from our experienced internal and external sales teams. Site visits and assessments are recommended to ensure the correct equipment is proposed for each application.

Standard range plants produce an effluent quality of 20mg/l BOD; 30mg/l SS; 20mg/l NH3. The correct plant should be selected to meet the requirements of the discharge consent granted by the Environment Agency, SEPA or EHS.

| PRODUCT REFERENCE (pe) | MAX FLOW PER DAY (M ³) | MAX LOAD PER DAY | |
|------------------------|------------------------------------|------------------|-------|
| | | BOD g | NH3 g |
| ASP06 | 1.2 | 360 | 48 |
| ASP12 | 2.4 | 720 | 96 |
| ASP16 | 3.2 | 960 | 128 |
| ASP20 | 4 | 1200 | 160 |
| ASP25 | 5 | 1500 | 200 |



about conder environmental solutions

Protecting the water environment has been the mission of Conder Environmental Solutions, since it was established in the early 1970s. The business is organised into specialist divisions: Conder Products, Conder Technical Solutions, Conder Pumping Solutions. Our full capability extends beyond our successful range of 'sealed-design' commodity products, to providing expert consultancy and design for hi-specification bespoke solutions across all areas of wastewater pollution control. Conder works closely with engineers, architects, specifiers, developers and self-builders. Providing support from detailed site surveys, plant selection, full technical proposals and liaison with regulatory bodies where necessary, we will ensure that our client achieves the most environmentally sound and cost-effective solution.



CONDER PRODUCTS

Our specialist commodity division offers a portfolio of products ranging from oil separators and small sewage treatment plant, to pumping stations and attenuation or storm water balancing tanks. Our Clereflo range of small-scale domestic sewage treatment plants serve 6-50 population equivalents, utilising either Activated Sludge Plant (ASP) or Submerged Aerated Filter (SAF) technology. Highly price-competitive, with minimal running costs, the Clereflo range is the low energy solution for applications where access to mains drainage is not available.

CONDER TECHNICAL SOLUTIONS

The capability of Conder's Technical Solutions division illustrates the breadth of the company's expertise and has established Conder as the authority in hi-specification projects. As a solutions provider our expertise extends across a product range that includes SAF technology unitank and modular sewage treatment systems up to 1800pe, Membrane BioReactor sewage treatment systems up to 5000pe, attenuation, engineered vessels and other specialist tanks.

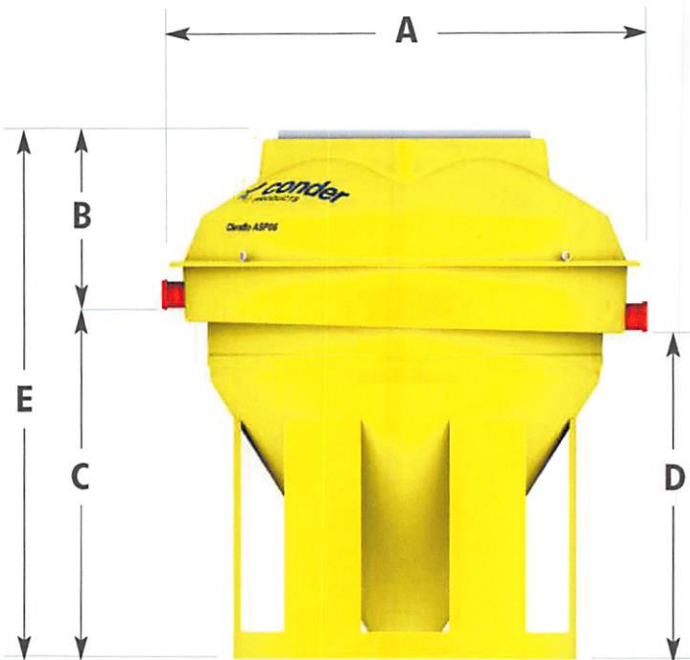
CONDER PUMPING SOLUTIONS

We offer a range of water and wastewater pumping solutions for domestic, commercial and industrial applications from off the shelf packages, through to custom-built pumping solutions.

SERVICE

Products installed to protect the environment must be maintained and serviced regularly to ensure that they continue to operate efficiently and effectively. Failure to do this will undoubtedly lead to pollution of the water environment, which is an offence and may result in prosecution. Through a nationwide network of British Water accredited engineers, Conder's service partners offer a full service and technical package which can include product support, commissioning, waste management and ongoing service and maintenance programmes.

specification



| CLEREFLO UNIT | ASP06 | ASP12 | ASP16 | ASP20 | ASP25 |
|---|--------|--------|--------|--------|--------|
| Population Equivalent | 6 | 12 | 16 | 20 | 25 |
| Hydraulic Load (l/day) | 1200 | 2400 | 3200 | 4000 | 5000 |
| Organic Load (g BOD5/per day) | 360 | 720 | 960 | 1200 | 1500 |
| NH3 (g per day) | 48 | 96 | 128 | 160 | 200 |
| O/A Diameter (mm) | A | 2080 | 2080 | 2080 | 2080 |
| Standard Inlet Invert (mm) | B* | 780 | 780 | 780 | 780 |
| Inlet Invert to Base (mm) | C | 1500 | 1800 | 1900 | 2000 |
| Outlet Invert to Base (mm) | D | 1400 | 1700 | 1800 | 1900 |
| O/A Depth (mm) | E* | 2280 | 2580 | 2680 | 2780 |
| Pipework Fitting (mm) | 110 | 110 | 110 | 110 | 110 |
| Max Rated Power (Watts) | 135 | 225 | 225 | 300 | 230 |
| Estimated Power Consumption at working pressure (Watts) | 100 | 170 | 165 | 220 | 190 |
| Cover Size | 750 SQ | 750 SQ | 750 SQ | 750 SQ | 750 SQ |
| Plant Weight | 230kg | 260kg | 300kg | 360kg | 440kg |

* Deeper inverts can be accommodated with extension shafts.

OPTIONAL EXTRAS

Extension kit

Deeper inverts can be accommodated by means of an access extension kit which is available in 1.0m and 2.0m lengths. These are designed to be cut to suit on site and can also be retrofitted, again on site, taking away the worries of installing at incorrect levels.

Package Pump Stations

Inlet sewage and final effluent pump chambers are available in single or dual units, at varying inverts designed to suit the customer's on site requirements. Again these can be retrofitted if problems occur during installation.

Sample Chamber

A Sample Chamber is required in order for the regulatory authority to take representative samples of the final effluent for testing.

SERVICE

Package sewage treatment plants are installed to treat wastewater and to protect the environment. They must be cared for and maintained so that they can continue to operate effectively. Failure to do this will undoubtedly lead to pollution of the water environment, which is an offence and may result in prosecution.

For the Clereflo ASP, Conder Products recommends that a maintenance agreement is taken out to service the plant as indicated in the Environment Agency Guideline PPG4. A plant de-sludge should be carried out between 1 and 3 years (depending on the plant loading).

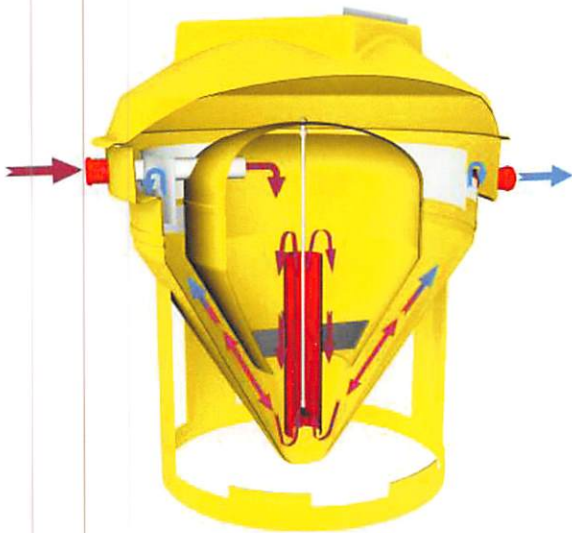
Through a nationwide network of British Water accredited service engineers, Conder's partners offer a comprehensive range of services including commissioning and ongoing service contracts.



process and plant description

The Clereflo ASP treatment plant comprises a single tank. Within the tank there is an inner central bio-zone chamber and an outer settlement zone. The plant accepts and treats the incoming sewage, using the extended aeration principle, in the central bio-zone chamber. A simple coarse bubble diffuser, housed in a draft tube, introduces the air that provides the oxygen to the bacteria, which then treats the sewage. The bio-zone retains the mixture of sewage and bacteria until the level of treatment has been achieved.

The treated effluent then enters the settlement zone where settlement takes place. The settled solids are drawn back towards the draft tube, with the diffuser in it, and are returned via the airlift principle to the bio-zone for further treatment. The treated (final) effluent subsequently leaves the plant over a weir, at the outlet level, that extends around the circumference of the tank. The movement of fluid through the whole system is by gravity displacement. There are no moving parts in the treatment plant.



installation

Conder Products advises the use of a suitably experienced and qualified installation company to install any of its products. For suggested installers in your area, please contact our sales team on: 08702 640004. Care should be taken to fully assess the site ground conditions prior to commencement of installation. The ASP range requires a relatively low cost installation, typically using only a 200mm deep concrete base followed by pea shingle or self compacting backfill.

Detailed installation guidelines are provided for each product. All electrical work should be carried out in accordance with current regulations (for example NIC EIC/Building Regulations).



let us make your environment
a better place to be...
demand special treatment



ASP 6-20pe Package Sewage Treatment Plant



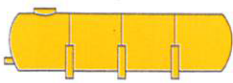
NSAF 25-50pe



Techflo SAF 60-600pe
single-stream and
multi-stream up to 1800pe



MBR Membrane Technology
Package Sewage Treatment
Systems (up to 5000pe)



General Underground
Storage Tanks



Attenuation & Storm
Water Balancing



Class 1&2 Bypass & Full
Retention oil/water separators



Package Pump Stations

For product enquiries, specification advice, project assessments
or further information, please contact the Conder team on:



www.conderproducts.com
Conder Solutions Ltd, 2 Whitehouse Way,
South West Industrial Estate, Peterlee, Co Durham SR8 2RA

Plus:

- Double Wall Tanks
- Fuel Tanks
- Cesspools & Septics
- Rainwater Harvesting Systems
- Grease/Oil Separators
- Bucket Lift Elevators
- Screenpack CSOs
- ConderCell Modular Storage
- Above Ground Engineered Vessels
- Sprinkler Tanks

A member of



Conder Solutions Ltd is part of the EPS group of companies.
We reserve the right to alter specification without prior notice.

TM – Techflo is a registered Trade Mark

TM – Clereflo is a registered Trade Mark