



The Planning Inspectorate

Eagle 3D
Temple Quay House
2 The Square
Bristol
BS1 6PN

Email:
North1@planninginspectorate.gov.
uk

www.gov.uk/planning-inspectorate

Mrs Wendy Strangeway
North York Moors National Park Authority
Development Control Support Officer
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP

Your Ref:
Our Ref: APP/W9500/W/20/3246365
Further appeal references at foot of letter

14 October 2020

Dear Mrs Strangeway,

Town and Country Planning Act 1990
Appeals by Mr George Winn Darley, Mr George Winn-Darley
Site Addresses: Spaunton Quarry, Land at Spaunton Quarry, Kirkbymoorside,
YO6 6NF and Spaunton Quarry, Kirkbymoorside, YO6 6NF

An Urgent Inspector Request

The Inspector notes the adoption of the New Local Plan. For the avoidance of doubt and to ensure all parties are referring to the same documents, the Inspector requests copies of the relevant policies and any relevant supporting text, preferably in PDF format.

Please provide these by 1pm tomorrow afternoon. These should be copied to the appellant for reference.

Yours sincerely,

Hazel Stanmore-Richards

Hazel Stanmore-Richards

Where applicable, you can use the internet to submit documents, to see information and to check the progress of cases through GOV.UK. The address of the search page is - <https://www.gov.uk/appeal-planning-inspectorate>

Linked cases: APP/W9500/W/19/3243322

Policy BL5 - Agricultural Development

Development of new agricultural buildings and structures or extensions to existing buildings will only be permitted where:

1. The form, height and bulk of the development is appropriate to its setting and will not have an adverse impact on the landscape and special qualities of the National Park;
2. There is a functional need for the development to sustain the existing primary agricultural or forestry activity and the scale of the development is commensurate with that need;
3. It can be demonstrated that there are no suitable existing buildings available to support the existing business;
4. The building is designed for the purposes of agriculture and uses appropriate materials with subdued colours and non-reflective surfaces;

5. The site is related physically and functionally to existing buildings associated with the business unless there is an exceptional agricultural need for a more isolated location;
6. The proposal will not significantly harm local amenity in terms of noise, odours or level of activity either individually or in combination with the existing agricultural activity; and
7. In the absence of existing screening, a landscaping scheme is provided which is appropriate to the character of the locality and retains existing and/or introduces new planting to reduce the visual impact of the proposal on the wider landscape and encourages biodiversity.

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

Explanation

- 6.16 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 adapt to changing markets.
- 6.17 However, of all the activities in the North York Moors farming has one of the biggest influences on the way the National Park looks and functions. Not only is farming an economic use and provider of jobs and income in its own right, it also significantly influences the landscape of the National Park, potentially affecting the qualities upon which other economic activity (particularly tourism) is dependent. Policy protection is therefore needed to make sure that the natural beauty of the North York Moors landscape is conserved and enhanced.
- 6.18 Traditional farm buildings in the North York Moors are small in scale and built of stone with pantile roofing. Agriculture in the National Park is characterised by small agricultural farmsteads settled into the landscape and these buildings form part of the National Park's special qualities. They are usually clustered around farmhouses and courtyards, and often lend character to the local landscape. In contrast, modern farming can demand large agricultural buildings often featuring utilitarian design and prefabricated materials which are of a size and appearance more industrial than agricultural in nature. Some forms of large scale agricultural development are not appropriate in a National Park as insensitively located and designed buildings and structures can have a jarring or intrusive impact on the visual character and appearance of the landscape.
- 6.19 Proposals will therefore be expected to respect local landscape character and topography and avoid development in prominent locations such as the crests of hills. They should not use brightly coloured and reflective materials. A landscaping scheme will be required to accompany proposals which should help 'knit' buildings or works into the surrounding landscape. Where new tree planting is required a mix of fast growing conifers and native species will be the preferred option. The policy aims to result in a standard of building design that shows an understanding and respect for the National Park and its landscapes. This means that the principle of screening that is poorly sited, designed or over-sized development will not be acceptable.

- 6.20 Applicants will be required to demonstrate a functional need for a proposed development. Where a building is of a substantial size, clarification will be sought over the intended use to ensure that the size and form is justified. Intensive units which are unrelated to an existing farm business will not be supported as enterprises involved solely in intensive livestock production can be ‘foot loose’ and do not require a location in a National Park.
- 6.21 Applicants will need to demonstrate that specific and justifiable 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.
- 6.22 The National Park Authority has produced a Landscape Assessment as well as a Design Guide for new agricultural buildings. It will be expected that applicants will have had regard to these documents when submitting proposals. Any opportunities to support or enhance biodiversity on site would also be supported.

Policy BL7 - Relocation of Agricultural Businesses

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

1. It is not financially viable to continue to operate the same form of agricultural activity in the current location, and
2. Relocation would not detract from the special qualities of the National Park, in particular the quality of the landscape, variety of wildlife and habitats and the character, tradition and cultural identity of its villages.

Explanation

- 6.29 As agricultural practices continue to change, cases can arise where agricultural businesses ‘outgrow’ their current location within or adjacent to a village and need additional or reconfigured space in which to operate. It can also be the case that there can be a degree of ‘jostling for space’ where villages contain farms and are also popular with tourists and those visiting for recreational purposes. In rare circumstances there may therefore be some demand for relocation of existing farm holdings. However, as farming often covers a wide area of land and can significantly impact on landscape character and biodiversity, such cases need very careful consideration in terms of pursuing the statutory purposes of National Park designation. Farms can strongly contribute to the character, cultural identity and traditions of villages and lend a sense of place, activity and history to a community.
- 6.30 Whilst the Authority wishes to support farming throughout the National Park the Authority is therefore of the view that the scale of change required would only be acceptable in very exceptional circumstances. In balancing the needs of a business against the wider needs of the National Park’s residents and visitors those wider needs that would very likely take precedence, unless it can be demonstrated that the change is absolutely necessary for the continuation of a business or would result in significant amenity benefits to residents.
- 6.31 Applicants must demonstrate that proposals minimise environmental impact and incorporate measures to enhance biodiversity and combat climate change. An agricultural occupancy condition will be placed on any dwelling within the new farmstead.

Strategic Policy E - The Natural Environment

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

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

All development will be expected to:

1. Ensure that natural capital is used in efficient and sustainable ways;
2. Demonstrate, where appropriate, how it makes a positive contribution to natural capital and its ability to provide ecosystem services.

Explanation

- 4.2 The intention of this policy (and the wider Plan) is to reinforce consideration of how new development can contribute to the first National Park statutory

purpose – to conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park. It requires that development proposals should show how their function and design can maintain or enhance the existing stock of environmental resources or ‘natural capital’ and the benefits that flow from them. These benefits are often termed ‘ecosystem services’ and are generally grouped as:

- Provisioning services – the capacity of the area to provide crops for food and energy, rear livestock, produce timber, offer opportunities for rural and coastal industries, tourism etc;
- Regulating and maintaining services – the role the natural environment plays in issues such as climatic regulation, carbon storage, natural flood management, maintaining water quality, soil formation and composition and pollution;
- Cultural services – the physical, intellectual, spiritual and symbolic interactions of humans with ecosystems, land and seascapes, for example the experiences offered including tranquillity, dark night skies, a sense of place and history, and opportunities for recreation.

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

Strategic Policy G - Landscape

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

Great weight will be given to landscape considerations in planning decisions and development will be supported where the location, scale and detailed design of the scheme respects and enhances the local landscape character type as

²⁰UK Climate Change projections 2009, Table 4.4, central estimate

²¹UK Climate Change Risk Assessment 2017, Synthesis report

defined in the North York Moors Landscape Assessment.

Development which would have an unacceptable impact on the natural beauty, character and special qualities of the areas of moorland, woodland, coast and foreshore as defined by the Section 3 Conservation Map or on the setting of the Howardian Hills AONB or local seascape will not be permitted.

Explanation

- 4.9 National planning policy gives great weight to conserving landscape and scenic beauty in National Parks and Areas of Outstanding Natural Beauty which have the highest status of protection in this regard. As well as being important for its own sake, the high quality landscape of the North York Moors and surrounding areas is an important draw for visitors and makes a valuable contribution to the local economy; this is recognised both in this Plan and in the plans of neighbouring authorities.
- 4.10 The North York Moors has a particularly rich and diverse range of landscapes, offering a wealth of contrasts often within a relatively small area. Much of the National Park stands high above its surroundings and there are clear entry points or gateways, providing the visitor with a sense of 'entrance' into the North York Moors' landscapes. Seascapes as well as landscapes are important in the North York Moors with many panoramic views from within the National Park incorporating both.
- 4.11 A Landscape Character Assessment of the North York Moors was carried out in 2003 and is due to be updated. It identifies nine landscape character types which together make up the wider landscape of the National Park (Figure 3. A larger version is available at the end of the this Plan):
1. Moorland
 2. Narrow Moorland Dale
 3. Forest
 4. Coast and Coastal Hinterland
 5. Limestone Hills
 6. Narrow Glacial Channel and Griffs
 7. Limestone Dale
 8. Central Valley
 9. Upland Fringe
- 4.12 Each of the landscape character types is divided into areas, giving a total of 31 landscape character areas within the National Park. The Assessment includes a sensitivity analysis for each landscape character type which indicates how sensitive it is to change from development pressures and a series of landscape objectives for each landscape character type.

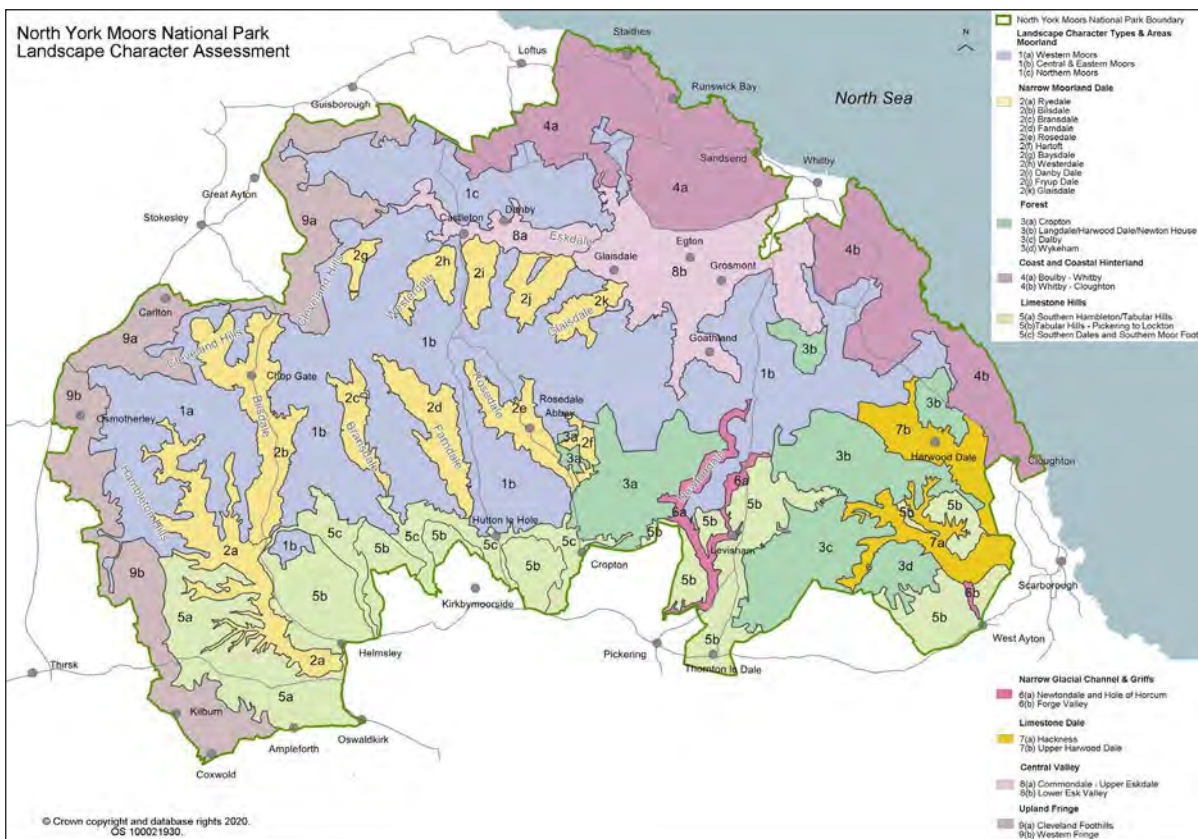


Figure 3 – Landscape Character Areas

- 4.13 The Authority will consider all relevant development proposals in relation to their impact on landscape character, taking into account the sensitivity of the location, its capacity to accommodate new development and the landscape objectives as set out in the Landscape Assessment. The proposed layout and design should be consistent with the local landscape character type and should enhance local distinctiveness in the choice of materials and detailing. Care should be taken not to erode local distinctiveness through the use of standard design features which can generate an urban impression, particularly at entrances and boundaries. Using native species found in the locality in new planting schemes will also help to reinforce local distinctiveness.
- 4.14 Keeping the historic form of a settlement is important to local landscape character and developments near the edges of settlements need to be treated with particular care. Information on typical settlement patterns within the National Park is available in the Authority’s Design Guide Part 1. Individual trees, groups of trees, woodland, hedgerows and walls are also an important element of the quality of the National Park’s environment. It is important, therefore, that where they are of landscape, amenity, nature conservation or historical value they are retained and where appropriate enhanced when proposals for development come forward.
- 4.15 Large scale developments including agricultural buildings and equestrian exercise arenas can have a marked effect on the character of the local landscape and care should be taken to ensure that they relate well to existing buildings and features. Vertical structures such as wind turbines and telecommunication masts can also be harmful, particularly where they break a strongly horizontal line in the local landscape. They are most likely to be successful where they

are positioned so that they are seen alongside other vertical features e.g. trees and existing buildings. Careful choice of materials and colour can also help to reduce their impact and ensure that they do not break the skyline from sensitive viewpoints.

- 4.16 The National Park coastline is defined as Heritage Coast and proposals which affect the coastal area should have regard to Key Principle 1 of the North Yorkshire and Cleveland Heritage Coast Management Plan to conserve and enhance the coastal landscape, retaining its open character and extensive uninterrupted views. Similarly, proposals should avoid any unacceptable impacts on the landscape setting of the neighbouring Howardian Hills Area of Outstanding Natural Beauty.
- 4.17 Applicants may be asked to submit a Landscape and Visual Impact Assessment for larger scale proposals or those where the local landscape character may be affected by cumulative or sequential impacts when considered alongside other developments.
- 4.18 Unenclosed moorland also forms an important characteristic of the North York Moors. New stock proof boundaries enclosing the moor often need careful consideration to avoid conflict with landscape and public access objectives, as well as agricultural uses. On Common Land, permission is required from the Secretary of State to erect new boundaries and the Authority's advice would in most circumstances be to resist such development.

Strategic Policy H - Habitats, Wildlife, Biodiversity and Geodiversity

1. The conservation, restoration and enhancement of habitats, wildlife, biodiversity and geodiversity in the North York Moors National Park will be given great weight in decision making.
2. All development and activities will be expected to:
 - a) Maintain and where appropriate enhance features of ecological value and recognised geodiversity assets;
 - b) Maximise opportunities to strengthen the integrity and resilience of habitats and species within the National Park and provide a net gain in biodiversity; including those species for which the National Park supports a significant proportion of the regional or national populations and those found at the edge of their range. Examples would include nightjar, honey buzzard, goshawk and turtle dove; and
 - c) Maintain and where appropriate enhance existing wildlife connections and landscape features such as water courses, disused railway lines, hedgerows and tree lines for biodiversity as well as for other green infrastructure and recreational uses.
3. Development proposals that are likely to have a harmful impact on protected or valuable sites or species will only be permitted where it can be demonstrated that:

- a) There are no alternative options that would avoid or reduce the harm to the protected or valuable interest;
- b) Suitable mitigation measures to avoid or reduce the harm have been incorporated into the proposals and will be maintained in order to retain their biodiversity or geodiversity benefits;
- c) Any residual harmful impacts have been offset through appropriate habitat enhancement, restoration or creation on site or elsewhere; and
- d) The wider sustainability benefits of the development outweigh the harm to the protected or valuable interest.

Proposals will be considered in accordance with the following hierarchy:

International Sites and Protected Species:

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

National Sites and Protected Species:

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

Regional and Local Sites and other Valuable Habitats and Species:

Proposals that would adversely affect any locally designated site such as a Local Nature Reserve, Local Wildlife Site, Regionally Important Geological or Geomorphological Site, Sensitive Marine Area, Marine Conservation Zone, or other valuable habitat or species (including Local or National Biodiversity Action Plan priority habitats or species) will only be permitted where the benefits of the development clearly outweigh the impact on the protected interest.

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

Explanation

- 4.19 Maintaining and enhancing habitats, wildlife and geological assets is central to the National Park's first purpose. The North York Moors contain an extensive range of highly valuable natural features and habitats which the Authority will protect and improve, recognising the important role National Parks play in the Government's 25 Year Environment Plan and are playing in Biodiversity 2020, England's strategy for wildlife and ecosystems services. More locally, the Authority contributes to the Local Nature Partnership covering North Yorkshire and York and also the Tees Valley.
- 4.20 The whole of the National Park is important for wildlife, however a third of its area is made up of sites currently protected at international or national level, affirming the need for new development to respect and support many particularly rare habitats. There are 58 Sites of Special Scientific Interest (SSSI) of which five are also Special Areas of Conservation (the North York Moors SAC, Arnecliff and Park Hole Woods SAC, Beast Cliff – Whitby (Robin Hood's Bay) SAC, Fen Bog SAC and Eilers Wood and Sand Dale SAC). One is also a Special Protection Area (the North York Moors SPA, designated for its populations of golden plover and merlin). There are a number of Local Wildlife Sites in the north eastern part of the National Park, designated by Redcar & Cleveland Borough Council and several nature reserves are managed by Yorkshire Wildlife Trust. All these protected sites and locally designated areas are shown on the Policies Map.
- 4.21 There are several species protected by both national and international legislation present either within or outside the National Park which could be affected by new developments within its boundaries. Bats, great crested newts and otters are European protected species. National legislation affords varying levels of protection to other animals such as water voles, badgers, reptiles, freshwater pearl-mussel and most birds, with several receiving particularly strict protection.
- 4.22 The National Park is also home to many UK Priority and other valuable habitats including moorland and bogs and sphagnum pool, species-rich neutral grassland, acid and heath grassland, ancient and veteran trees, rivers and coastal fringe habitats. UK priority species of particular note in the National Park include, but are not limited to: curlews, turtle doves, nightjar, uncommon butterflies and several locally scarce plants such as juniper. There is also a range of other protected species for which the National Park supports a significant proportion of the regional or national populations and those found at the edge of their range. The importance of connections between Priority and other valuable habitats is recognised in the Authority's Management Plan and it is a strategic priority for the Authority to establish and improve effective wildlife networks. Features of ecological value are found throughout the National Park – woods, trees, hedgerows, heathland, rivers, ponds, wetlands, wild flower grasslands and roadside verges can all support important wildlife populations. Opportunities will be sought to restore or re-create valuable features and habitats and enhance the linkages between them.
- 4.23 Rare habitats are not just found on land. The shoreline and waters around Runswick Bay were designated as a Marine Conservation Zone in January 2016²². This means that specific features within this area are protected and, where necessary, regulators including the Environment Agency and the Marine Management Organisation will manage marine activities.

²²https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/492317/mcz-runswick-bay-factsheet.pdf

- 4.24 In line with the Government's proposed approach to increasing biodiversity resources Strategic Policy H requires an element of 'net gain' in biodiversity to be delivered through new development. At the national level, evidence for biodiversity loss over the last 50 years is clear. The UK is among the most nature depleted countries in the world and the UK is not on course to meet the global agreements we have signed for improving our biodiversity²³. Enhancing biodiversity is crucial to sustaining the essential and irreplaceable benefits it provides us with, such as pollination, soil health, nutrient cycling, resilience to and regulation of climate change, clean air and water and many more.
- 4.25 Geodiversity is the natural range of geological, geomorphological and soil features which make up the landscape. The National Park has a great diversity of geological assets, with long stretches of coastal cliff notified as geological Sites of Special Scientific Interest for the nationally important features they display. There are also important inland features including the cliffs at Sutton Bank, distinctive isolated hills such as Roseberry Topping and glacial outflow channels at Newton Dale and Forge Valley. 23 of the 58 Sites of Special Scientific Interest are designated for their geological value and the coast is internationally renowned for its fossil evidence. A number of locally important sites have also been identified for their educational, scientific, historic or landscape importance.
- 4.26 The Authority will therefore expect all development proposals to provide appropriate protection for the diverse ecological and geological assets in the National Park and, wherever possible, to incorporate features that will enhance biodiversity, for example, by planting with appropriate native species and providing nesting and roosting opportunities for birds and bats in suitable locations. Applicants should ensure that sufficient information is provided regarding any wildlife sites or species that may be affected by a proposal, seeking qualified advice as appropriate.
- 4.27 All proposals will be expected to incorporate appropriate mitigation measures on site to minimise any unavoidable harm to wildlife and ecological or geological assets. The scale of these measures will depend on the proposal, however the expectation is that any scheme likely to attract significant numbers of visitors (that is of sufficient volume to potentially cause harm to habitats) will need to provide evidence as to how management will avoid or mitigate this potential harm. Agreed mitigation measures may include arrangements for the long-term management of biodiversity enhancements which would be secured through a planning condition. In exceptional cases where it is not possible to incorporate mitigation measures on site, the Authority may consider compensatory measures in an alternative location, secured through a Section 106 legal agreement. Applicants should be aware that some features and habitats, for example veteran trees, ancient woodland and peatlands are by their nature irreplaceable and harm to these assets cannot be mitigated or compensated for and in such cases planning permission will not normally be granted.
- 4.28 The Authority will seek guidance from Natural England in relation to any development that could harm the notified special interest features of internationally or nationally protected sites within or outside the National Park. Applicants should be aware that SPA and SSSI birds are vulnerable to the loss of functionally-linked land outside of designated site boundaries and that SAC, SPA and SSSI habitats and species are vulnerable to recreational disturbance.

²³State of Nature Report 2016: <https://www.rspb.org.uk/globalassets/downloads/documents/conservation-projects/state-of-nature/state-of-nature-uk-report-2016.pdf>

- 4.29 There is a hierarchy of protection within current legislation and any proposal where there is a likely significant effect on a site covered by a 'European' designation (Special Area of Conservation, Special Protection Area or Ramsar site within or outside the National Park) will require an Appropriate Assessment under the Habitat Regulations to determine whether or not it will have an adverse effect on the integrity of the site(s). For larger developments applicants will be required to provide a shadow Habitats Regulations Assessment for the Authority to consider. Planning permission will not normally be granted where there would be an adverse effect on the integrity of the site and only in exceptional circumstances where there is no alternative solution that avoids the harm to the integrity of the site and there are imperative reasons of overriding public interest in favour of the development will permission be granted. In these cases compensatory measures will be secured.
- 4.30 Where a proposal may affect a nationally designated Site of Special Scientific Interest or a regional or local site of particular value, a survey and impact assessment will be required. If the assessment concludes that, despite all suitable mitigation measures having been incorporated, the proposal would harm the protected interest, development will only be permitted if the wider sustainability benefits of the development clearly outweigh the harm to the protected interest.

Strategic Policy J - Tourism and Recreation

Tourism and recreation development will be supported where:

1. It is consistent with the principles of sustainable tourism set out in paragraph 5.4;
2. It does not lead to unacceptable harm to the local landscape character or an ecological or archaeological asset;
3. It provides and protects opportunities for all people to increase their awareness, understanding and enjoyment of the special qualities of the National Park in a manner that will not undermine the enjoyment of those qualities by other visitors or the quality of life of residents;
4. It is of a quality, scale and design that takes into account and reflects the sensitivity of the local landscape;
5. Any accommodation is used only for short term holiday stays;
6. It does not compromise the enjoyment of existing tourism and recreational facilities or Public Rights of Way; and
7. It does not lead to unacceptable harm in terms of noise and activity to the immediate neighbourhood.

Explanation

- 5.5 Strategic Policy J aims to encourage appropriate tourism and recreational development. Appropriate in this case means development that is sensitively located within a particular locality, does not generate detrimental levels of recreational activity or traffic and does not detract from the National Park's special qualities. This means that some forms of recreational or tourism use such as golf courses, airstrips or holiday villages are unlikely to be compatible with National Park purposes. Activities that generate significant noise or activity are unlikely to be permitted on the grounds that they lessen the tranquil qualities of the National Park. Proposals for larger developments of more than local significance may be subject to the major development test (Strategic Policy D). Applicants are also directed to Strategic Policy A (Achieving National Park Purposes and Sustainable Development) which may be used to assess proposals.
- 5.6 When an application for accommodation is approved, the Authority will normally impose a condition requiring the unit to be used only for holiday letting purposes.

For the purposes of this condition ‘holiday letting’ means letting to the same person, group of persons or family for period(s) not exceeding a total of 28 days in any one calendar year unless there is compelling evidence as to why a longer period is necessary. The site operator or owner must maintain an up to date register of the main addresses of the owners or occupants. This shall be made available to the Authority on request.

Strategic Policy K - The Rural Economy

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

1. It promotes and protects existing businesses by providing flexibility for established rural businesses to diversify and expand;
2. It helps maintain or increase job opportunities in the agricultural, forestry and tourism sectors which help maintain the land based economy and cultural heritage of the National Park or contribute to National Park purposes;
3. It provides for and supports small and micro business through the provision of flexible start-up businesses;
4. It provides additional opportunities to diversify and better equip the National Park's workforce, including through the development of new communications technologies (including superfast broadband) and home working;
5. It provides additional facilities, or better use of existing facilities for educational and training uses, including those which provide further opportunities to understand and enjoy the special qualities of the National Park.

Explanation

- 6.2 Strategic Policy K is intended to encourage the development of rural based businesses which can benefit from the environmental, economic and social resources offered by the National Park in a way that contributes to the economic and social well-being of communities whilst not depleting or compromising those resources.
- 6.3 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 opportunities so that they can develop the relevant skills for employment. The Authority has a duty to foster the economic and social well-being of local communities whilst pursuing the National Park purposes and will encourage and promote opportunities for appropriate new employment, training and enterprise in the National Park as well as supporting the continued viability of the agriculture and tourism sectors.

Policy UE1 - Location of Tourism and Recreation Development

Tourism and recreation development will only be permitted where:

1. It is located in Helmsley or within the main built up area of one of the villages listed in Strategic Policy B; or
2. In Open Countryside where it involves a small scale conversion and/or extension of an existing building of architectural or historic interest, or where it complies with Policy UE2. In exceptional circumstances new build development may be permitted in the Open Countryside where:
 - a) The proposal is for the expansion or diversification of an existing tourism or recreation business;
 - b) The proposed development is functionally dependent and subservient in scale to the existing business; and
 - c) It has been demonstrated that the proposed development cannot be accommodated in an existing building, or
3. Proposals are part of a Whole Estate Plan that has been approved by the National Park Authority.

Proposals for new holiday accommodation within a residential curtilage will be considered under Policy UE4.

- 5.7 Policy UE1 sets out the Plan's approach to the location of new tourism and recreation development within the National Park. It directs new tourism and recreation development to Helmsley and villages named in the settlement hierarchy. It then allows for the small scale conversion and expansion of buildings of architectural and historical interest in the Open Countryside. Proposals of this type will also need to comply with Policy CO12 (Conversions of Existing Buildings in Open Countryside).
- 5.8 The Authority also recognises that there may be existing tourism and recreation businesses in the Open Countryside that may wish to expand or diversify. In such cases the policy requires that existing buildings should be used in preference and that the proposed development is functionally dependent on the existing use, i.e. it supports rather than supplants the existing use. It also requires that new development is subservient in scale, i.e. subordinate to the size of the existing development.

Policy UE2 - Camping, Glamping, Caravans and Cabins

Development will only be permitted for small scale holiday accommodation (such as tents, pods, yurts, teepees, shepherd huts, cabins, chalets, caravans and motorhomes etc.) where:

1. It is within Helmsley or the main built up area of a settlement listed in the hierarchy outlined in Strategic Policy B and it is in close proximity to an existing residential unit which will be used to manage the accommodation, or;
2. It is in Open Countryside and is not isolated from an existing business or residential unit which will be used to manage the accommodation.

In order to respect the sensitivity of the local landscape character type all sites must be screened by existing topography, buildings or adequate well-established vegetation which is within the applicant's control and where arrangements for its long term maintenance can be demonstrated.

The following criteria will be expected to be met:

- a) The accommodation avoids extensive alteration to ground levels and has a low environmental impact through limited foundations to enable the accommodation to be removed without harm to the landscape;
- b) It does not lead to unacceptable harm in terms of noise and activity on the immediate area;
- c) The proposal does not, in combination with existing development detract from the character, tranquillity or visual attractiveness of the area; and
- d) The accommodation is of a high quality design which complements its surroundings.

In additional to the above criteria:

- i. For camping and glamping proposals the net floor space of each unit is less than 25sq.m and the development is not connected to a foul drainage system. Accommodation which exceeds these requirements will be considered as a cabin and chalet proposal;
- ii. For cabin and chalet proposals the development is in close proximity to and adequately accessible to the existing road network; and the site provides adequate levels of car parking that is sympathetically designed to complement the site and its surroundings.

Proposals for new static caravans or the conversion of existing camping or caravanning sites to statics will not be permitted. Exceptions will be considered where the proposal will reduce the visual impact of the site in the wider landscape.

Applications will be expected to provide details outlining the proposed management arrangements for the accommodation.

Explanation

- 5.9 Policy UE2 is intended to cover applications for traditional camping and caravan accommodation as well as newer forms of non-permanent tourist accommodation. This includes accommodation fabricated off site and which can be easily removed without harm to the landscape, but which is likely to still form a long-lasting but reversible form of development. This policy also applies to new types of ‘glamping’ or alternative types of accommodation (pods, yurts, teepees, shepherd huts etc.) that have evolved in response to a quickly changing market, and which can support an existing rural business, farm or estate. It applies across the whole of the National Park, thereby allowing for low impact, non-permanent sustainable proposals to come forward across the National Park.
- 5.10 The intention of the policy is to allow for small scale and sensitively designed holiday accommodation to support local businesses and allow people to enjoy the special qualities of the National Park whilst avoiding sporadic development in unsuitable and unsustainable locations. The policy directs new holiday accommodation to the main built up area of listed settlements or areas where there is already an existing business or dwelling which can be used to manage the site. This could include on a farm or at a public house for example. This is to ensure there is adequate and active management of the site to prevent any local amenity issues such as noise or other disturbance from occurring. Applicants will be expected to provide details of proposed management arrangements. Parcels of land isolated from the managing unit are not considered to be suitable locations for development.
- 5.11 A distinction is made between typically smaller scale camping and glamping type accommodation and chalet, cabin and caravan sites where proximity to the road network and adequate car parking arrangements are also required. This is to allow for some forms of low impact camping and glamping type development to be located in areas which cannot be accessed by car, but can be accessed by foot or bicycle, for example near a Public Right of Way. The Authority recognises that the distinction between a ‘glamping’ and chalet or cabin type development may sometimes not be clear cut; hence the policy treats proposals above 25sq.m and/or those which are attached to the foul drainage system as cabin or chalet developments, and additional criteria apply.
- 5.12 The policy refers to ‘small scale’ developments. Scale may vary according to the type of accommodation and the sensitivity of its location. Small scale is intended to mean development (when considered cumulatively with any existing development) that conserves the natural beauty, wildlife and cultural heritage of the National Park. As a guide, sites comprising no more than 12 units (including any existing units) are likely to be considered small in scale.
- 5.13 Where sites are screened by existing vegetation this should be in the ownership of the landowner and its management over the duration of the use will be expected and the Authority may make this a condition of permission. The Authority will also define the type of units as part of the planning permission to maintain future control over replacement units.
- 5.14 The policy does not allow for the provision of new static caravans, except where existing sites are being remodeled in order to bring about environmental improvement. The term ‘static caravan’ refers to any unit that falls within the

legal definition of a caravan, which is capable of being used for permanent human habitation and is a traditional metal or plastic skinned box caravan or 'park home' type development.

- 5.15 The Authority wishes to control the number of new static caravans for a number of reasons. Firstly, this type of development can cause visual harm and is considered incongruous within a nationally protected landscape. Secondly data indicates that 72% of current caravans and chalets were not available for public hire³² in 2017 and were being used as main homes, second or holiday homes or for prolonged periods of residence. Thirdly, there has also been a loss of touring caravan and camping accommodation over time as units have been replaced by static units. These types of accommodation are the only form of tourism accommodation that has seen a decline in numbers or sites in recent years. The Authority wishes to maintain a range of accommodation types, including for those who may be on a lower income or engaged in voluntary or educational activities.
- 5.16 In the case of cabin or chalet development units will be required to be of a high quality design, be of lightweight construction and should have adequate spacing between the units. There should be minimal hardstanding for car parking or service roads and external lighting will be expected to be kept a level where it is the least amount needed. The expectation is that any amenity blocks should utilise existing buildings on the site. If there are no suitable buildings, new structures may be acceptable if they are of lightweight design and construction so that they can easily be removed from the site. Applicants are referred to paragraph 5.6 which sets out the occupation limitations for tourism and recreation developments.