

Date: 31 March 2020

Report: YORKSHIRE DALES NATIONAL PARK LOCAL PLAN 2023-2040
CONSULTATION NO.1- SETTING THE AGENDA

Purpose of the report

1. To summarise the response to the recent Local Plan issues consultation.

Recommendation

2. That Members note:
 - a) the issues raised by the public in response to Consultation No. 1- Setting the agenda.
 - b) that the summary of responses will be published on the local plan webpage.
 - c) that the next stage is for officers to consider the responses in detail and work up options for the next stage of consultation with the Member Champion for Sustainable Development.

Strategic Planning Framework

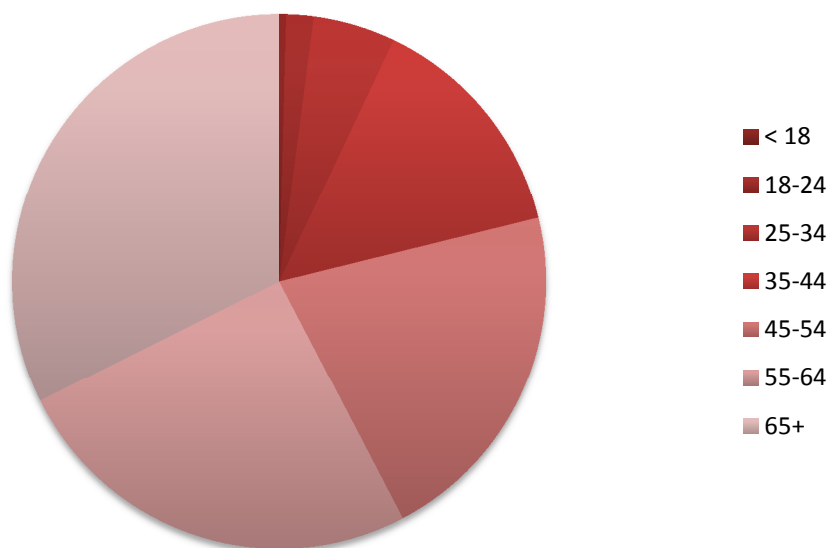
3. The information and recommendations contained in this report are consistent with the Authority's statutory purposes and its approved strategic planning framework:
 - **Corporate Plan 2019-2020**
Objective 33: Work with neighbouring authorities to produce a single, updated Local Plan for the whole of the National Park by 2023, which will help achieve the vision and objectives in the National Park Management Plan.

Background

4. In December the Authority launched the issues consultation under the title Consultation No. 1 – Setting the Agenda. The consultation questions are shown in **Annex A**.
5. The consultation was published in the December edition of Dales Magazine, which is distributed to every household in the National Park. It was also made available at the YDNPA offices in Bainbridge and Grassington, and at Sedbergh Library. An online version was published via Survey Monkey. An invitation to take part in the consultation was e-mailed to all parish councils and parish meetings (three were contacted via letter as an e-mail contact was not available) as well as our 'Duty to Co-operate' partners and to an existing mailing list of stakeholders. The consultation was promoted via the

Authority website, several newspaper articles and social media channels. Comments were invited by the 14th February 2020.

- There has been a good response rate, with 275 comments received from 26 organisations and 249 individuals. 217 respondents took part in the online survey, 30 completed the survey in Dales magazine, 26 responded via e-mail and two via letter. This compares favourably to the previous Local Plan issues consultation in April 2013, which attracted 52 e-mails and letters from 35 organisations and 17 individuals.
- The age range of online respondents is shown in the pie chart below. 241 respondents provided us with their age category. The majority of respondents were aged over 45.



Consideration

- Annex B** contains a summary of submissions from organisations. **Annex C** contains a summary of the issues that have been raised and which have some link to the planning system. It should be noted, though, that not all of these issues are things that can be tackled or resolved through our own local planning policy – and many will depend on action at national and local level by other bodies.

Next steps

- Options papers' are currently in development, including on the subjects of: Spatial Approach; Housing Supply; and Responding to the Climate Emergency. *Consultation No. 2 – Exploring our options* will launch later this year. Members will then be invited to make decisions based on its findings. Officers are also analysing the existing evidence base to identify where further information is needed.

Rosie Corner
Local Plan Officer

12 March 2020

CONSULTATION QUESTIONS

Q1. What do you think is the most important planning issue in your part of the National Park?

Q2. Based on the objectives of the National Park Management Plan and our evidence gathering to date, we have some suggestions of what the new Local Plan could contain:

- a greater focus on making space for wildlife
- more land made available for the right type of housing so younger people can live in the National Park
- proposals for live/work accommodation and co-working spaces so more people can work remotely
- greater flexibility for householders creating 'granny flats'
- policies to allow more diverse land uses on farms and estates, such as tourism and local energy generation
- proposals for extra care housing for older people and people with special needs
- an updated barn conversion policy
- a 'use it or lose it' approach to encourage developers to build homes on allocated sites
- proposals for new and extended leisure facilities for residents
- more support for energy-saving measures and siting of new development in locations that will minimise vehicle movements
- a new requirement for 'Fibre-to-the-Premises' broadband on new developments
- an expanded list of business development sites to foster new employment opportunities
- new policies to ensure that more properties are permanently occupied.

Do you think this is what the new Local Plan should contain? What have we missed?

SUMMARY OF RESPONSES FROM ORGANISATIONS

Airton Parish Meeting

The new Local Plan must carry out a thorough review of existing allocations and analyse the transport needs of locals and tourists.

Austwick Parish Council

Include proposals to intervene or facilitate in the process of funding the provision of affordable housing. High standards of energy efficiency needed for new builds and altered properties. FTTP should be encouraged rather than required as this may discourage housing delivery.

Aysgarth and District Parish Council

Inappropriate infill development and greenfield development. Concern about holiday let conversions and 10-15+ bed 'party houses'. Moderate supply of affordable housing needed located sympathetically within communities. Elderly complexes or single level accommodation needed. Not beneficial to build in areas with no transport links to services and leisure facilities. Improved facilities are essential to provide better jobs and attract young families to the area. Better broadband is essential for home workers. Local businesses need to consult young people on their employment and housing needs. Suitable accommodation needed for carers. Future housing should consider environmental issues. Provision of parking. Focus on providing 2-bed rental accommodation. Social rented housing must be retained as an asset with no Right-to-Buy. Restrict number of second homes to release houses for permanent occupancy. Limit holiday lets to village extremities. Holiday lets rely on supermarket deliveries and do not make a great contribution locally. Barn conversions are ideal for creating accommodation for extended farming families and avoiding new builds but do not increase the housing supply. Consider a new village to deliver new housing. Local Occupancy policy has been effective but may be discouraging entrepreneurs from living in the area. Consider extending village development boundaries.

Chatsworth Settlement Trustees (Bolton Abbey Estate)

Preserve the less developed core of the Park for wildlife and allow greater flexibility for development in the periphery. Preserve more historic features through recording rather than preservation. Allow more rural diversification, including campsites and create a specific policy for tourism-led development at Bolton Abbey. Safeguard the supply of local stone and slate and allow innovative and inspirational design. A less restrictive barn conversion policy is needed to deliver homes for young people and remote working. Less restricted occupancy. No 'use it or lose it' approach for landowners.

Canal and River Trust

The Local Plan should include the section of the Leeds & Liverpool Canal passing north east of Gargrave and Winterburn Reservoir and the associated feeder pipeline to the south. The canal has significant leisure and tourism potential.

The Caravan Club

Allow static pods and lodges on the Bolton Abbey Estate, Hawes and Wharfedale Caravan Club Sites.

Crosby Garrett Parish Council

Reinstate the Wensleydale Railway. Building houses in farm yards makes smaller farms unviable. The Local Occupancy policy is not being enforced: 20% of Crosby Garret's homes are second homes. Single lane tracks cannot cope with tourist numbers. Enable school leavers to commute to towns for work.

Cumbria County Council

Barn policy should be made less restrictive and access widened to local occupancy housing. Need for affordable and accessible housing, especially for older people, disabled people and people with autism. Support for FTTP, live/work accommodation and new sustainable employment sites. Livestock buildings need to be made safer (councillor). More family-friendly cycle trails on dismantled railways. Reduced production in YDNP quarries will have an impact on quarries in Cumbria. Address flooding problems in the upper catchment of the River Lune and the River Eden.

Cumbria GeoConservation Group

Ensure that Local Geological Sites are not lost due to development, obscuring by vegetation growth and/or infilling. Identify areas where local natural building materials could be produced viably again for wall repairs, building renovation and to develop new local skills.

Environment Agency

National guidance on Biodiversity Net Gain and Environmental Net Gain, long-term climate goals and carbon targets, minerals, waste and water resources.

Forestry Commission

National guidance on forests, biodiversity, climate change, green infrastructure, renewable energy and flood management.

Friends of the Dales

Support environmental stewardship by farmers and diversification of farms. Non-traditional farm buildings should be unobtrusive and removed once obsolete. Identify and protect nature corridors and verges. Protection and enhancement of wildlife needs to be extended beyond designated sites and protected species. Do not extend quarrying permissions and make transport of minerals by rail where this is unavoidable. New development to be low/zero carbon with electric vehicle charging points. Existing homes need to be retrofitted with adequate (wool) insulation. Encourage development of small-scale renewable energy infrastructure including anaerobic digesters at household and community level as opposed to large-scale. Support energy efficiency measures. Support building-mounted solar panels, especially on farm buildings, and ground-mounted solar farms in appropriate locations. Reduce use of single use plastics, especially water bottles, plastic tree guards and silage wrap. Support for live/work spaces. Support for a 'use it or lose it' policy and stricter time limits for commencement of development. No further conversions of isolated barns due to volume of applications already received. Tighter limits on external changes and extensions to barns. Reduce under-occupation and number of second homes (potentially through council tax increase). All new housing should be local occupancy in perpetuity. Support for broadband and better mobile coverage. Support for rail freight, the reinstatement of the Wensleydale Railway and multiuse greenways on former rail tracks. Removal of stiles where possible. Concern for large scale tourist development and the resultant increase in traffic.

Promote a more sustainable and integrated transport network to serve both locals and vehicles.

Friends of the Lake District

Secure biodiversity net gain, create new and connect existing habits. Mitigate and adapt to climate change. Deliver housing of the right type, size and affordability to meet local needs. Consider a landscape capacity-led approach like Arnside and Silverdale AONB. Support Community Led Housing. Ensure that more properties are permanently occupied. Utilise existing buildings and brownfield land for housing delivery. Address viability issues so that the most appropriate sites can be delivered. Reflect the YDNP vision, statutory purposes and Sandford principle and ensure economic and tourism activities conserve and enhance the Park's special qualities. Include ambitious Dark Skies policies. Support for sustainable and active travel.

Historic England

Guidance on the role of the historic environment in enhancing the natural environment, climate change, ensuring the vitality of town centres, delivering high quality homes, sustainable transport, the rural economy, community infrastructure, flooding and the sustainable use of minerals.. Guidance on producing a historic environment evidence base, spatial portraits, strategic policies and formulating responses to strategic cross boundary issues.

House Builders Federation

Ensure that appropriate homes are provided within the National Park to support the local community and economy. Work with land owners, developers and the house building industry more closely to ensure that a 'use it or lose it' approach to housing allocations is not needed. Provide appropriate broadband and other infrastructure connections by working closely with infrastructure providers, rather than through restrictions on home builders.

National Grid

No comment in response to this consultation.

Natural England

Guidance on delivering biodiversity net gain across housing, transport and community infrastructure proposals, ecological networks, protecting and enhancing designated sites, valuing soils as a multifunctional resource, climate change mitigation, adaptation and resilience, green infrastructure, access and rights of way, air pollution, landscapes, tranquillity, spatial strategy, water quality and resources and flood risk management.

North Yorkshire County Council

Recognise significance of blue and green infrastructure networks for the wider region. Identify appropriate opportunities to use natural capital to boost the local economy. Pursue net zero carbon status through land management (e.g. peat bog preservation), commercial and domestic renewable energy production and electric vehicle charging infrastructure. Consider how to achieve a sustainable population base and deliver a spatial pattern of growth that will best support accessible services. Take a holistic approach to safeguarding the environment by combining schemes e.g. restoration of peatland to preserve archaeology, habitats and to slow the flow with regards to flood risk. Secure adequate and

affordable housing for young families, key workers and the elderly, potentially utilising modern construction methods. Take a hub-based approach to new developments that support the viability of existing bus services and prioritise public and active transport over the private car. Digital connectivity can transform business opportunities and productivity so the Plan must support the roll out of FTTP and 4G/5G mobile infrastructure including telegraph poles over short distances. Address disposal of mineral waste.

Tarmac

Tarmac recognises that the Plan will have to take account of wider issues linked to mineral extraction including National Park aims, climate change, optimisation of rail, diversity of economy, local employment and biodiversity.

Threshfield Quarry Development Trust

Vision for Threshfield Quarry set out in master plan. Keen to work with YDNPA on the future of the quarry.

Trustees for Roman Catholic Purposes Registered

Barn conversion policy needs to deliver a wide range of buildings and avoid overly restrictive design criteria. Housing should be located where it will enhance or maintain the vitality of rural communities. Site allocations should include smaller sites of 2-9 units. Offer a free pre-application advice service for development proposals that would contribute to the supply of homes. Small scale development should be permitted within or immediately adjacent to the built form of settlements in areas not specifically identified for housing delivery, so long as the core shape, form and character of the settlement and its rural setting is not affected.

Tupgill Estate

Tupgill Estate requires a specific policy to allow the expansion of existing leisure and tourist facilities. There is a shortage of accommodation for visitors to The Forbidden Corner, the Bell Barn and Saddle Barn. The renovation of buildings for staff accommodation is critical as here is a limited supply of rental accommodation, due to much of it being taken up by staff at nearby racecourses. Rental accommodation is also prohibitively expensive. Forbidden Corner Ltd cannot rent property in its own name and therefore cannot guarantee accommodation for staff before they take up their posts. Additionally, all new staff are subject to a one month trial, but rental accommodation has a minimum tenancy of 6 months. A lack of public transport to the Estate is an issue for live-in staff who cannot drive.

United Utilities

Guidance on tree planting near public sewers and water mains and maintaining and improving water quality and the treatment of water and wastewater in the face of population growth, changing environmental legislation and climate change pressures. Encourage rain-water harvesting and grey water recycling. Support for a plan-led approach to housing delivery as opposed to reliance on windfall sites. Request future investment in infrastructure in order to be able to expediently respond to the infrastructure needs of the borough. New development should be focused in sustainable locations which are accessible to local services and infrastructure. In sites of multiple ownership, ensure that there is a legally binding framework in which landowners must work together to deliver sustainable development. Consider proximity to Waste Water Treatment Works when allocating sites. United Utilities' preference is for sites that discharge surface water into land drains and local

watercourses rather than public sewers. Development should take place outside of Environment Agency designated Groundwater Source Protection Zones. Avoid intensification of development within areas at risk from reservoir failure.

Upper Wensleydale Railway Association

Support diversification of farms. More clarity and flexibility on barn conversion policy. Converted roadside barns should not be dual purpose (residential and/or holiday cottages) and priority should be given to local residency. Railway connections to and within the National Park benefit residents (especially younger residents) and support the local economy. YNDPA commitments to long term railway-related projects should feature on the Local Plan Policies Map. Reinstate the Garsdale to Hawes branch of the Settle to Carlisle main line. Provide connections with established Settle to Carlisle services and promote a new service connecting Hawes / 3 Peaks / Settle with the communities along the Clitheroe / Blackburn route and onwards with the conurbations of Manchester and Preston. As a second phase, the railway would continue eastwards to Askrigg and Bainbridge to complete the railway throughout Wensleydale. This project is reliant upon the full support of the new Local Plan. Support for the creation of recreational trails in conjunction with railway developments.

Wensleydale and Coverdale Parish Council Forum

Support for new and extended leisure facilities. Live/work policy needs to reduce 60% work requirement inline with modern business needs. Workers in the tourism industry need affordable rental properties, including multi-occupancy accommodation. Range of affordable rental properties required from flats to larger properties. Support for business development sites. Holistic approach to attracting and retaining young families encompassing access to good infrastructure, shops, services, communication, educational provision and medical facilities is needed, as well as the requirement for appropriate and attractive accommodation. Support a 'use it or lose it' approach. More public transport and cycle paths (accounting for narrow, winding roads). Consider using small areas of agricultural land for temporary or permanent car parks. Include energy generation and efficiency in the design of all new properties. Need to retrofit existing properties for energy efficiency, particularly where a poor energy rating is withholding a property from the rental market. Village boundaries should be expanded to include smaller sites for a limited number of houses. Expand the definition of local occupancy to include people who wish to move to the Park from other areas. Limit second home ownership.

Yorkshire Wildlife Trust

Have regard to the emerging Environment Bill. Deliver a biodiversity net gain of at least 10% on all developments using appropriate metrics. See Lichfield and East Hertfordshire for best practice policy. Map local nature recovery strategies such as habitat networks to promote the reconnection of wildlife corridors and improve the region's robustness to extreme events into the future. Ensure climate change, sustainability and biodiversity are at the heart of every decision of the authority; from flood defence, to transport, to materials utilised in house building and renewable energies.

SUMMARY OF RESPONSES

A Local Plan for a National Park

National Park status
 Biodiversity net gain
 Nature-friendly farming, including tree planting
 Historic features in the landscape
 Redundant community buildings
 Modern farm buildings
 Design
 Protecting landscapes

A Local Plan for all generations

Population balance
 Services and leisure facilities
 Access for people with impaired mobility
 Estates

A Local Plan for everyone

Visitors
 Under-occupied housing
 Local Occupancy policy

A Local Plan for a Climate Emergency

Zero carbon
 Road transport.
 Railways
 Energy efficiency
 Renewable energy production

A Local Plan for sustainable growth

Housing
 Sustainable locations
 Delivery
 Affordable housing
 Dwelling size
 Rental housing
 Employment sites
 Housing on farms
 Mineral extraction

A Local Plan for diversification

Small scale agriculture
 Rural diversification

A Local Plan for a National Park

National Park status

- National Parks have been given clear and unambiguous statutory protection and planning policy should reflect this.
- In the National Park context, and particularly in response to a declared Climate Emergency, biodiversity must take precedence over development.
- People should be encouraged to live alongside wildlife.
- The Park's long term economic future is dependent on its beauty and uniqueness.
- Economic activities must not have a detrimental impact on the special qualities of the Park and instead should contribute to the first statutory purpose.
- It is the developments which best serve the statutory purposes, rather than those which were considered most viable, that ought to go ahead.
- It might not be possible to square maintaining a stable population and economy with protecting the qualities that first qualified the Dales a National Park. In the future the Park may have to exist primarily as a recreational area.
- The non-binding 'third purpose': 'to seek to foster the economic and social wellbeing of local communities within the National Park' is subsidiary to the first two purposes.
- Generic planning policies, such as the Major Development Test, must be made applicable to the YDNP context.

Biodiversity net gain

- Strengthen requirements for biodiversity net gain on new and renovated properties.
- The YDNPA had a responsibility to set a benchmark for development that recognises and enhances wildlife.
- Wildlife should be considered at all stages of development and that all new and renovated dwellings should contain nest holes, hibernation spaces for insects, swift bricks and bat roost potential.
- Hedge and tree planting be mandatory in all new developments.

- Ensure that Local Geological Sites are not lost due to development.
- Convert Threshfield and Kilnsey Quarries to nature reserves.

Nature-friendly farming, including tree planting

- Clarity needed on whether planning permission is required for environmental stewardship activities such as river restoration, rewiggling and peatland restoration.
- Major afforestation is entirely called for in order to restore the Park to its pre-industrial standard.
- Trees and woodland must not be removed to make way for development.
- Major afforestation would dramatically alter the Park's special landscape and have an impact on food supply.

Historical features in the landscape

- Wildlife has been removed from barns by owners seeking permission to convert.
- Disused barns should be allowed to decay gradually.
- More funding is required to allow unconverted barns to be retained as a special feature in the Park's landscape alongside the network of walls
- Only roadside barns or those in existing building groups should be converted.
- Farmers have a crucial role as heritage stewards.
- Allow tracks constructed from modern materials.
- Install on-site renewable energy.
- Barns should be subject to Permitted Development Class Q (agricultural buildings to dwelling houses) to provide market housing or agricultural workers dwellings.
- Conversion should be permitted regardless of location.
- Conversion to permanent residential.
- Conversion to holiday accommodation.
- Conversion to light industrial uses.
- These buildings should be used to their full potential.
- More historic features should be recorded rather than preserved in situ, allowing for development to take place on these sites.

Redundant community buildings

- Retaining community asset designations on buildings which no longer deliver their original function (such as a disused church) mean that the fabric of these buildings is allowed to deteriorate and they cannot be used to deliver much needed housing.
- Use compulsory purchase powers to acquire empty derelict properties.
- When allowing conversions and change of use priority should go to providing affordable housing for local people.

Modern farm buildings

- There should be more leniency to allow adequate road, rail and communications infrastructure to develop at Lune Gorge, as these are essential for 21st Century farming.
- Re-site farms to reflect changes in agriculture.
- Non-traditional farm building should be as unobtrusive as possible and removed once obsolete.
- There should be uniform requirements on scale and colour of roofs and concrete aprons.
- New farm buildings should reflect local distinctiveness.

Design

- New housing should be completely in-keeping with the existing Dales vernacular, including any isolated new builds or conversions.
- New houses should be sympathetic but not directly matching.
- Support for eco-aware construction methods.

- Allow non-traditional design.
- Relax controls on windows in converted buildings to allow larger windows and windows in gable ends to deliver modern standards of natural lighting.

Protecting landscapes

- Include detailed policies on the protection of Landscape Character Areas.
- Include ambitious Dark Skies policies, including measures to reduce existing light pollution (especially from street and security lighting) and ensure that all new developments have shielded and downward-pointing lights.
- Take a holistic approach to safeguarding the environment by combining schemes e.g. restoration of peatland to preserve archaeology, habitats and to slow the flow with regards to flood risk.

A Local Plan for all generations

Population balance

- Retain and attract young people and young families to sustain services, keep schools open and form the local workforce.
- Permit more self build properties for young people.
- The resident population needs to be more ethnically diverse.
- The ageing population issue has been overstated.

Services and leisure facilities

- More extra care homes and nursing homes.
- Baliol School Sedbergh should be turned into an old persons home for retired farmers from Sedbergh, Dent and Ravenstonedale.
- More indoor and outdoor leisure facilities catering for younger residents and visitors to the Park.
- Retain public services and resident-serving businesses within the Park, including schools, pubs, shops and medical facilities.
- The viability of public services will depend on maintaining and potentially growing the resident population.
- Developers should be required to make contributions to local amenities.
- Any new leisure facilities would constitute over development.
- Competition is a factor: the new Spar at Threshfield has 'gutted' retail services in Grassington.

Access for people with impaired mobility

- Adapt new and existing homes for better access.
- Make nature and outdoor activities more accessible.
- New developments should be required to deliver at least one pedestrian access improvement in the local area.
- More controls on pavement signage which impedes pedestrians and mobility vehicles.

Estates

- Estates are important providers of long term rental accommodation.
- Both Bolton Abbey and Tugill Estate requested specific policies for tourism-led development.
- Estates receive preferential treatment in the planning system.
- Ban helicopter flights into/out of Bolton Abbey.

A Local Plan for everyone

Visitors

- The YDNPA places priority on visitors over residents.
- Halt the growth of the tourism industry.
- There is too much visitor accommodation.
- Airbnb properties are not subject to the same change of use regulation as B&Bs and guesthouses.
- Visitor accommodation forces up local house prices.
- Visitors cause traffic congestion and parking issues (particularly day trippers bringing a limited spend).
- Supply more accommodation specifically catering for long distance walkers and horseriders.
- More visitor accommodation is needed.
- Visitor numbers in Hawes, Reeth, Malhamdale and Horton-in-Ribblesdale are causing disruption for residents, traffic congestion and parking issues.
- Don't over develop Long Ashes Park.

Under-occupied housing

- Inappropriate to build new homes in a protected landscape with so many second homes and holiday lets lying unoccupied for much of the year.
- The proliferation of second homes and holiday lets forces up house prices and contributes little to the local economy or to community life.
- Support for an increase in council tax of up to 500% for second home owners with the revenue to be spent on providing affordable homes.
- All new housing should be permanently occupied.
- Second homes should require planning consent.
- Second home owners should not be demonised, as, if more jobs were available in the Park, they would live there permanently.
- Second home owners should have the opportunity to consolidate their first and second homes in a single property in the Park.
- Second homes were preferable to holiday lets as they are not subject to Small Business Rate Relief and thus pay council tax.

Local Occupancy policy

- More homes should be built with this restriction.
- All new housing to be Local Occupancy in perpetuity.
- Significant misunderstanding of the policy, such as the belief that people born in the area who have moved away are no longer eligible for Local Occupancy housing when they move back to the area or that only people born in the Dales are eligible.
- Difficult for buyers to get a mortgage on a Local Occupancy property.
- Vacant properties are left to become second homes or holiday accommodation when existing residents move into Local Occupancy housing.
- Local Occupancy restriction stops housing being delivered.
- Replace with a more flexible policy such as a Primary Residence Clause.

A Local Plan for a Climate Emergency

Zero carbon

- Reduce fossil fuel consumption in homes.
- Reduce the carbon footprint of construction in the Park.
- Reuse existing buildings and brownfield sites wherever possible.

- Install electric vehicle charging points as standard in new developments and in lampposts throughout villages.

Road transport

- Car-free access to the Park will become more essential as potential visitors give up their cars.
- Public transport supports the delivery of the YDNP's statutory purposes.
- More cycle routes and parking areas specifically for cyclists.
- Location of new housing needs to be dependent on public transport rather than private cars.
- Concern about traffic congestion, car parking and noise and pollution from cars.
- Park-and-Ride facilities at 'gateways' the Park to help control visitor vehicle numbers.
- The socioeconomic assessments need to include a more detailed analysis of the nature, routes and frequency of public transport services provided together with passenger numbers to establish a baseline against which future developments and proposals for improvements can be measured.
- Narrow, winding, stonewalled routes are not suitable for multimodal transport and increase congestion and likelihood of accidents.

Railways

- Re-establish the Wensleydale Railway and provide adequate protection for the route, lands and infrastructure of the dismantled railway in the interim.
- Convert the freight railway to Threshfield Quarry to carry passengers.
- Create recreational trails in conjunction with railway developments.
- Convert disused railtracks to multimodal greenways.

Energy efficiency

- Older buildings have lower energy efficiency and higher running costs.
- Low energy ratings disqualify some homes from becoming permanent rental properties.
- Allow double glazing to be installed in listed buildings and in Conservation Areas.
- New homes in the Park should be insulated above national requirements.
- Installing domestic renewable energy generation without proper home insulation is a false economy.
- Ensure that new developments function 365 days a year and are designed to be multipurpose.
- More eco-housing in the Park including PassivHus roll-out and subterranean housing.

Renewable energy production

- Policy CC1 is too timid and implies that little renewable energy production is possible in the Park.
- Farms should generate their own renewable energy in order to lower energy costs and improve business viability.
- Support for anaerobic digesters (creating energy from waste) and for growing biofuels like willow.
- No woodburners in homes.
- More use of woodburners using local forest products.
- Householders should be able to install renewable energy generators including solar panels and ground source and air source heat pumps.
- On site renewable energy production should be a requirement on any new build.
- Solar panels should be allowed on historic buildings.
- Install a solar farm in Threshfield upper quarry to power Threshfield and Grassington.
- Support for community-owned wind turbines and hydroelectricity (adapting to wetter winters).

- Schemes with high visual impact, such as solar panels and wind turbines, are most appropriate on and adjacent to modern farm buildings.
- Farms should not generate their own renewable energy due to the landscape impact.
- No wind farms.
- Backstop conditions imposed where there is a risk of visual impact on the landscape from renewable energy production.

A Local Plan for sustainable growth

Housing

- More housing in the Park.
- Higher density of development in the Park featuring terraced houses and small blocks of flats.
- Expand village development boundaries for limited numbers of houses to meet local need.
- Limited infill in villages.
- More flexibility to expand existing properties.
- New housing only when the existing stock has reached full capacity.
- Too much development will degrade the Park's special qualities and have a negative impact on tourism.
- New builds tend to be rammed into tiny plots which negates the sense of space that attracts people to live in the Park in the first place.
- The area is already too built up and can accommodate no new building.
- Given the amount of brownfield land available to building throughout the UK, there should be no greenfield development.
- No new standalone dwellings.
- Concentrate on improving facilities within all of the Park's larger villages rather than allowing new houses.
- The housing need is not as pressing as the need for more jobs and improved transport links.
- Sedbergh should have parity with Kirkby Lonsdale and Kirkby Stephen on open market housing allocation.
- Convert Baliol School, Sedbergh to elderly accommodation.
- Convert Linton Camp to housing.
- Do not develop Linton Camp. Allow it to return to an open green space.

Sustainable locations

- New homes should be located near existing services and public transport routes to minimise vehicle movements.
- Support a hub-based approach to service delivery.
- Core-and-periphery approach to development which would allow more development on the edges of the Park and maintain more wilderness areas in the core.
- Prioritising sustainable locations is urban-centric and penalising to rural communities with limited access to public transport.
- Give Sedbergh growth centre status.

Delivery

- Support for a 'use-it-or-lose-it' approach.
- A 'use-it-or-lose-it' approach would encourage over development.
- A 'use-it-or-lose-it' approach is contrary to the NPPF.
- A 'use-it-or-lose-it' approach lays too much blame on developers.

- Council tax should be charged on all sites with planning permission in order to discourage landbanking.
- Carry out a thorough review of existing site allocations to identify why sites were not being brought forward and explore issues of delivery and viability.
- Housing delivery should be plan-led rather than rely on windfall sites.
- Need for stricter time limits and closer monitoring on the commencement of development on sites with planning permission.

Affordable housing

- Crucial means of retaining and attracting young people and young families to the Park.
- New homes should be 100% affordable.
- Lower the minimum site size for affordable housing delivery to be lowered from 6 to 4.
- Ensure that affordable housing remains so in perpetuity and is not allowed to return to the open market.
- Use compulsory purchase powers to secure the delivery of affordable housing: 'The gulf between land value of agricultural and developable land is so wide that it is possible for a landowner to be offered a very substantial increase in value whilst still enabling houses to be built at well below open market value. Because some landowners will hold on to land in the hope of eventually achieving open market value, compulsory purchase may be appropriate in some circumstances'.
- Build new social housing.
- Remember that a lack of affordable housing is an issue throughout the UK and not particular to the YDNPA.
- Support for Community-Led Housing
- Older people are also a potential market for affordable housing e.g. retired tenant farmers.
- Affordability is subjective: homes at 80% of market value are not necessarily affordable.
- Smaller homes are the only true affordable housing.

Dwelling size

- Fewer 5-bed properties and more 2/3 bed.
- New homes with modern space standards to accommodate families (including visiting grandparents who provide childcare).
- Flexible 'lifetime' or 'forever' homes that would provide accessible living for elderly and disabled people.
- More flexibility to convert garages to granny flats.
- More bungalows.

Rental housing

- More rental housing catering for people on low incomes.
- Seasonal and part-time workers in tourism and carers cannot afford to buy or rent in the Park and this has a knock on effect on recruitment and business performance.
- People moving back to the Park to care for elderly parents need rental accommodation.
- A range of rental housing from flats to large properties suitable for families.

Employment sites

- Allocate employment sites to allow new businesses to establish and businesses from outside the Park to relocate.
- More light industrial allocations.
- Allowing existing sites to grow; family businesses in the Park will fail if they cannot grow.
- A new major tourist attraction on the scale of Eden Project to create new jobs.
- Local business hubs within walking or cycling distance of villages.
- Affordable shared working spaces.

- Business incubators.
- Larger homes are needed to provide sufficient space for people to work from home.
- Support for dedicated live/work spaces.
- The current 40/60 split on live/work spaces should be revisited to reflect the limited space requirements of digital businesses.
- Live/work designation should not preclude future diversification or change of use.
- Placing a requirement for live/work spaces would put a stop on delivery or create properties which are difficult to sell.
- No new employment sites within the Park.
- Noise pollution from business sites.
- Air and water pollution from businesses affects human health.

Housing on farms

- Farmers should be allowed to build more housing on land that they own.
- Agricultural workers housing policy should be relaxed.
- Abandoned farms are suitable sites for new affordable housing.
- Contradiction between the lack of restrictions on farm buildings and the rigidity of restrictions when developing existing buildings for residential or other business use.

Mineral extraction

- Quarries should be designated or reinstated so that locally quarried stone and slate is available for building in Park.
- Link existing quarries into the rail network.
- Phase out quarrying in the Park due to landscape and environmental impacts.

A Local Plan for diversification

Small scale agriculture

- More allotments and orchards in villages to allow residents to grow more of their own food.
- Flexibility to allow new, small scale agriculture businesses such as market gardening.

Rural diversification

- Businesses (including but not restricted to farming) to have more freedom to adapt and diversify their premises.
- Grouse shooting should make way for more diverse economic uses of uplands.
- More farm-based tourism would have an unacceptable impact on the landscape.
- Diversification could be used a stepping stone towards allowing a complete change of use and as a tool solely for increasing land value.