

# **CLAPHAM-CUM-NEWBY NEIGHBOURHOOD PLAN 2021-2032**

**DRAFT SUBMISSION  
JUNE 2021**

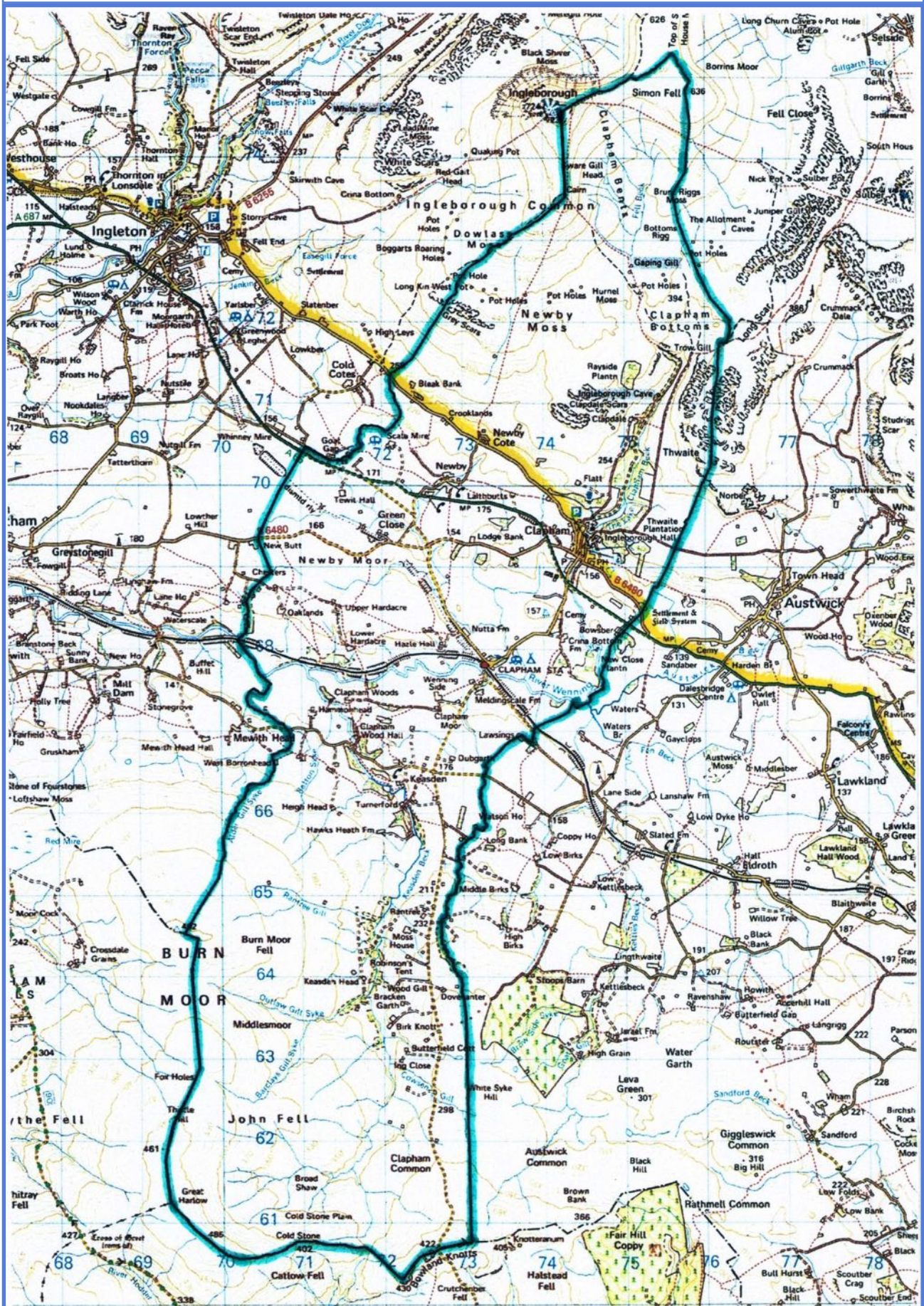


Let's make Clapham even better





# Neighbourhood Plan Area (Green Line Shows Boundary)





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## Introduction and Background

1. For Planning purposes, the Civil Parish of Clapham cum Newby (CcN) lies partly within Craven District and partly within the Yorkshire Dales National Park. Recent changes to the planning system, under the Localism Act 2011, now mean parish councils have the power to prepare neighbourhood plans for their local area. Clapham-cum-Newby Parish Council has decided to use this new power — the result is this plan, produced by we the people of Clapham, Newby and Keasden, to ensure that future generations will continue to enjoy the benefits of living in a vibrant, sustainable, working community.
2. The Clapham-cum-Newby Neighbourhood Plan is centred around a clear vision and aim. Clapham-cum-Newby Parish has a strong community, a distinctive character and exceptional countryside. Our vision seeks to protect and enhance these values through sensible, sustainable and sympathetic development, promoting a safe, healthy and balanced community within a high-quality landscape.

### Vision

3. The Clapham-cum-Newby Neighbourhood Plan is centred around a clear vision and aim:

**Clapham-cum-Newby Parish has a strong community, a distinctive character and exceptional countryside. Our vision seeks to protect and enhance these values through sensible, sustainable and sympathetic development, promoting a safe, healthy and balanced community within a high-quality landscape.**

4. This vision emerged from the Neighbourhood Plan process which was initiated in 2018. In 2019, Clapham-cum-Newby Parish Council applied to Craven District Council for designation as a Neighbourhood Planning Area. Designation was approved on 25 September 2019. The designated Neighbourhood Area is shown on the map inside the cover page.
5. A Neighbourhood Plan Steering Group was set up in February 2018 and had its first meeting in March 2018 and comprises of a Parish Councillor and interested local residents who together have driven forward the preparation of the Plan and the public engagement and consultation process.
6. The Neighbourhood Plan Steering Group has met regularly throughout the process. The first task was a series of consultation meetings throughout the Parish. The group discussions in these meetings allowed us to develop a [Survey Form](#) (questionnaire) attached as Appendix 8 which was delivered to every household in the Parish in March 2019. There was a response rate of roughly 60%. The results were analysed by Christine Bell of the Centre for Facilitation. The data from the questionnaires forms the empirical basis of the plan and a [Survey Report](#) is attached as Appendix 9.

### Objectives

7. The data analysis suggested that our objectives should cover housing, economy, climate change, environment, transport, and infrastructure. These objectives are the themes that run through the Plan policies. Specifically, the Plan will:
  - Ensure there are affordable homes to buy within the Parish so that young people will no longer have to move outside the plan area to reach the first rung on the property ladder. In so doing, it will help to address the demographic imbalance in the Parish.
  - Prioritise homes for older residents who wish to downsize, so freeing up larger homes for families.
  - Make it easier for farming families to stay together by allowing modest homes to be built on farms subject to certain conditions.
  - Attract businesses to the area and encourage local employment to make Clapham-cum-Newby a place where people, businesses, tourism and the environment thrive.



## Section 1: Nature of Development, Quality and Design

8. Clapham-cum-Newby is a rural parish with two clear housing needs as established by the Neighbourhood Plan Survey. These are:
- affordable homes for young people to buy
  - accommodation for older people seeking to downsize
9. The NP Survey also established the importance of linking new housing with the development of employment opportunities and that this development needed to be managed to ensure that it was appropriate for the location.
10. Addressing these two clear housing needs, as well as providing housing and business premises to attract residents of a working age, will help to re-balance the demographic of the population.

### Meeting our Neighbourhood Plan Objectives

11. The policy below aims to deliver outcomes based primarily on our development objectives.

Policy 1	Nature of Development, Quality and Design
<b>Intentions</b>	<b>This policy has the following intentions:</b>
	<b>1. To provide housing that meets the needs of local people and which ensures that the community remains sustainable.</b>
	<b>2. To support both residential and business development that is of a high-quality design and sustainable in its use of materials, its location and its setting.</b>
	<b>3. To encourage the appropriate re-use of redundant farm buildings to ensure the longer-term sustainability of farms and the Rural Economy.</b>
	<b>4. To protect the visual integrity and scale of existing villages and retain green and open spaces and the ecological value of the proposed site.</b>
<b>Local Housing Needs</b>	The number of housing units currently available, or in the process of being built or permitted to be built, in the Plan Area meets the minimum requirements of the Local Plan Spatial Strategy. Further housing should only be permitted where it meets the housing priorities identified below:
	<ul style="list-style-type: none"> <li>• Affordable properties which young families can rent or buy — (Local evidence - The Ingleborough Estate).</li> <li>• Smaller properties to allow older local people to downsize to rent or buy within the community and thereby releasing larger properties for families.</li> </ul>
	Under this policy any new affordable dwellings would be subject to a legal agreement restricting the occupancy to meet local need. Priority would be given to the immediate Parish (NP area), however this would be extended in the first instance to the adjoining parishes, followed by other areas within the YDNPA/CDC and the FoB AONB, where demand can be demonstrated and it would encourage growth of the community.
<b>New Dwellings on Farms</b>	Proposals for individual new dwellings will only be supported subject to the following conditions:
	<ul style="list-style-type: none"> <li>• There is a business case for the new dwelling</li> <li>• The dwelling is subject to rural occupancy restrictions</li> <li>• A limit on the size of permitted occupational dwellings</li> </ul>

Policy 1	Nature of Development, Quality and Design
<b>Mixed Development on Farms</b>	Mixed-use development and re-use of existing farm buildings within the farmyard will be encouraged where it supports a live/work environment through the expansion of existing farm enterprises or new rural businesses.
<b>Redundant Farm Buildings</b>	Priority should be given to retaining the farm building in agricultural use. However where a change of use is proposed it will only be supported subject to the following conditions:
	<ul style="list-style-type: none"> <li>• Justification as to why a change of use is desirable and necessary and how it will both benefit the intended user and where applicable, the wider local community</li> </ul>
	<ul style="list-style-type: none"> <li>• The building should be large enough to accommodate the proposed use without the need for extensions</li> </ul>
	<ul style="list-style-type: none"> <li>• Extensions should be avoided to maintain the agricultural character of the building</li> </ul>
<b>Change of Use</b>	Where a change of use of a redundant farm building can be justified, priority should be given to the following uses:
	<ul style="list-style-type: none"> <li>• Division into a number of 2-3 bedroom dwellings</li> </ul>
	<ul style="list-style-type: none"> <li>• Live/work accommodation</li> </ul>
	<ul style="list-style-type: none"> <li>• Single start up business use</li> </ul>
<b>Mixed Development on Farms</b>	Mixed-use development and re-use of existing farm buildings within the farmyard will be encouraged where it supports a live/work environment through the expansion of existing farm enterprises or new rural businesses.
<b>Design Guide</b>	To assist designers and developers the Plan includes a short <a href="#">CcN Design Guide</a> with advice and examples of the quality expected. This is attached as Appendix 1. Further advice is also available in the <a href="#">Yorkshire Dales National Park Design Guide</a> .
<b>Business Use</b>	Development that provides opportunities as part of economic new builds or conversions for local trades and apprenticeships will be encouraged where this does not conflict with other policies.
<b>Allocation of Sites</b>	To ensure sustainable development within the Plan Area, the appendices identify the type and scale of development that would be considered acceptable for each location. These include residential, business and employment sites including live/work units. <a href="#">Appendix 2</a> provides Inset Maps for Clapham from the YDNPA Local Plan and for Clapham, Newby and Keasden from the Craven Local Plan. <a href="#">Appendix 11</a> provides an interim assessment of sites for potential change of use or that may be used for development opportunities.
<b>Exception Sites</b>	Rural exception sites are sites for affordable housing development in rural locations where market housing would not normally be acceptable. Before exception site development for localised affordable housing can be considered, the recognised rural exception site process must be followed. This will need to include carrying out a housing needs survey to inform the mix of house types and affordable tenure (rent or sale) required and site identification and assessment.
<b>Energy Efficiency</b>	Sustainability and energy efficiency should be prime considerations. The proposals should look to minimise the consumption of resources in both their construction and building life, with the aim of being carbon neutral or carbon negative.

Policy 1	Nature of Development, Quality and Design
<b>Encourage Renewable and Low Carbon Technology</b>	Proposals for small-scale renewable and low carbon technologies will be permitted where they contribute to meeting the energy needs of the local community and businesses and where this does not conflict with other policies. Particular encouragement will be given to designing renewable and low carbon technologies into new developments. Proposals that include solar panels and other energy saving measures will be encouraged where these do not conflict with other policies.
<b>Improving Thermal Performance of Existing Buildings</b>	Proposals that look to improve the thermal performance of traditionally constructed buildings as part of any change of use must demonstrate that they will not compromise its ability to both absorb and readily allow the evaporation of moisture. Generally, use of breathable insulating materials that are compatible with the performance of traditional buildings is preferable.
<b>Reduce Reliance on Fossil Fuels</b>	Proposals that seek to reduce the reliance on the use of fossil fuels within the Plan Area are to be encouraged through the inclusion of renewables and electric vehicle charging points as part of new development or wider community based energy generation.
<b>Architectural Character</b>	Development should complement the architectural and historical character of the surrounding buildings and their setting, respecting the North Craven local vernacular in form and/or use of materials, as set out in more detail in the <a href="#">CcN Design Guide</a> , Appendix 1. No building shall be over 2 storeys high unless there is clear justification.
<b>Innovative Design</b>	Innovative designs that are of low carbon footprint and include the use of contemporary materials or technologies will be considered where they offer more sustainable and affordable housing and can produce a more sensitive, complementary and authentic development, rather than a pastiche or standardised solution.
<b>Storage and Garden or Open Space</b>	Any new housing should provide a dedicated storage space/facility within the home and garden space or wider green open space within the site as appropriate for the size of the development.
<b>Self Build/Conversion</b>	Applications of this nature will be viewed favourably if in accordance with other policies they would create local affordable housing and local employment opportunities. Sites should be identified for self-build/self-conversion in accordance with the right to build legislation and thereby encourage younger people to both live and work in the Plan Area.
<b>Overhead Cables</b>	Any new development should look to avoid the need for any overhead cables including telephone lines.
<b>Sustainable Drainage Systems (SuDS)</b>	New developments or adaptation of existing buildings will need to minimise the risk of surface water flooding by ensuring adequate provision for foul and surface water disposal in advance of occupation. Surface water should be managed at the source and not transferred, and every option should be investigated before discharging surface water into a public sewerage network.

## Local Evidence

### Extracts from the NP Questionnaire Analysis

12. Input into this section is taken from the consultation events and community questionnaire. Specifically, those that completed the questionnaire were concerned about the type and cost of available properties. The [Survey Form](#) (questionnaire) and [Survey Report](#) can be reviewed in full in Appendices 7 and 8.



## **We asked & you told us:**

13. ***What concerns you about local property?*** The Housing Section of the Neighbourhood Plan Survey discovered concerns about the lack of reasonably priced smaller properties and the need for family homes that are affordable and would encourage young people to stay in the area.
14. The point was made that much of the recent housing development has been priced way beyond the means of anyone who is working in the lower wage jobs in the tourism and agricultural sectors that are typically found in this area.

*“There does not seem to be any housing which would encourage young families to move into the village which is I think why the local school is closing”*
15. Given the ageing demographic of the population that the survey highlighted, it is clear that the future sustainability of the village depends on the availability of smaller houses for older people downsizing and young families seeking to buy their first home.
16. Within the Business Development Section of the Neighbourhood Plan Survey respondents were asked to contribute to the consideration of how to support the continuation of active businesses within the fabric of the community. 87% of respondents contributed to this section so this shows an interest in business from the local community.
17. There was recognition that it was important to enable businesses to develop so that there were opportunities for future employment but that this development needed to be managed so it was appropriate for the location. Between 72% and 86% of respondents were in favour of allocation of sites dependant on business type.

## **The Ingleborough Estate**

18. The Ingleborough Estate currently offers around 40 properties to let, a number of which remain at affordable rents. The Estate has indicated however that it is unlikely to increase the number of properties currently provided. The level of and need for housing for rent will therefore need to be reviewed over the period of the Plan.

## **Technical Evidence**

### [Craven Local Plan 2012-2032](#)

**ENV3 Good Design**

**ENV9 Renewable and Low Carbon Energy**

**H1 Specialist Housing for Older People**

**H2 Affordable Housing**

**SP1 Meeting Housing Need**

**SP3 Housing Mix and Density**

**SP4 Spatial Strategy and Housing Growth**

### [Craven District Council Climate Emergency Strategic Plan 2020-2030](#)

**CNE07 Low Carbon Rural Development**

**CNE08 High Planning Standards for Energy**

**CND03 Lower Carbon Planning**

## [The Yorkshire Dales National Park Local Plan 2015-2030](#)

- C1 Housing in settlements**
- C2 Rural exception sites**
- C3 Rural workers' housing**
- C4 Sub-division**
- CC1 Renewable and low carbon energy**
- C5 Replacement dwellings**
- C8 Accommodation for the elderly and vulnerable adults**
- L 2 Conversion of traditional buildings — acceptable uses**
- L 3 Conversion of traditional buildings — building treatment**
- L 4 Demolition and alteration of traditional farm buildings**

## [Yorkshire Dales National Park Design Guide](#)

## [Yorkshire Dales National Park Authority Annual Monitoring Report](#)

## Section 2: Built and Historic Environment

19. Clapham-cum-Newby is a rural parish set in an iconic landscape reflecting the long tradition of human activity and use over time. The leisure and tourism industries are the backbone of the parish economy. Therefore, protecting the value of our heritage, countryside and landscape is fundamental to the Parish's future prosperity.
20. Heritage is what we have inherited from the past and upon which we place special value. It is irreplaceable and heritage conservation is therefore essential to the preservation of distinctive local character. It also reflects how an area has changed and developed over time.

### Meeting our Neighbourhood Plan Objectives

21. The policies below aim to deliver outcomes based primarily on our environment objective. They consider how development will impact on both the built and natural environment and should be considered in conjunction with all other policy areas.

Policy 2	Built and Historic Environment
<b>Intention</b>	<b>This policy seeks to conserve and enhance the distinctive character of the historic and built environment within the Plan Area by the protection of designated and non-designated heritage assets, especially those identified as being at greatest risk of loss or decay. Further details on <a href="#">Heritage Assets</a> are in Appendix 3.</b>
<b>Historic Environment</b>	Development should not be detrimental to the character and heritage values of designated or non-designated heritage assets and the character of the historic environment of the broader Plan Area.
<b>Heritage Assets and Traditional Buildings</b>	When considering proposals for development priority will be given to the desirability of preserving and enhancing existing heritage assets, their setting or any features of special architectural or historic interest which they may possess.
<b>Heritage Values</b>	Proposals for development that may impact a heritage asset must provide sufficient information to demonstrate a full understanding of the heritage values of the asset and provide justification as to why the proposals are desirable and necessary.
<b>Positive Benefits</b>	Development that may harm or compromise the significance of such designated or non-designated heritage assets will only be permitted under the following conditions:
	<ul style="list-style-type: none"> <li>• Where the positive benefit of the development outweighs the negative impact</li> </ul>
	<ul style="list-style-type: none"> <li>• Where there is regard to the scale of the harm and significance of the heritage asset and its contribution to the character of a place</li> </ul>

### Local Evidence

22. Within the Plan Area there are a number of heritage assets which have been given designated and non-designated status in recognition of their national and local significance. The structures already have statutory protection and should be given priority when considering development proposals.



23. Heritage assets are an important visitor attraction; for example, the waterfall, Nature Trail, Grotto, and the distinctive character of Dales village vernacular.
24. In response to the Neighbourhood Plan Survey respondents provided a lot of rich information. The unique landscape of the area is something that is very important to many respondents, with the open landscape, the heritage buildings and the caves all mentioned. This heritage includes a varied historic environment, which is core to the area's distinctive character and appeal.
25. Designated assets within the Plan Area include listed buildings, scheduled monuments and conservation areas. These assets can be seen in Table 1 of [Appendix 3](#).
26. Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes which have local heritage value and significance and therefore merit consideration in planning decisions. These include assets identified within and beyond the YDNPA Conservation Area designated for Clapham village in 2010. These assets can be seen in Table 2 of [Appendix 3](#).
27. Designated assets in the Area include:
- 50 listed buildings in the Clapham-cum-Newby Plan Area of which 1 is grade II\* and 49 are grade II
  - 2 scheduled ancient monuments
  - Sections of Clapham Village are a designated Conservation Area and are detailed in the [Conservation Area Appraisals in the Yorkshire Dales National Park - Clapham](#)

### Extracts from the NP Questionnaire Analysis

28. Input into this section is taken from the consultation events and community questionnaire. Specifically, those that completed the Survey Form showed a keen interest in maintaining and improving the area's exceptional natural and built environment. The [Survey Form](#) can be viewed in Appendix 8 and [Heritage Assets](#) are in Appendix 3.

### We asked and you told us:

29. **How important are the area's heritage assets?** The questionnaire emphasized the economic importance of heritage, countryside and landscape. By far the largest category of employment and business within the Neighbourhood Plan Area was farming and agriculture at 21%. A further 21% of business and employment were directly related to leisure and tourism.
30. **How do buildings affect the area's environment?** The design of the buildings is important, including the mix of domestic and farming buildings which contribute to this sense of a living environment. The hopes are that future developments recognize these features and are built sympathetically.

*"The Yorkshire stone buildings which blend in with the landscape so well and give the locality such character. New designs should be monitored carefully to maintain this for the future"*

## Technical Evidence

[Conservation Area Appraisals in the Yorkshire Dales National Park - Clapham](#)

[Craven Local Plan 2012-2032](#)

ENV2 Heritage

[The Yorkshire Dales National Park Local Plan 2015-2030](#)

SP1 Sustainable Development

SP4 Development Quality

L 1 Heritage Assets

L 5 Heritage Assets - enabling development



## Section 3: Natural Environment

### Landscape, Biodiversity and Green Infrastructure

31. Protection of the rich biodiversity and variety of habitats of the Plan Area is a high priority for the Neighbourhood Plan. The NP Survey identified “Access to the Countryside” as the most valued asset to living in the area along with dark skies. The survey also identified concerns about the maintenance and future planting of trees, shrubs and herbaceous plants in the area and the need to provide habitat diversity and forage for birds, insects, etc., specifically in the area of Clapham Beck.

#### Meeting our Neighbourhood Plan Objectives

32. The policy below aims to deliver outcomes based primarily on our environment objective. Development should maintain or enhance the ecological value of the site with a view to supporting the biodiversity and green infrastructure of the Neighbourhood Plan Area.

Policy 3	Landscape, Biodiversity and Green Infrastructure
<b>Intention</b>	<b>This policy seeks to protect and enhance the distinctive character and biodiversity of the Plan Area including protected areas, designated landscapes and protected species especially where this is identified as being at greatest risk of loss. See <a href="#">Appendix 4</a>.</b>
<b>Intention</b>	Development should provide a net gain to the ecological value of the site with a view to supporting the biodiversity and green infrastructure of the wider Plan Area.
<b>Habitats</b>	The Plan Area includes a wide variety of habitats which support a rich biodiversity essential for the health of the natural environment and human well-being. These habitats should be maintained and nurtured. Proposals that would result in a loss of habitat and biodiversity across the Plan Area will not be accepted.
<b>Priority Habitats</b>	Development should avoid designated UK priority habitats as identified under the Priority Habitat Inventory unless it can be demonstrated that the benefit of development would outweigh the impact on the features. All development proposals that affect existing habitats will need to include mitigation or compensatory measures as appropriate.
<b>Trees</b>	Development should avoid the loss of existing trees and significant vegetation. The addition of appropriate species of native trees and vegetation will be encouraged.
<b>Wildlife Corridors</b>	Wildlife corridors such as hedgerows, rivers, avenues of trees, field margins, road verges and underpasses are critical for linking habitats and the dispersal and migration of wildlife. Wherever possible proposals should not impact on such corridors and must provide a scheme of mitigation where these may be at risk.
<b>Protected Spaces</b>	New build development on protected green spaces will only be permitted if it is for informal or formal outdoor recreation. See <a href="#">Appendix 5</a> .
<b>Trails, Cycleways and Paths</b>	Development and surfacing of paths, trails and cycleways should use materials appropriate to the rural nature of the Plan Area, avoiding the use of tarmac where possible.
<b>Dark Skies</b>	Dark night skies are one of the special qualities of the Plan Area and development will only be considered where it looks to preserve this. We will also support individuals, businesses and organisations looking to reduce light pollution.
<b>Recycling</b>	Consideration should be given to improving recycling and reducing fly tipping wherever possible.
<b>Green Infrastructure</b>	The Plan encourages the creation of networks of natural and semi-natural features within and between the villages of Clapham, Newby and Keasden, and reaching out into the wider countryside.



## Local Evidence

### Extracts from the NP Questionnaire Analysis

33. Input into this section is taken from the consultation events and community questionnaire. Specifically, those that completed the questionnaire identified the protection of biodiversity as a high priority and 'Access to the Countryside' as the most valued asset to living in the area. The questionnaire can be viewed in full in Appendix 7.

34. **What is important to you about your environment?** There was a recognition that it is important this area continues to be a living/working environment and that this might require some compromises between keeping the status quo and accommodating the needs of future generations.

*"Trees, views and open spaces are very important, but most important of all is the need to keep it a living village by attracting families"*

35. **How important is the dark sky environment?** The unique landscape of the area is something that is very important to many respondents, with the dark night skies, the open landscape, the heritage buildings and the caves all being referenced.

*"Being able to stretch our eyes into the distance and extending that exercise out into the cosmos above us unskirmished with not too much light pollution"*

## Technical Evidence

### [Conservation Area Appraisals in the Yorkshire Dales National Park - Clapham](#)

#### [Craven Local Plan 2012-2032](#)

ENV1 Countryside and Landscape

ENV4 Biodiversity

ENV5 Green Infrastructure

ENV9 Renewable and Low Carbon Energy

#### [Craven District Council Climate Emergency Strategic Plan 2020-2030](#)

LAN 01 Increase Tree Cover across Craven

LAN 04 National Park Habitats

LAN 07 Promote native species Natural England - Natural Character Area Profiles:

21 Yorkshire Dales

33 Bowland Fringe

34 Bowland Fells

### [Stories in Stone – Ingleborough Dales Landscape Partnership 2015](#)

#### [The Yorkshire Dales National Park Local Plan 2015-2030](#)

W1 Wildlife sites, species and networks

W2 Biodiversity enhancement

W3 Protecting trees, hedgerows and walls



## Section 4: Business and Economy

36. At present Clapham is a prosperous and sustainable community. However, its survival as a sustainable community is under threat because of the demographics of an ageing population. This policy seeks to address this problem by attempting to provide the conditions for existing and new businesses to thrive.

### Meeting our Neighbourhood Plan Objectives

37. The policy below aims to deliver outcomes based primarily on our economic objective. However, it also addresses some housing and infrastructure objectives and is linked to those wider policy areas.

Policy 4	Business and Economy
<b>Intention</b>	<b>To support the economic growth within the Plan Area by developing an area where investment is encouraged, skills are developed, and new and existing businesses are supported.</b>
	<b>To encourage visitors into Clapham village to spend money in the retail outlets and cafes by making parking easy and in so doing increase the revenue of existing local enterprises and encourage new ventures.</b>
<b>Economic Growth.</b>	Development that provides opportunities as part of economic new builds or conversions for local trades and apprenticeships will be encouraged where this does not conflict with other policies. <a href="#">Appendix 2</a> provides Inset Maps for Clapham from the YDNPA Local Plan and for Clapham, Newby and Keasden from the Craven Local Plan. <a href="#">Appendix 11</a> provides an interim assessment of sites for potential change of use or that may be used for development opportunities or destination events, in particular:
<b>Development Opportunities</b>	<ul style="list-style-type: none"> <li>• start-up units to entice young entrepreneurs</li> <li>• live/work units to attract home-based workers</li> <li>• the creation of a business hub within Clapham</li> <li>• conversion of redundant agricultural buildings to house commercial, retail and tourist-related enterprises</li> </ul>
<b>Destination Events</b>	<ul style="list-style-type: none"> <li>• Farmers' Markets and other food-based events</li> <li>• Runs, group walks, cycling meets and other leisure and outdoor events</li> <li>• Art, photography, sculpture, jewellery making events and exhibitions</li> <li>• Technology fairs — utilising our Hyperfast Broadband</li> </ul>
<b>Tourism</b>	The leisure and tourism industries are the backbone of the parish economy and protecting the value of our heritage, countryside and landscape is fundamental to the Parish's future prosperity, as these are the features that attract visitors. Sensitively formulated plans to increase tourism facilities would be welcome. However; the cumulative impact of any proposed additional holiday park/holiday-let development must respect the character of the Parish and would be discouraged if there was a negative impact on the site's location or the local community or its housing needs.
<b>Affordable and Sustainable Housing and Business Sites</b>	To support the identification of sites suitable for affordable housing and business opportunities and for self-build or self-conversion in accordance with right to build legislation.



Policy 4	Business and Economy
<b>Development on Farms</b>	Priority should be given to retaining the farm building in agricultural use. However, proposals for individual new dwellings or alteration/conversion of otherwise redundant farm buildings, will be supported, in line with other policies, where there is a business case to do so. Mixed-use development and re-use of existing farm buildings will be encouraged where it supports a live/work environment through the expansion of existing farm enterprises or new rural businesses.
	Encourage the creation of mixed-use developments that include subsidiary elements such as small-scale workshops or offices to encourage home working; retail space for local artists, photographers and crafts people; commercial space for technology start-ups.
<b>Infrastructure</b>	Encourage high quality communications and infrastructures through supporting information sources and networking opportunities and further exploiting the world-class, community-led, B4RN broadband. Enabling people to interact with the services they need online and reduce the emissions caused by commuting. Moving data is more sustainable than moving people.
	Support the creation of a business hub to provide meeting room, hot-desking and networking facilities and to encourage exploration of shared and supportive commercial objectives. This could be a multi-purpose centre and could house a gallery for local artists to display and market their work.

## Local Evidence

### Extracts from the NP Questionnaire Analysis

38. Input into this section is taken from the consultation events and the 87% of questionnaire respondents who contributed to this section. Specifically, those that completed the questionnaire showed a keen interest in business in the local community. The questionnaire can be viewed in full in Appendix 8.

#### We asked and you told us:

39. How important is the creation and support of new businesses? Respondents recognised that it was important to enable businesses to develop so providing opportunities for future employment. They said that this type of development needed to be managed, ensuring it was appropriate for the location and avoided creating a visual eyesore, for example caravan parks and solar panel farms. Respondents also suggested that:

- “Bed and Breakfast/Short Holiday Lets” has the highest proportion of total votes for “not important” with 23% of the votes for this type of business in this category.
- There would appear to be proportionally more support for the creation and support of businesses that make use of local natural resources (making use of timber, the river or local food) and this is closely followed by a desire to see the encouragement of suppliers of local businesses and products.

40. **How many residents are employed locally?** Many of the businesses in the area are small operations, often sole traders or small family businesses. The largest number of local people employed by businesses who responded in this section is 5 and there were 3 businesses who employed this number of residents.

41. **What impacts on business expansion plans?** From this limited sample the biggest issue that seems to be constraining business expansion in this area is the lack of appropriate premises with 78% of respondents either agreeing or strongly agreeing with this statement.

**42. What support do businesses need to thrive here?** There are some practical points about access to business support facilities such as photocopying and about having drop off and collection points for parcel services.

- The most support is provided to the option of having a meeting place such as a café that would be useful to home-based workers, this is followed by a communal workshop area.
- Many of the businesses in this area rely on trade with visitors so services to support and encourage visitors into the area including better transport and reduction in parking fees (see Policy 7) would help increase visitor numbers.
- There is a high level of support for the idea of having a directory of local businesses and for linking new housing with the development of employment opportunities.

**43. What about introducing new events?** Diverse suggestions were made for a range of new community organised events. These included a farmers' market, parkruns, ballroom dancing, arts and craft events, a village show and for more community groups for men to attend. A suggestion was made that existing events such as Gaping Ghyll winch meet could be better promoted and supported by the local community.

## **Technical Evidence**

### [Craven Local Plan 2012-2032](#)

**EC1 Employment and Economic Development**

**EC3 Rural Economy**

**EC4 Tourism**

**INF7 Sustainable Transport and Highways**

### [Yorkshire Dales National Park Authority Demographic Forecast](#)



## Section 5: Infrastructure

### Community Facilities, Open, Recreation and Social Spaces

44. As a rural parish Clapham-cum-Newby has limited services, most of which are located in the main village area. These are the glue that holds the community together and will enable it to grow and flourish. They play an essential role in maintaining a strong and vibrant community, and facilities like the village shop and the village hall, which hosts many social events, help to reduce social isolation and loneliness.

#### Meeting our Neighbourhood Plan Objectives

45. Policy 5 below aims to deliver outcomes based primarily on our infrastructure objective.

Policy 5	Community Facilities, Open, Recreational and Social Spaces
<b>Intention</b>	<b>Development within Clapham-cum-Newby should seek to protect, improve and/or extend community facilities, open spaces, recreation spaces and facilities and also social spaces. Where evidence shows there is a need, new or improved facilities/spaces will be welcomed to meet the needs of the local community as it evolves. This will help to promote community, village vitality, the health and well-being of both residents and visitors and support equality and inclusivity.</b>
<b>Protection of Local Green Spaces</b>	<p>The Plan will not permit incompatible development on local green spaces which would adversely affect their open nature and the characteristics which make them valued by their local community.</p> <p>The only exceptions would be where it could be demonstrated that the space was no longer needed, or, a suitably located replacement of at least equivalent standard had been secured.</p> <p>See <a href="#">Appendix 5</a> for details of Local Green Spaces.</p>
<b>Protection of existing facilities</b>	<p>Local facilities which have been identified by the community as being important should be protected, unless the community agrees they are no longer needed.</p> <p>See <a href="#">Appendix 5</a> for details of local facilities and services.</p>
<b>Maintenance</b>	<p>These facilities and spaces should be maintained to such a level that they can continue to be fit for purpose, e.g., playing fields or grass verges; and developments should seek to discourage parking on grass verges by the incorporation of appropriate edging. Trees and shrubs should also be protected.</p>
<b>Responsible Persons</b>	<p>Any plans brought forward that include or have an impact on these sites should recognise those individuals or groups that own, care for and/or maintain these facilities/spaces.</p>
<b>Accessibility</b>	<p>The Plan will support projects that ensure facilities are accessible to all and promote inclusivity. Partnership inclusivity/access projects D4 and D7 in <a href="#">IDL P Stories in Stone</a> provide examples of such projects.</p>
<b>Connectivity</b>	<p>The Plan seeks to support developments that improve internet, broadband, mobile telephone, TV and radio reception to allow all to be connected and take advantage of the services provided through such connectivity, for example remote healthcare.</p>

Policy 5	Community Facilities, Open, Recreational and Social Spaces
<b>Sustainability</b>	Plans to improve recycling, waste management and sustainability facilities will be viewed positively when considered in line with the wider policies set out in this document.
<b>Street Scene</b>	Plans that propose measures to reduce the problems of littering and dog fouling will be welcomed.
<b>Dog Walking</b>	Proposals for a new, enclosed dog walking area with dog fouling bins and seating would be supported as a good addition to the community's facilities.
<b>Well-Being</b>	The Plan will be supportive of developments that improve access to health and social care and have a material impact on loneliness and the mental health of the community.
<b>Education and Edification</b>	Provided that other policies in this document are taken into consideration, the Plan will support projects for appropriate education and learning facilities for children and/or adults.

## Local Evidence

### Extracts from the NP Questionnaire Analysis

46. Input into this section is taken from the consultation events and community questionnaire. Specifically, those that completed the questionnaire showed a keen interest in maintaining and improving the area's facilities and spaces. The [Survey Form](#) and [Survey Report](#) can be viewed in full in Appendices 8 and 9.

#### We asked and you told us:

47. **How important are local services, spaces and facilities?** [Local services and facilities](#) for use by both local people and visitors, include Clapham Village Store and Village Hall, playpark, school playing field, tennis court and allotments; Clapham car park and public toilets; St. James' Church, Bethel Chapel, Newby Methodist Chapel and St Matthew's Church, Keasden; [hospitality](#) venues, for example The New Inn, Lake House Food and Drink (formerly The Bunk House), Brook House and Croft Café in Clapham and Goat Gap Café in Newby. Respondents said:

*"The village shop is a huge asset and needs all our support"*

*"The availability of local services such as the shop, school (which unfortunately has now closed), pubs and churches combined together to make this feel like a "working village with farming activities".*

48. **What facilities/infrastructure is good?** Properties in Clapham are able to benefit from [B4RN](#) hyperfast internet.

49. **What facilities/infrastructure needs improvement?** Mobile phone coverage is not so good and is seen as an opportunity for improvement. This was highlighted during consultation as in need of improvement, as were car parking, facilities that enhance recycling, waste management and sustainability and facilities that reduce littering and dog fouling.



## **Technical Evidence**

### **[Craven Local Plan 2012-2032](#)**

**INF2 Community Facilities and Open Spaces**

**INF3 Sport, Open Space and Recreation Facilities**

**ENV10 Local Green Space**

### **[National Planning Policy Framework](#)**

#### **[Section 8 Promoting Healthy and Safe Communities](#)**

### **[The Yorkshire Dales National Park Local Plan 2015-2030](#)**

**C9 Existing Community Facilities**

**C10 New or Improved Community Facilities**

**C13 Important Open Space**



## Section 6: Communications Infrastructure

50. [B4RN](#) hyperfast broadband is available in Clapham to anyone who chooses to access the service. By contrast mobile phone coverage is not so good and is seen as an opportunity for improvement.

### Meeting our Neighbourhood Plan Objectives

51. The policy below aims to deliver outcomes based primarily on our infrastructure and economic objectives. It also takes into account environmental sustainability in terms of allowing people to work from home and travel less so reducing carbon emissions.

Policy 6	Communications Infrastructure
<b>Intention</b>	<b>To help address economic and demographic challenges faced by the community by exploiting Clapham's world class broadband and encouraging further improvements to the communications infrastructure and "in house" solutions to the problem of mobile telephone coverage.</b>
<b>Overhead Cables</b>	Any new development should look to avoid the need for any overhead cables including telephone lines.
<b>Telephone Mast</b>	A new shared mobile telephone mast should be a priority for the village of Clapham.
<b>Public Wi-Fi</b>	Support for a public Wi-Fi system covering the village centre to allow Wi-Fi calling from <a href="#">VOIP</a> enabled mobile phones will enhance the area's services and sustainability.
<b>Wi-Fi Calling</b>	Plans should facilitate Wi-Fi calling. There needs to be more information for residents about using Wi-Fi calling if they have a problem with mobile reception in their homes.
<b>Business Hub</b>	Proposals should seek to encourage a business hub where facilities such as meeting rooms are available to start up enterprises and which market Clapham as 'open for business'.
<b>Silicon Dales</b>	Plans should seek to work with local landlords to provide live/work units for retail, e-commerce and creative entrepreneurs.

## Local Evidence

### Extracts from the NP Questionnaire Analysis

#### We asked and you told us:

52. **Tell us about your experience with local communications infrastructure/services.** The survey demonstrated that [B4RN](#) had been a game changer for internet users in the area and offered people alternatives to using the mobile signal.

*"B4RN is fantastic. I use Wi-Fi phone signal indoors. I have switched off 4G signal and rely on 3G outdoors as there are more 3G masts in the countryside. I get better reception and don't run down battery searching for 4G"*

53. There were some queries in the survey about whether [B4RN](#) could be used to set up a community mobile cell network and whether the system would connect with the caravan sites. A suggestion was made to provide local information about how to improve phone signal in poor reception areas and to provide help to some residents about how to make use of Wi-Fi calling services.
54. In the longer-term people were broadly in favour of additional masts to improve mobile coverage as long as the masts were sited unobtrusively and did not detract from the area's visual amenity. People were particularly keen that masts should be shared.
55. **What facilities/infrastructure is good/needs improvement?** Most respondents were dissatisfied with mobile phone reception. Central Clapham was found to be particularly poor, but most other areas were also bad. A good level of reception is particularly important for the mountain and cave rescue team who need to be able to communicate with those requiring assistance. Improving this should be a priority. In the questionnaire, one resident said:
- "The mobile phone reception is terrible and not possible at all"*
56. TV and radio reception were also generally noted as poor for those without access to satellite services.

## Technical Evidence

### [Craven Local Plan 2012-2032](#)

#### **INF5 Communications Infrastructure**

### [National Planning Policy Framework](#)

#### [Section 10 Promoting High Quality Communications Infrastructure](#)





## Section 7: Promoting Sustainable Transport

57. Clapham-cum-Newby is likely to continue to grow over the Plan period and beyond. As a result, new development proposals will place additional pressures on the existing, limited infrastructure of a relatively small rural community. There is a need to ensure that improvements to accessibility, transport and wider infrastructure are undertaken to support this growth and ensure that Clapham-cum-Newby has a sustainable future.
58. The Neighbourhood Plan has a role in identifying potential shortfalls in local infrastructure provision and ensuring that sustainable patterns of transport and movement are promoted wherever possible.
59. Clapham village is over a mile from [Clapham Railway Station](#) which reduces accessibility. There is a free car park for rail users at the station but young and older people and those without cars are at a disadvantage, as there is no public transport between Clapham village and the hamlets of Clapham Station, Newby and Keasden. Support would be given for any applications that NYCC or Northern Rail may submit to improve connectivity of these facilities.
60. Clapham village is served by the [Craven Connection Bus Service](#). Journeys between Lancaster and Kirkby Lonsdale are supported by Lancashire County Council. Journeys between Kirkby Lonsdale - Ingleton - Clapham - Austwick - Settle and connections to Skipton are supported wholly or in part by North Yorkshire County Council. There is also a Saturday summer service to Malham.
61. There is currently no bus service between Clapham and Bentham. As well as having many shops, a bank, a Post Office, a GP surgery, a station and several employers, the Parish now falls into the primary school catchment areas of Austwick and Bentham. Although free school transport will be provided, there is no public transport to Bentham for after school events or when parents need to visit the school during the day.
62. Clapham has a station on the [Leeds-Skipton-Lancaster-Morecambe](#) rail line. Commuters and visitors also have the option to drive 7 miles to join the Settle to Carlisle rail line. Clapham station is inaccessible to wheelchair users or those with prams or struggling with heavy luggage. Northern Rail's Accessibility and National Rail's Passenger Assist provide some help with rail travel. Support would be given for any applications that NYCC or Northern Rail may submit to improve accessibility of these facilities.
63. As noted in the Local Character and Community section of the survey, both the A65 and [Clapham Railway Station](#) help to make this area accessible to visitors and for residents who need to go outside of the area for work or for other services. Support would be given for any applications that NYCC or Northern Rail may submit to improve public transport connections between Clapham village and the hamlets of Clapham Station, Keasden and Newby.

### Community Transport

64. The Plan Area is on the boundary of the catchment areas of the Royal Lancaster Infirmary and Airedale Hospital. For those without cars accessing medical services is difficult. Support will be given for any applications that [NYCC](#) and [Patient Transport Services](#) may submit to provide on-demand community transport and to improve access to hospital and healthcare services.

### Meeting our Neighbourhood Plan Objectives

65. The policy below aims to deliver outcomes based primarily on our infrastructure and transport objectives. It also takes into account environmental sustainability in terms of allowing people to work from home and travel less so reducing carbon emissions.

Policy 7	Sustainable Transport
<b>Intention</b>	<b>The Neighbourhood Plan seeks to promote a sustainable and improved transport system which is safe, accessible, sufficiently frequent, reliable and convenient to be considered fit for purpose.</b>
<b>Promote Public Transport</b>	Support will be given for any applications that NYCC or Northern Rail may submit to improve public transport connections between Clapham village and the hamlets of Clapham Station, Keasden and Newby and between Clapham village and Bentham.
<b>Signage, Seating and Shelters</b>	Where appropriate, developments should include directional and informational map boards. Signage and seating will be considered where this would make a significant contribution to improving access for groups with limited mobility and the provision of shelters for passengers waiting for buses will be encouraged.
<b>Improve Community Transport</b>	Support will be given for any applications that <a href="#">NYCC</a> and <a href="#">Patient Transport Services</a> may submit to provide on-demand community transport and to improve access to hospital and healthcare services.
<b>Improve Accessibility</b>	Clapham station is inaccessible to wheelchair users or those with prams or struggling with heavy luggage. Support would be given for any applications that NYCC or Northern Rail may submit to improve accessibility of these facilities.
<b>Walking and Cycling</b>	Where regard is given to the wider policies within this document, plans that encourage the improvement of existing uneven footpaths and the development of trails, cycleways and paths where practical within the Parish will be supported.
<b>Low Emission Vehicles</b>	Proposals that seek to include electric vehicle charging points as part of new development will be encouraged. Plans should include facilities to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.

## Local Evidence

### Extracts from the NP Questionnaire Analysis

66. Input into this section is taken from the consultation events and community questionnaire. Specifically, those that completed the questionnaire showed a keen interest in improving connectivity between the village centre and public transport provision. The questionnaire can be viewed in full in Appendix 7.

#### We asked and you told us:

67. **What journeys do you make regularly and how do you make them?** Two hundred and fifty-three survey respondents reported that they regularly travel to Settle for work, domestic or leisure reasons. Skipton, Kendal and Kirkby Lonsdale are also popular mainly for domestic and leisure reasons. Public transport is rarely used because of limited services and poor accessibility. This needs to be changed.

*“The sparse nature of local bus services goes a long way to explain the poor take-up of some services; journeys are too few, too infrequent”*

*“There is no bus service at all to Bentham”*

[Clapham Station Usage Statistics](#) can be found in Appendix 6.

68. **Are you interested in vehicle electric charging points?** 83% of respondents were in favour of electric charging points being made available within the Plan Area.

## Technical Evidence

### [Craven District Council Climate Emergency Strategic Plan 2020-2030](#)

- TRT02**      **EV Charging in Developments**
- TRT03**      **Safer Walking and Cycling Network**
- TRT06**      **A coordinated approach to Public Transport improvement**

### [Craven Local Plan 2012-2032](#)

- INF4**        **Parking Provision**
- INF7**        **Sustainable Transport and Highways**

### [Community Transport - North Yorkshire County Council](#)

#### [Craven Connection Bus Service](#)

#### [Making Rail Accessible - Northern Rail](#)

### [National Planning Policy Framework](#)

#### [NPPF Section 9 Promoting Sustainable Transport](#)

## Table of Appendices

Appendix Number	Link	Title and/or details of Appendix
1	<a href="#">CcN Design Guide</a>	Clapham-cum-Newby Supplementary Design Guide to assist designers and developers with advice and examples of the quality expected within the Plan Area.
2	<a href="#">Inset Maps</a>	Inset Maps for Clapham from the YDNPA Local Plan and for Clapham, Newby and Keasden from the Craven Local Plan.
3	<a href="#">Heritage Assets</a>	Table 1 - Listed Buildings and Scheduled Monuments in the Clapham-cum-Newby Parish, compiled from Historic England and Table 2 - Heritage Assets and Sites of local importance.
4	<a href="#">Natural Environment and Land Classification Maps</a>	Maps from YDNPA including Clapham Conservation Area and Tree Preservation Orders, Priority Habitat Inventory, and Clapham Habitat Map, Stewardship Areas & SSSI, Northern and Southern Section Priority Habitat Maps and a Yorkshire & The Humber Region Agricultural Land Classification Map.
5	<a href="#">Local Green Spaces and Facilities</a>	Location and details of local green spaces and facilities and scores for the spaces, showing why they are demonstrably special.
6	<a href="#">Clapham Station</a>	Clapham Railway Station facilities, accessibility, and station usage statistics.
7	<a href="#">Survey Process and Community Actions Table</a>	The survey process provided an opportunity for all members of the community to express views. The Community Actions Table attempts to summarise some of the suggestions made in the survey and included in the Neighbourhood Plan and some of the wider community aspirations that may need to be progressed outside of the statutory development plan.
8	<a href="#">Survey Form</a>	The survey form or questionnaire issued to all residents within Clapham-cum-Newby Plan.
9	<a href="#">Survey Report</a>	The data from the survey forms analysed and reported in a Household Survey Report.
10	<a href="#">Housing on Farms</a>	Housing on Farms as occupational dwellings.
11	<a href="#">Interim Site Assessment</a>	This report presents the interim findings of AECOM's assessment of 16 sites located in the Plan Area. It presents the methodology used to assess the sites and a summary of the interim conclusions on site suitability, including the potential capacity of sites proposed for development.

## Table of Background Documents used for Technical Evidence

Organisation	Link to Document
Craven District Council	<a href="#">Craven Local Plan 2012-2032</a>
Craven District Council	<a href="#">Craven District Council Climate Emergency Strategic Plan 2020-2030</a>
Craven District Council	<a href="#">CDC Strategic Housing Market Assessment Update 2017</a>
Craven District Council	<a href="#">Second Draft Affordable Housing Supplementary Planning Document</a>
Craven Connection	<a href="#">Dalesbus public transport connections</a>
Ingleborough Dales Landscape Partnership	<a href="#">Stories in Stone Landscape Conservation Action Plan – 2015</a>
National Rail	<a href="#">National Rail Passenger Assist</a>
Natural England	<a href="#">Natural England - Natural Character Area Profiles:</a>
Natural England	<a href="#">21 Yorkshire Dales</a>
Natural England	<a href="#">33 Bowland Fringe</a>
Natural England	<a href="#">34 Bowland Fells</a>
NHS	<a href="#">Patient Transport Services</a>
Northern Rail	<a href="#">Clapham Railway Station</a>
Northern Rail	<a href="#">Northern Rail Accessibility</a>
NPPF	<a href="#">National Planning Policy Framework</a>
NPPF	<a href="#">NPPF s8 Promoting Healthy and Safe Communities</a>
NPPF	<a href="#">NPPF s9 Promoting Sustainable Transport</a>
NPPF	<a href="#">NPPF s10 Promoting High Quality Communications Infrastructure</a>
NYCC	<a href="#">NYCC Community Transport</a>
Office of Rail and Road	<a href="#">Clapham Station Usage Statistics</a>
YDNPA	<a href="#">Yorkshire Dales Design Guide</a>
YDNPA	<a href="#">The Yorkshire Dales National Park Local Plan 2015-2030</a>
YDNPA	<a href="#">YDNPA Monitoring Information and Demographic Forecast</a>
YDNPA	<a href="#">YDNPA 2010 Conservation Area Appraisal</a>
YDNPA	<a href="#">YDNP Landscape Character Assessment</a>
YDNPA	<a href="#">Housing Development Capacity Consultation - Clapham</a>