Husthwaite Parish
Neighbourhood Development Plan

2025 - 2036

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Abbreviations Frequently Used in this Plan

CRoW	Countryside and Rights of Way Act
HHNL	Howardian Hills National Landscape
HLP	Hambleton Local Plan
HPNDP	Husthwaite Parish Neighbourhood Development Plan - also referred to as 'this Plan'
LURA	Levelling Up and Regeneration Act
NDP	Neighbourhood Development Plan
NPPF	National Planning Policy Framework
NPPG	National Planning Policy Guidance
NYC	North Yorkshire Council
NYMNP	North York Moors National Park
PRoW	Public Right of Way

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Foreword

Welcome to the Husthwaite Parish Neighbourhood Development Plan.

We live in a very special part of North Yorkshire. Husthwaite Parish has a unique rural setting at the edge of the Howardian Hills, with a rich and diverse heritage which is treasured by us all and which continues to attract visitors and new residents. The Parish also supports a small range of businesses, particularly related to agriculture and tourism.

A Neighbourhood Development Plan is not designed to prevent development but to ensure that development is of appropriate scale and character. This is particularly important at the current time when the challenges we face, particularly as a small rural community, are ever increasing. Our last Village Plan, published in 2007, needed to be updated to address these issues and help us work towards a successful future.

The **collective vision for our plan**, which covers the period 2025-2036, is:

to maintain and enhance the rural and historic character of our parish through sustainable development that respects our heritage, protects our natural environment, enriches our quality of life and balances the needs of residents, local businesses and visitors, helping to create a vibrant community where all can thrive.

In particular, we want to facilitate the delivery of smaller affordable housing to meet local needs and support our local businesses while retaining and enhancing all the natural features of our Parish that are the principal reason why many live here. We also want to work together to tackle the effects of climate change and ensure that we preserve the 'essence' of Husthwaite for future generations.

The Plan reflects the concerns and aspirations of the community which has fully engaged with, and supported the development of, this Plan since the outset in 2021. Residents have contributed their views in many ways, particularly by responding to our Parish survey in 2024 where over 60% of households told us what they wanted the new Plan to achieve. This engagement has also produced a very helpful action plan for the Parish Council in relation to concerns that cannot be addressed fully through planning policy.

We are not surprised by this level of support - Husthwaite has proved itself over and over to be a resilient, innovative and collaborative community, including in recent times coming together to build a wonderful village hall and supporting each other through the pandemic. We had no doubt at the start of this project that together we could produce a positive and effective Neighbourhood Plan

This is the 'submission' draft of our Plan. It includes changes made to the first draft following consultation with the local community and with numerous organisations that are required by law to be consulted. It is now being submitted to North Yorkshire Council for further statutory consultation and then for review by an Independent Examiner. Subject to responding to any further comments and recommendations, the draft Plan will then be the subject of a local referendum when all residents of the Parish that are registered to vote can decide whether the Plan should be adopted and used to help determine planning applications in the Parish.

We are very grateful for the financial support provided via Locality and from the Husthwaite Village Trust and the Howardian Hills National Landscape We also want to acknowledge the excellent professional help provided by our planning consultant, Steve Besford-Foster and the advice and encouragement of James Campbell at North Yorkshire Council.

And finally we need to recognise that none of this would have been possible without the group of volunteers who have given up so much time to this project:
David Aspinall, Keith Gittens, Julia Hampshire, Sarah Harper, Philip Hewitson, Sonia Hunter, Sam Milburn, Sheila Mowatt and Alison Sawalhi.

Carol Fenwick - Chair of Husthwaite Parish Council
Sarah Aspinall - Chair of HNP Steering Group

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1. Introduction

What is a Neighbourhood Development Plan

1.1 A NDP is a community-led planning framework for guiding future development, regeneration and conservation of a designated area. It contains planning policies which form part of the Local Development Plan (in our case this is currently the Hambleton Plan) and will be used alongside that and national planning policy to determine planning applications in the NDP area.

Who wrote the Husthwaite Parish Neighbourhood Development Plan (HPNDP)?

1.2 The preparation of this plan has been led by the a group of volunteers from the local community, now formally the Husthwaite NDP Steering Group, on behalf of Husthwaite Parish Council (the Parish Council).

1.3 A NDP must go through a series of stages required by law. These are aimed at ensuring a robust process is followed and anyone who lives, works or has an interest in the Parish can have a say in the drafting of the Plan. Community engagement and consultation is heavily emphasised in the process. Details of the consultations carried out so far, and future consultations, are given in the section headed 'Consulting the Community.'

What is included in the HPNDP?

1.4 The HPNDP is intended to look forward and respond to the views expressed by the community of Husthwaite Parish about current issues that need to be tackled and how the Parish should be shaped in the future.

1.5 The Levelling Up and Regeneration Act 2023 (LURA) states that NDP policies may relate to:

- *The amount, type and location of, and timetable for, development in the area;*
- *The achievement of objectives that relate to the particular characteristics or circumstances of the area, any part of the area or one or more specific sites;*
- *Any infrastructure requirements, or requirements for affordable housing, from planned or supported development*
- *The design of development generally or of a particular description, throughout the area, in any part of the area or at one or more specific sites in that area, which should be met for planning permission for the development to be granted.*

Neighbourhood Planning in a Nutshell

- The Neighbourhood Development Plan [NDP] process was introduced through the Localism Act 2011.
- NDPs can only be prepared by officially designated qualifying bodies — in Husthwaite, this is the Parish Council.
- NDPs add a locally-prepared lower tier to the suite of planning policy documents that guide planning decision making.
- NDPs therefore allow local people to influence the type, quality, location and amount of development that takes place in their Parish.
- NDPs must be based on robust but proportionate research and engagement with the local community.
- NDPs must be in general conformity with the National Planning Policy Framework and the Local Plan. They cannot require less development than set out in the Local Plan or undermine its strategic policies.
- Every NDP must go through several forms of consultation and ultimately a local referendum. If the community approves the NDP, it becomes part of the statutory development plan, carrying the same legal status as the Local Plan in planning decisions.

1.6 LURA also requires that NDPs must be designed to ensure that the development and use of land in the neighbourhood area contribute to the mitigation of, and adaptation to, climate change.

1.7 The HPNDP covers issues such as housing, business and employment, community facilities, recreation and open space, heritage, design, the natural environment and climate change. In doing so, it aims to protect and enhance the distinctive character that makes the Parish special to us today, so that it can be enjoyed by future generations.

1.8 This Plan is intended to deliver these aims through planning policies which by law must be taken into account when planning applications are determined by the Local Planning Authority, North Yorkshire Council. It is therefore a very useful document in setting the future development of land in the Parish area.

1.9 When drawing up this Plan, we were also mindful of the community's concerns on issues which cannot be realistically achieved through planning policies. These include concerns about speeding traffic, maintenance of highway drains, better bus services and similar themes. These issues will properly need to be taken up with North Yorkshire Council through other means. The following table provides a summary of what type of issues can reasonably fall within the scope of this Plan:

Scope of this Plan

'What it can do ...'	'What it cannot do ...'
• Help to provide new housing including affordable housing to meet the needs of our community. • Set planning policies that recognise the special nature of our area, for example the design of new development. • Protect community facilities and areas of land that are valued such as the village greens and recreation area. • Helps the Parish Council to apply for funding to help deliver projects that are identified within the Plan. • Protect areas of land for their ecological, biodiversity and landscape value. • Influence the size, tenure and location of new housing development. • Enable the Parish Council to receive a greater proportion of developer funding from North Yorkshire Council (through the Community Infrastructure Levy) than if there is no Neighbourhood Plan. • Help deliver more renewable energy capability into our Parish. • Set parking standards for all new housing development to reduce on-street parking.	• Stop new home owners moving into the Parish • Introduce policies which conflict with national or strategic planning policies in the Local Plan. • Force requirements on developers that make the delivery of development unnecessary or unviable. • Change national law such as Building Regulations or Permitted Development Rights. • Duplicate national or Local Plan policy. • Reduce the scale of new housing that has been set in current Local Plan. • Guarantee that certain areas of land should come forward for development, unless the Plan allocates specific development sites. • Stop all development or prevent planning applications being submitted at any time on sites. • Deal with matters not dealt with through the planning system, for example: • Change traffic speed limits • More frequent bus services • Enforce parking restrictions • Fill potholes

How is a Neighbourhood Development Plan prepared?

1.10 A NDP has to follow several prescribed stages in its preparation. This is the 'pre-submission' or consultation draft version of the HPNDP. The process we have followed to get here and the next steps are illustrated in Figure 1.

Figure 1: The Neighbourhood Plan Process

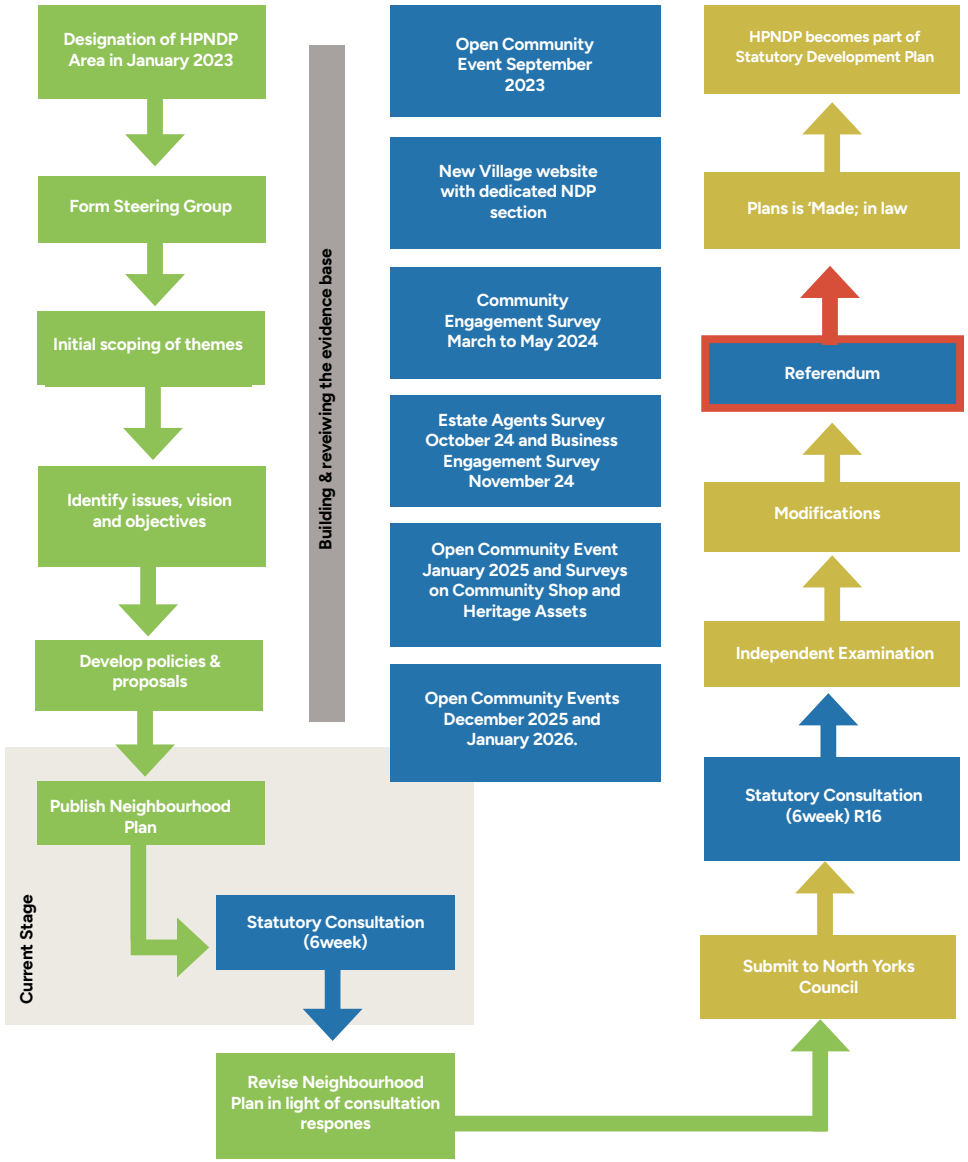
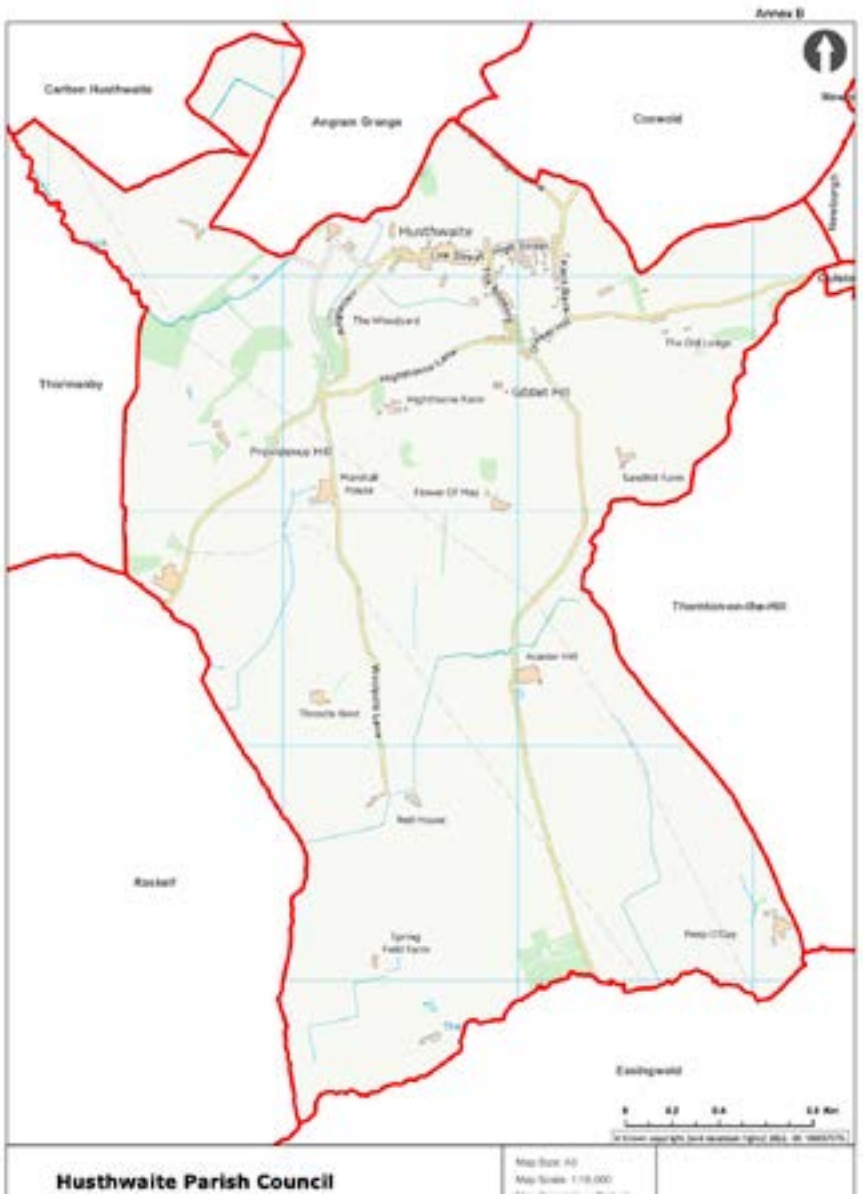


Figure 2: The Designated HPNDP Area



How is the HPNDP organized?

1.11 The Husthwaite Design Code, prepared by consultants AECOM, also forms part of the HPNDP and should be read in conjunction with this document.

1.12 A NDP is required to be based on detailed evidence as well as consultation. The evidence base for the HPNDP is provided by supporting online material which includes:

- Housing Needs Assessment
- Local Landscape Character Assessment
- Biodiversity Audit
- Local Green Spaces report
- Recreation and Open Space Provision report

1.13 There are also overview notes on:

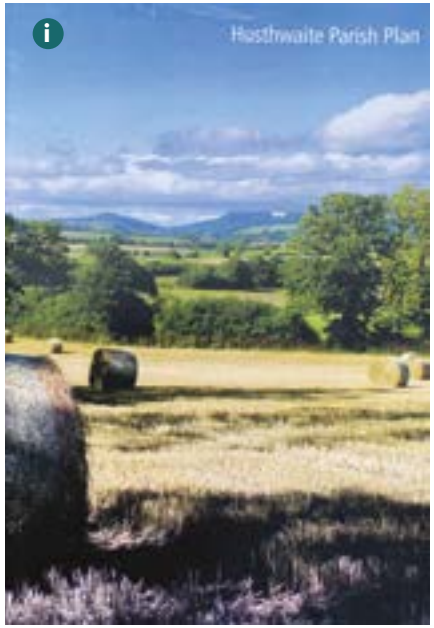
- Climate Change
- Population, Employment and Health Statistics
- Local Economy
- Infrastructure and Community Facilities
- Heritage and the Historic Environment
- Access and Connectivity (Transportation)

1.14 This document is divided into seven distinct sections:

- **Section One:** Introduction explains the rationale behind producing a NDP as well as the process adopted.
- **Section Two:** The Context sets out a brief description of the Parish today and summarises the key issues which have influenced our 'Vision' for the future of the Parish.
- **Section Three:** Our Vision and Objectives sets out the Parish's Vision Statement and Objectives.
- **Section Four:** Policies sets out policies for the control of development, split into themes covering:
- Heritage, Distinctiveness and Design
- Natural Environment and Landscape
- Housing including Affordable Housing
- Employment and Commercial Development
- Facilities, Amenities and Services
- Climate Change
- Infrastructure
- Access and Connectivity

Each theme also includes policies which address the so-called 'cross-cutting issues'. These are things like climate change, health and well-being and environmental sustainability, that are influenced by all the policies in the HPNDP

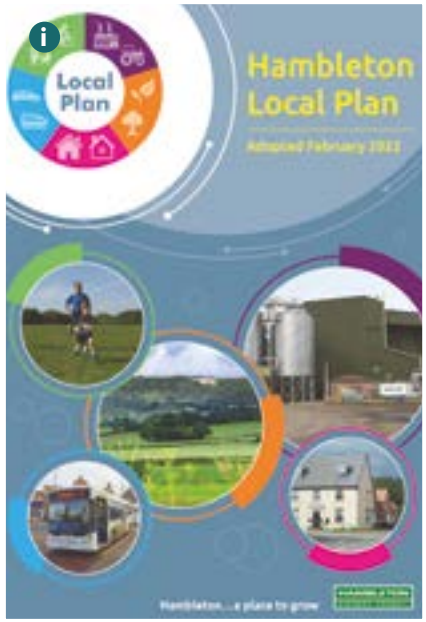
- **Section Five:** Local Projects records complementary initiatives that sit alongside the HPNDP and contribute to its vision and objectives but are outside the remit of neighbourhood planning.
- **Section Six:** Monitoring and Implementation sets out how this Plan will be put into effect.
- **Section Seven:** Jargon Buster explains technical terms used in this document.
- **Section Eight:** Acknowledgments.



HUSTHWAITE PARISH COUNCIL

HUSTHWAITE PARISH COUNCIL - NEIGHBOURHOOD PLAN

COMMUNITY QUESTIONNAIRE 2024



Sustainable Development:

'meeting the needs of the present without compromising the ability of future generations to meet their own needs' (Resolution 42/187 of the United Nations General Assembly.)

2. The context for the HPNDP

Planning Background
National Planning Policy Framework

2.1 The National Planning Policy Framework (NPPF) forms the first and core part of the planning context within which a NDP must be prepared. Central to the NPPF is the 'presumption in favour of sustainable development', which requires all plans to actively support development that balances economic growth, social well-being and environmental protection. These three objectives are interdependent and must be pursued in mutually supportive ways, reflecting both current priorities and the long-term needs of future generations.

2.2 As a statutory planning document, the HPNDP is required to align with the principles and objectives of the NPPF. It must demonstrate how it contributes to sustainable development in its policies and proposals, ensuring that growth and change within the neighbourhood area are managed responsibly. This includes promoting economic opportunity supporting a strong, inclusive community and safeguarding the natural and built environment. In doing so, the HPNDP becomes a key mechanism for translating the strategic aims of national planning policy into locally relevant action, shaped by the distinctive characteristics and aspirations of the local community.

Hambleton Local Plan

2.3 The Hambleton Local Plan (HLP) provides the second part of the overarching framework within which the HPNDP must operate. It sets out a spatial vision to 2036 for a vibrant, rural district that supports sustainable growth while protecting what makes Hambleton distinctive. Growth is focused along strategic corridors such as the A1(M) and A19, with the aim of strengthening the economy, enhancing the role of the five market towns and making the most of the district's location between the Yorkshire Dales and North York Moors National Parks. Housing delivery is expected to meet the changing needs of communities while reinforcing the identity of settlements and protecting the natural and historic environment.

2.4 The HLP is built around nine interlinked outcomes under the themes of Place, People and Business. These include the promotion of well-connected, distinctive market towns and socially sustainable villages; protection and enhancement of Hambleton's landscapes, heritage, and biodiversity; and support for high-quality design that strengthens a sense of place. The HLP also seeks to sustain and grow local businesses, attract younger residents through employment and housing opportunities and improve community wellbeing through healthier living environments, active travel and improved access to green infrastructure and public spaces.

2.5 At the core of the HLP is Policy S1, which sets out principles for sustainable development. All new development is expected to contribute positively to environmental quality, climate resilience and social inclusion, while promoting economic opportunity. This includes efficient land use, enhanced access to services, a better mix of housing and a strong emphasis on protecting local character. The HPNDP must align with these principles and support the delivery of HLP outcomes, while also responding to the specific needs, priorities and identity of the local community it represents.

2.6 Policy S2 sets a target of 6,930 homes to be provided in the HLP area by 2036, whilst Policy S3 sets out a strategic framework for the spatial distribution of growth across the district. Growth is primarily directed to the main towns of Northallerton and Thirsk, where access to transport, services and employment opportunities supports larger-scale development. These locations, along with key employment sites along the A1(M)/A19 corridor, are identified as central to delivering Hambleton's economic and housing growth targets. Market Towns such as Easingwold, as well as larger villages with a good range of services, are also expected to accommodate a proportionate share of development to maintain their role as service centres for surrounding rural communities.

2.7 The settlement hierarchy underpins this strategy, distinguishing between Market Towns, Service Villages, Secondary Villages and Small Villages. Development must be proportionate to a settlement's place within this hierarchy, with hamlets and isolated groups of buildings outside the hierarchy treated as part of the open countryside where only limited forms of development are permitted. Husthwaite is identified as a Service Village, where limited development is supported to help sustain local services, provide affordable housing and contribute to the social and economic resilience of the community. Development in such villages is expected to be of a scale and character appropriate to the local context and infrastructure capacity.

2.8 For Husthwaite, this means that this Plan must work within the strategic parameters set by the HLP, supporting appropriate levels of housing and small-scale economic development that help maintain a sustainable and thriving village. The HPNDP offers an opportunity to guide how this development takes place in a way that reflects the community's vision, priorities and sense of place.

2.9 Policy S4 confirms that neighbourhood plans are supported where they align with the HLP's overarching vision, spatial strategy and key strategic policies. These include those related to housing delivery and affordability, employment provision, town centres, design quality, infrastructure, open space and flood risk management. The HLP sets out how the district-wide housing requirement will be met through existing commitments, completions and allocated sites and there is no current allocation for Husthwaite. There is no obligation for neighbourhood plans to allocate additional housing land to meet district-level targets. Instead, neighbourhood plans are encouraged to identify and respond to local development needs where appropriate, helping to guide how and where growth should occur in line with the scale and distribution set out in the HLP. This ensures that while the broader strategic direction is maintained, local communities retain a meaningful opportunity.

2.10 For Husthwaite, this means this Plan should align with the strategic objectives of the HLP while also focusing on local priorities such as design, sustainability, community infrastructure, affordable housing and small-scale economic activity.

Our Parish
Location and Context

2.11 Husthwaite lies in an elevated position on the north side of the Vale of York, approximately 6.5 km north of Easingwold and 3km of the A19. This strategic setting provides easy access to the main service areas of Easingwold and Thirsk.

2.12 Part of the village and Parish is situated within the Howardian Hills National Landscape (HHNL). The north-eastern section of the Parish is located less than 1.4 kilometres from the North York Moors National Park (NYMNP). From a geographical, geological and scenic standpoint, the village is deeply integrated into the Howardian Hills, offering extensive views overlooking the Coxwold/Gilling gap to the north and the Vales of Mowbray and York to the northwest, west and south. This lends Husthwaite a distinctive characteristic in having an elevated position with views to both the North York Moors and Yorkshire Dales.

2.13 The surrounding countryside is attractively undulating arable and pasture land, consisting of fields of different shapes and sizes forming a mosaic of patterns and colours, contributing to a distinctly rural atmosphere. A network of footpaths and bridleways weaves through and around the village, complemented by several green spaces that enhance its rural charm. Together these features impart a strong rural identity.

2.14 The community is supported by its primary school and church. Residents willingly volunteer their time to various groups and committees, ensuring Husthwaite remains inclusive and vibrant. A focal point for many activities is the Village Hall, where seasonal fairs, craft sessions, dance lessons, quiz nights, clubs and pantomimes draw regular crowds. Christmas and Easter celebrations often involve community-led performances and family-friendly competitions.

2.15 In all, Husthwaite stands as a strong example of a thriving rural parish, one which is proud of its heritage and fosters an environment where residents, businesses and visitors work together to nurture community well-being.

2.16 A diverse cluster of small-scale enterprises operate within the rural backdrop. Agricultural operations play a prominent role in the local economy and there are also construction, timber and light engineering businesses. Husthwaite's long standing tradition of fruit cultivation supports activities such as cider making and wood carving. Rural tourism is also important; the village pub provides a restaurant and accommodation and an award-winning holiday site includes offers a variety of camping and catering options. Additional hospitality offerings include alpaca walks and various short-term lettings.

2.17 Although national supermarkets based in surrounding towns now offer on-demand delivery to the village, the absence of a local shop means residents must rely on mobile services, such as the milkman, direct farm-gate sales of eggs, produce and meat from nearby smallholdings, or travel to Easingwold (or beyond) for any immediate needs. HPNDP survey work has identified strong local support for establishing a community shop in the village.

2.18 Local tradespeople such as carpenters, electricians and artisans maintain a steady base of clientele through word-of-mouth referrals. The quarterly village market helps to showcase the work of local producers and services. Collectively, all these enterprises reflect a small-scale local marketplace, rooted in agricultural heritage, seeking to be responsive to visitors and evolving consumer needs.

2.19 Husthwaite is an attractive location, valued for its rural setting and proximity to main commuter routes. The village has experienced steady, gradual growth in recent years and development pressure is likely to continue. Careful planning will be needed to ensure local housing needs are prioritised, while safeguarding Husthwaite's rural and historic character and supporting local services.

Local History

2.20 The name Husthwaite derives from the Old Norse 'Hus thveit,' meaning 'house in the clearing', reflecting its roots in the age of Scandinavian settlement. The settlement's nucleus formed near the earlier Saxon site of 'Baxebi,' mentioned in the Domesday Inquisition of 1087. Following the Norman Conquest, Husthwaite was gifted to the Archbishop of York, remaining church property until the 19th Century. Husthwaite is often referred to as 'the Orchard Village,' a nod to its long tradition of growing and trading fruit since the early 17th century. Many of the properties had large and fertile 'garths', an enclosed part of a garden or paddock, which contained orchards. The trade reached its peak around the early 1900s when the fruit was transported to wholesalers or jam makers in the north-east of England.

2.21 The village retains many historic influences. Its rich tapestry of architectural styles echoes a long past. The 12th-century parish church of St Nicholas, built from locally quarried brown stone, stands at the meeting point of Low Street, High Street and The Nookin, overlooking the village green. This focal point is widely regarded as both the spiritual and social heart of Husthwaite, with the gently curving lines of traditional dwellings radiating from it.

Factual and Statistical Background

2.22 According to the 2021 Census, Husthwaite has a population of 390 people and around 170 households. Eight new houses have been built since 2021 and the Parish Council's current distribution list contains 198 addresses, some of which are holiday lets. Husthwaite Parish has an older age profile than the national average, with 18.7% in the 65-74 years age range in 2021, which is similar to the Hambleton figure of 14.4% but considerably higher than the figure for England as a whole which is 9.8%. The Parish also has fewer young children with only 1.3% of residents aged 0-4, compared to 5.4% across England but it has a higher number of teenagers than the national average.

2.23 Household structures in Husthwaite mainly consist of small family units, according to the Census. Two-person households are most prevalent at 44.8%, higher than the national average of 34%. Single-person households are at 24.4%, less than the 30.1% seen in England. Overall, 74.1% of households are single-family, much higher than England's average of 63%.

2.24 Car and van ownership in the Parish is very high (50.8%) implying that most people living here drive to work, shops and services. Fewer than 4% of households have no vehicle, and a quarter have three or more. The Parish is within ten to twenty minutes drive of the various facilities available in Easingwold and Thirsk. However, they are beyond walking distance and the local bus service is insufficiently frequent to attract people away from car usage.

2.25 The 2021 Census recorded a notably high proportion of employed residents (38.9%) working primarily from home, exceeding England's 31.5%. Of those who do commute, more make mid-range commutes of 10–30 km (23.9%, compared with 14.4%). A small group (7.8%) travels over 30 km, but this, too, surpasses England's figure of 4.3%. In short, many in our community work outside the Parish, mainly in nearby towns and there are few local jobs available.

2.26 The Census records an employment rate (53.2%) that is slightly below the national rate (57.4%), although unemployment is effectively zero among Census respondents. Nearly half of Husthwaite's adult population (46.8%) falls into the economically inactive category, outpacing England's 39.1%. Among those not in work, nearly 70% have not held employment in the last 12 months, indicating a higher proportion of retirees or long-term non-workers than the national benchmark.

2.27 Husthwaite's occupational profile skews toward higher-tier roles. Managers, directors and senior officials account for 19.4% of employment (compared with 12.9% in England), while skilled trades represent 16.1% (10.2% nationally). Smaller shares are found in elementary roles, sales and customer service positions. One-fifth of adults (21.5%) operate as small employers or own-account workers, double the national rate.

Consulting the Community
Our engagement process

2.28 As part of the NDP process, Husthwaite Parish Council undertook a formal consultation with residents and stakeholders, working in partnership with GoCollaborate to gather views on the emerging proposals. The consultation ran from 26 March to 5 May 2024 and formed a key stage in the preparation of the Plan, helping to ensure that community input meaningfully shaped its policies and priorities.

2.29 A range of methods were used to raise awareness and encourage participation, including a leaflet delivered to local properties, two targeted Facebook campaigns, a public notice in the local Newsletter and a series of drop-in sessions where residents could discuss the Plan. Central to the engagement was GoCollaborate's dedicated online platform, which provided interactive access to the consultation materials and questionnaires.

2.30 The response to the consultation was strong. The platform recorded 443 visitors, of whom 117 registered and submitted responses, resulting in a total of 7,881 individual contributions. In addition, 86 paper copies were distributed and 41 responses received, which were then uploaded onto the online platform giving a total of 157 responses. A vast majority indicated they are residents of the parish with only 2 respondents saying they were non-residents. This means the views expressed are overwhelmingly from people who live locally, providing a strong community voice. The Steering Group also estimates that responses were received from 62% of current households which is well above the average response rate for these

types of surveys. Later in 2024 a specific business survey was conducted. Fourteen local businesses responded, evenly split between business owners and self-employed consultants, and representing a range of sectors led by tourism and professional services alongside smaller shares in farming, retail and IT. A short survey was also circulated to the five estate agents based in Easingwold. All of them responded providing information on the local sales and rental housing market.

2.31 Further consultation events were held in early 2025 to share the results of the 2024 surveys and to show how the 8000+ individual comments had been reviewed and processed to create draft objectives for this Plan.

2.32 The statutory consultation on the full draft Plan was carried out December 2025-January 2026 with four drop in events held during that period to answer questions about the draft Plan and to obtain informal feedback. 22 formal consultation responses were received from members of the local community.

2.33 The information gathered throughout this process has played an important role in shaping the policies and direction of this Plan.

What residents told us

2.34 What Residents Value About Husthwaite:
The most cherished qualities of living and working in Husthwaite are its rural setting, surrounding countryside and peaceful atmosphere. These are closely followed by a strong sense of community and valued local facilities such as the pub, Village Hall and church. Residents also appreciate the historic character of the village and, to a lesser extent, its ease of access to employment and education opportunities.

2.35 Key Planning Priorities for the NDP:
Respondents identified the location, scale and design of new housing as the most important issue for the NDP to address. Protecting the natural environment and rural landscape also featured prominently, alongside the need for affordable housing, safeguarding green spaces and maintaining community facilities. Other recurring themes include managing transport and connectivity, supporting local identity and addressing the impacts of climate change.

2.36 Housing Needs and Preferences:
There is a strong preference for small-scale housing developments, ideally of fewer than 10 dwellings, with high demand for family homes, affordable housing and smaller properties suitable for singles, couples and older residents. Many respondents favour brownfield redevelopment, infill and the conversion of existing buildings, while showing clear opposition to building in open countryside. Support for affordable housing varies, but affordable rented homes, shared ownership and rent-to-buy models were the most commonly supported options.

2.37 Business and Local Economy:
The community is generally supportive of encouraging more local businesses, particularly in farming, food/catering and tourism sectors.

2.38 Village Character, Historic Environment and Views:
Residents strongly wish to protect key views and vistas, particularly those towards the White Horse and North York Moors National Park, the Vale of York and in and around the village itself. There is also a clear desire for new development to be of a scale and design that complements local character, with specific support for maintaining the Conservation Area, improving infrastructure such as drainage and parking and ensuring new buildings reflect traditional materials and layouts. Important green spaces include open farmland, lanes, church grounds and the wider countryside.

2.39 Natural Environment and Countryside:
Environmental priorities include protecting biodiversity, hedgerows, mature trees and supporting dark skies policies to reduce light pollution. Sustainable farming, protection of agricultural land and heritage landscape features such as traditional field boundaries also feature prominently. There is support for community-led conservation initiatives, including wildlife areas and shared green infrastructure projects.

2.40 Renewable Energy and Sustainability:
While there is limited support for large-scale renewable energy projects, there is strong backing for small, community-based schemes—particularly rooftop solar and heat pumps. Residents are more likely to support renewables if they benefit the local community directly. Additional sustainability suggestions include energy retrofitting, improved recycling and composting facilities and local low-carbon initiatives such as produce-sharing schemes.

2.41 Transport and Accessibility:
Road and pavement maintenance, improved public transport (especially earlier and later bus services) and safer conditions for walking and cycling are major concerns. Specific problem areas for road safety include the school, the bottom of The Nookin and key junctions. On-street parking and pavement obstruction are also raised frequently, highlighting the need for improved traffic management and parking provision.

2.42 Infrastructure and Services:
Residents called for urgent action on surface water drainage, footpath maintenance, winter gritting and mobile/broadband connectivity. Basic infrastructure upgrades are seen as essential, while there is also interest in services such as community energy schemes, enhanced waste and recycling provision and better support for active lifestyles and environmental stewardship.

What businesses told us

2.43 Almost all respondents (92.9%) agreed that Husthwaite is a good place to run a business, with many praising the supportive community, rural setting, convenient home-working arrangements and village hall facilities.

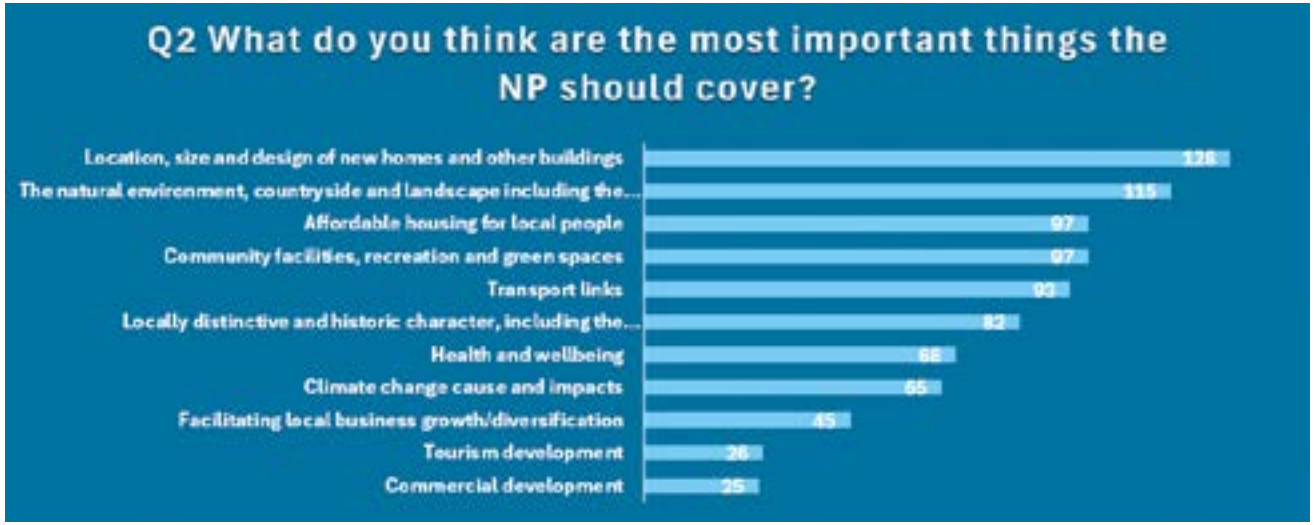
2.44 Despite near universal satisfaction with workspace and parking provision, slow or unreliable broadband emerged as the primary challenge for home-based enterprises, with multiple comments highlighting the urgent need for faster, more dependable internet access. Twelve out of fourteen businesses (85.7%) judged local services, such as the pub and transport links, sufficient for their needs, although two respondents specifically noted the absence of a village shop and limited bus service.

2.45 Looking ahead, only one respondent expects to take on additional employees in the next five years, and virtually all (92.9%) do not view local skills availability as a barrier to growth. When asked what would make home-working easier, the vast majority again cited improved internet, with only minor interest in extra office space or additional parking.

2.46 In terms of policy priorities, there was strongest support for live-work units (61.5%) and expanded holiday accommodation (53.8%), moderate backing for farm diversification and business workshops and limited appetite for further parking, traffic schemes or community energy projects.

Figure 3: Community Survey Q1 graph

Figure 4: Community Survey Q2 graph



What estate agents told us

2.47 The rural character of the area was the most important factor that drove sales followed by proximity to York and other market towns. Three bed houses were the most popular for both renting and sales but there was a shortage of smaller properties in Husthwaite. Shops and other local facilities were the most important in determining exact location within the area. For sales, off street parking was also a key amenity while having a garden was important for rentals.

Key Issues for the HPNDP

2.48 The Parish survey results present a consistent and well-evidenced message: residents of Husthwaite wish to see modest, well-designed development that respects the village's rural setting, natural environment and historic character. There is strong support for protecting local landscapes and views, enhancing biodiversity and ensuring any new housing meets identified local needs—particularly for affordable, family-sized and accessible homes. Infrastructure improvements, especially in drainage, connectivity and transport, are essential to support future development. While there is interest in supporting local business, tourism and sustainability initiatives, this is tempered by a desire to maintain the parish's peaceful and distinctive identity. These findings will directly inform the policies and proposals of this Plan, ensuring they reflect community values and provide a locally appropriate response to the challenges and opportunities facing Husthwaite.

Additional Issues from the evidence base:

Managing Growth and Character:

- New development must conserve the village's elevated setting, panoramic views across the Vale of York, North York Moors and Yorkshire Dales and its integration within the Howardian Hills National Landscape.
- Accommodating small-scale housing needs to be undertaken sensitively, without eroding the historic character, rural identity and pattern of fieldscapes that contribute to Husthwaite's sense of place.
- The Conservation Area, key vistas (to the White Horse, North York Moors, and Vale of York), traditional materials and historic layouts must be safeguarded in any new development.

Housing Need and Affordability:

- The high-quality environment makes Husthwaite an attractive place to live and work and consequently homes are in high demand resulting in relatively high prices. There has been steady small-scale development in recent years (approx sixteen homes since 2011) which has not fully met evolving local needs.
- According to an independent housing needs assessment, a significant affordability gap exists, with median sale prices and lower-quartile prices well above average local incomes.
- There is unmet demand for affordable home-ownership, with modeling suggesting a need for approximately 7 discounted sale homes over the plan period.
- While only a low level of need for social/affordable rented dwellings is forecast, many local households cannot access market entry-level stock and require intermediate tenures.
- Local Plan policy requires that 30% of homes on market housing sites are 'affordable'. Evidence for the HPNDP shows that this portion should be equally split between affordable home ownership and social/affordable rented homes, to better reflect projected local needs and deliver a more balanced, locally responsive housing mix.

Housing Mix and Demographics:

- The existing housing stock is dominated by detached houses (60%) and 4+-bedroom homes, with an insufficient number of 1–3-bedroom dwellings suitable for singles, young families and older downsizers.
- Husthwaite has an ageing population, with a significant rise in residents aged 65+ and 75+ since 2011, which will intensify demand for specialist older persons' housing.
- Two-thirds of the need for specialist housing could be met by converting or adapting existing homes under Local Plan policy, reducing the need for new build in many cases.

Environmental Stewardship and Biodiversity:

- The tranquil landscape character of the parish owes much to green infrastructure within the village, the open fieldscapes, trees and hedges in the wider parish and the uncultivated woodland around the streams.
- Enhancing nature recovery through habitat connections, hedgerow expansion, tree planting and biodiversity integration will strengthen ecological resilience.
- Connections of all kinds with the HHNL and NYMNP are critically important. This includes sustaining and enhancing 'green corridors' and contributing to their various habitat projects.
- Adhering to a dark skies policy is good for nature and for health and wellbeing.

Supporting Local Enterprises:

- Strengthening agricultural diversification, rural tourism and live-work opportunities is essential to help retain and grow enterprises rooted in the parish's heritage.
- With nearly 39% of residents working from home and businesses thriving on local tourism, farming and professional services, robust digital infrastructure and flexible, live-work spaces are fundamental to sustaining the parish economy.

Enhancing Community Assets:

- Enhancing existing community assets – the Village Hall, school, church and pub – is crucial to ensure everyday needs, social interaction and well-being are met locally.
- Investigating the feasibility of a community shop is a priority.

- Building on strong volunteering, events, and heritage projects will foster inclusion and tackle potential isolation among older residents, enhancing parish-wide resilience.

Transport and Active Travel:

- Improving public transport links and footpath/bridleway maintenance is needed to reduce car-dependence and support sustainable travel.
- Access to green spaces and non-motorised transport options are vital for health and well-being.

Digital and General Infrastructure:

- Urgent action is needed on surface-water drainage, footpath maintenance and winter gritting, together with mobile and broadband connectivity, to underpin both daily life and home-based working.

Climate Change:

- Integrating sustainability measures (e.g. renewable energy, drainage, accessibility, low intensity lighting) into all future development is critical.

3. Vision and Objectives

Vision

3.1 Taking into account the community's priorities and the evidence that has been gathered, our draft 'Vision' is as follows:

'Our vision is to maintain and enhance the rural and historic character of our parish through sustainable development that respects our heritage, protects our natural environment, enriches our quality of life and balances the needs of residents, local businesses and visitors, helping to create a vibrant community where all can thrive'

Objectives

3.2 In order to achieve this Vision a number of 'Objectives' are set and then, in turn, in order to achieve these Objectives a number of Policies are provided. It is these Policies that will have to be taken into consideration when planning applications are considered and decisions taken, thereby helping to turn the Vision into a reality. The Objectives of the HPNDP are as follows:

1. Heritage & design

a) 'To ensure that all new developments within the plan area are visually appealing and responsive to their surroundings, and reflect the area's character, heritage and natural features, thereby enhancing local identity and well-being.'

b) 'To ensure that all developments within or near the Conservation Area, including its setting and approaches, preserve its historic character and significance, protect its visual integrity, and avoid any detrimental impact on its distinctive features.'

c) 'To safeguard and celebrate the Parish's unique heritage assets, both designated and non-designated, by ensuring that new development conserves, enhances and, where feasible, restores significant historic and visual features, as well as other essential aspects of the built environment, in a manner that respects local character and preserves the Parish's identity.'

d) 'Safeguard existing residential amenities and avoid detrimental impacts on nearby businesses, ensuring that new development supports a harmonious and thriving local environment.'

2. The natural environment & landscape

a) 'Ensure that all new development provides space for both people and nature, while conserving and enhancing biodiversity by minimising intrusion into open countryside, safeguarding key habitats and avoiding the loss or damage of trees and hedgerows.'

b) 'Protect and enhance both the Howardian Hills National Landscape and the North York Moors National Park, including their settings and entry experiences, ensuring that any development respects local character and preserves the distinctive sense of place these landscapes provide.'

c) 'Safeguard key local views and vistas – both within and beyond the village – to maintain the distinctive character and sense of place, ensuring that new development respects and maintains these valued view channels.'

d) 'Protect the tranquillity of the area and minimise light pollution, ensuring the preservation of the natural night sky, the well-being of wildlife habitats and a peaceful environment for local residents.'

3. Housing

a) 'To ensure that new residential developments align with local community needs, prioritising the supply of small, affordable housing units and 2-3 bedroom homes, to foster a diverse and inclusive neighbourhood.'

4. Business and jobs

a) 'Encourage the establishment of new enterprises and expansion of existing businesses of a scale and character appropriate to the Parish, in order to foster local employment opportunities and enhance community prosperity and vitality.'

5. Community facilities

a) Support and enhance existing community facilities and encourage the provision of additional assets to meet the diverse needs of the entire community, thereby offering opportunities for increased activity, strengthening well-being and fostering inclusivity.

b) 'Protect and preserve village green spaces that are of particular importance to the local community whether for their beauty, historic significance, recreational value, tranquillity, or biodiversity value and "enhance residents" quality of life.'

6. Climate change

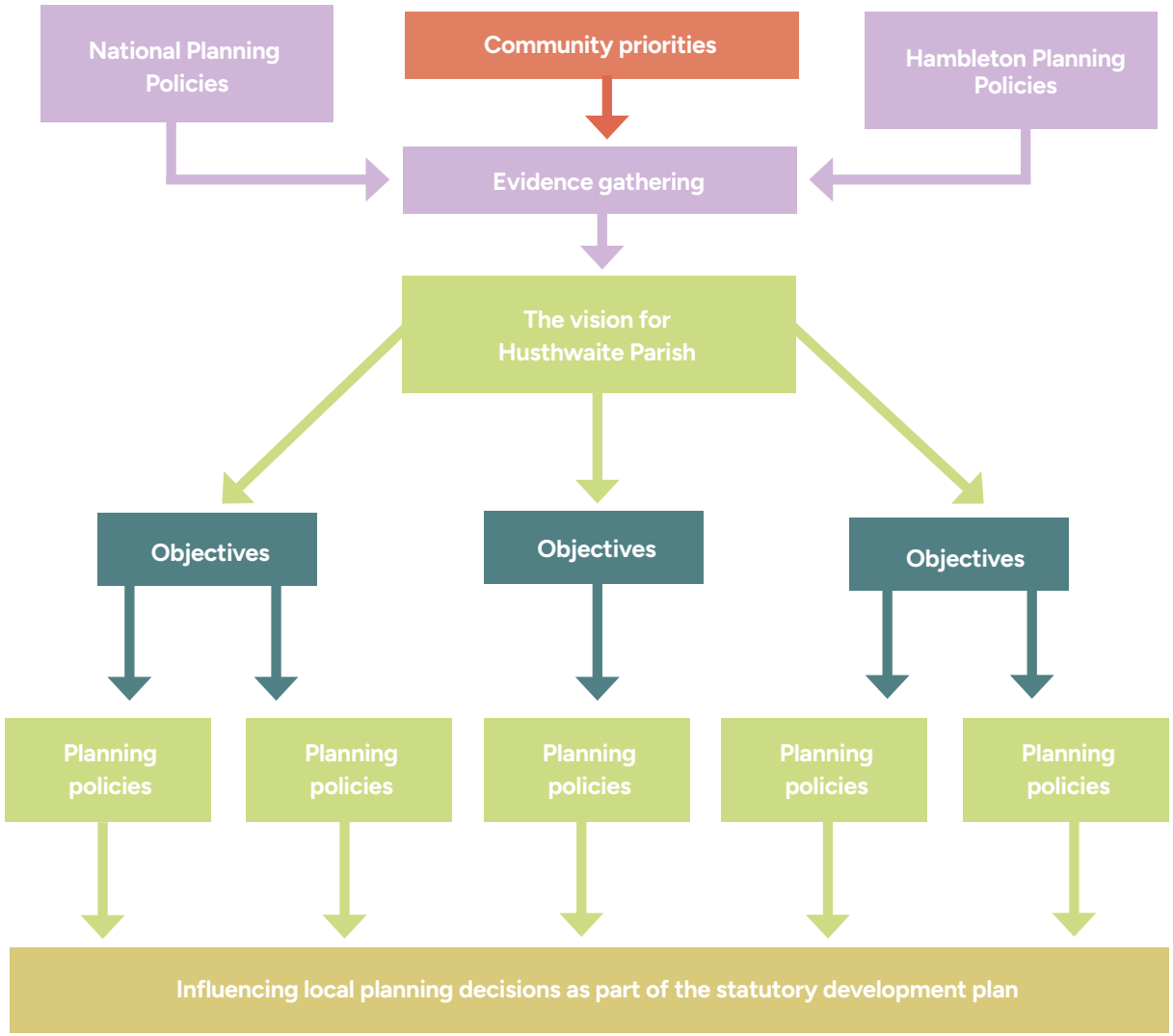
a) 'To promote low-carbon, resilient development and land-use practices that reduce greenhouse gas emissions, support appropriate renewable energy and energy-efficient design, and strengthen adaptation measures to mitigate and manage the causes and effects of climate change within the Parish.'

b) 'Ensure that commercial renewable energy developments are planned at a scale and in a location that respects nationally and locally important landscapes, maintains agricultural land versatility, safeguards biodiversity and preserves heritage assets, aligning with sustainable development principles.'

c) 'Support the development of a community-scale solar or wind farm in an appropriate location and at a suitable scale, ensuring it minimises environmental impact while maximising public benefit, such as reduced carbon emissions, lower energy costs and enhanced local resilience.'

d) 'To support the retrofitting of alternative energy sources and energy saving measures in existing residential and non-domestic buildings to achieve lower carbon emissions, reduced energy costs and improved environmental sustainability, thereby enhancing community resilience and quality of life.'

Figure 5: The Creation of the HPNDP



7. Infrastructure

a) 'To ensure that new developments are supported by adequate infrastructure, including roads, footpaths, water supply, drainage, sewage and waste management, so that service levels remain effective for both current and future users.'

b) 'To ensure that new development does not increase flood risk of any type, integrates Sustainable Urban Drainage Systems (SUDS) and adopts a comprehensive, sustainable approach to managing flood risk, surface water (including runoff) and foul drainage.'

8. Access and connectivity

a) 'To ensure that all new development maintains or enhances road safety, avoiding any increase in existing traffic hazards, and contributes to improved public transport, fostering a more sustainable and accessible community.'

b) 'Support development that enhances broadband speeds and mobile connectivity, thereby empowering businesses, reducing digital exclusion and strengthening overall community resilience.'

3.3 The way the HPNDP has been compiled is illustrated in Figure 5:

4. Policies

Introduction

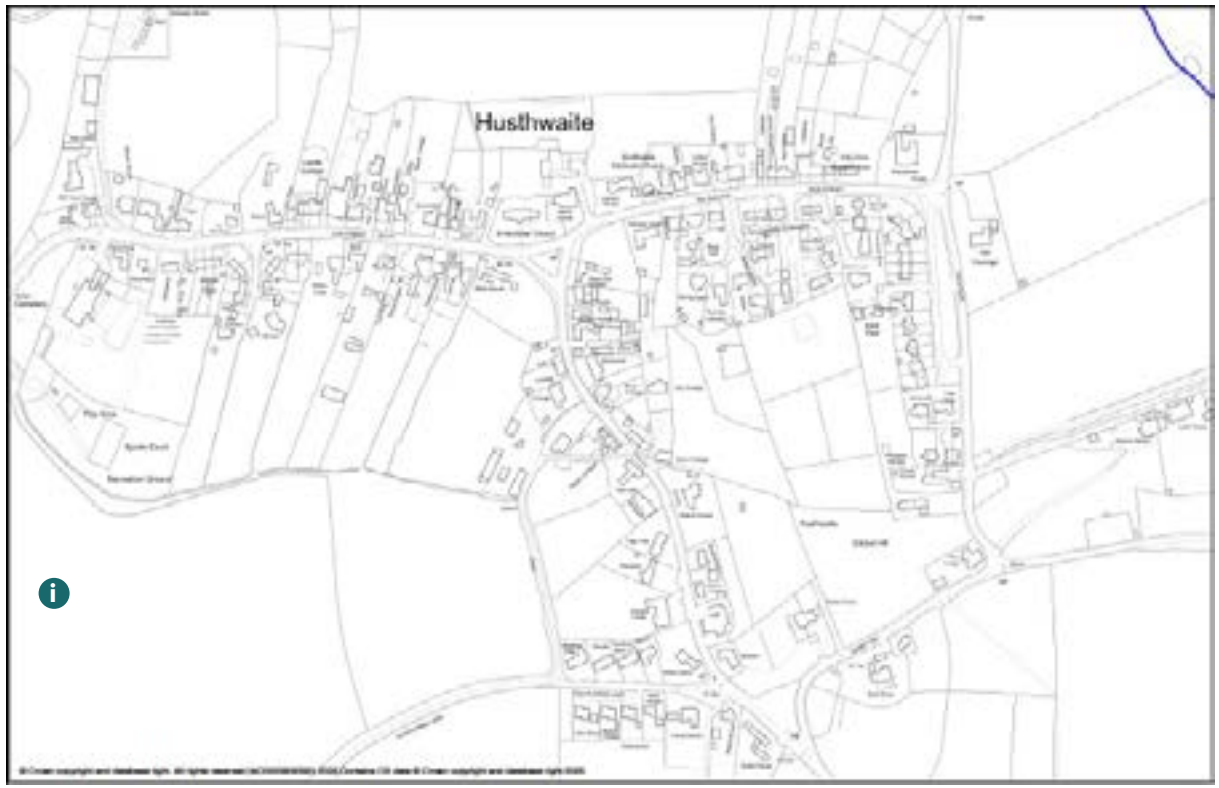
4.1 In applying the policies of this Plan, users should be aware of and carefully take into account the needs of groups with special characteristics as set out in the Equalities Act 2010.

Spatial Strategy

4.2 The HPNDP establishes a clear spatial strategy to guide sustainable growth across the Parish. Its purpose is to support local housing and employment needs while safeguarding the village's rural character, historic setting and distinctive landscape.

4.3 This strategy reflects the principles of sustainable development set out in the NPPF and follows the strategic approach of the HLP. It seeks to ensure that development meets the needs of the present community without compromising the ability of future generations to meet their own. Growth will therefore be directed to the most suitable and sustainable locations – where it can strengthen local services, respect the established pattern and scale of settlement and contribute to the Parish's social, economic, and environmental resilience.

Figure 6: Husthwaite village layout



4.4 The village of Husthwaite is identified in the HLP as a Service Village and forms the main focus for accommodating local housing and employment growth. As such, it is considered an appropriate location for proportionate, well-designed development that supports community life and enables residents to live and work locally. New development should integrate sensitively with the existing built form and village layout, reflect local character and enhance the setting and identity of the settlement.

4.5 Beyond the village, the wider rural area of the Parish will continue to play a vital role in supporting agriculture, rural enterprises, tourism and environmental management. Development in these areas will be supported only where it is of a type appropriate to a countryside location and where it respects the Parish's scenic quality, landscape sensitivity and rural identity.

4.6 Through this balanced approach, the HPNDP spatial strategy ensures that growth is carefully managed – enabling the Parish to evolve in a sustainable way that sustains local services, supports the rural economy and protects the special qualities that make Husthwaite a distinctive and valued place to live.

1

Heritage, Distinctiveness and Design

Objectives

a) 'To ensure that all new developments within the plan area are visually appealing and responsive to their surroundings, and reflect the area's character, heritage and natural features, thereby enhancing local identity and well-being.'

b) 'To ensure that all developments within or near the Conservation Area, including its setting and approaches, preserve its historic character and significance, protect its visual integrity and avoid any detrimental impact on its distinctive features'.

c) 'To protect and celebrate the Parish's unique heritage assets, both designated and non-designated, by ensuring that new development conserves, enhances and, where feasible, restores significant historic and visual features, as well as other essential aspects of the built environment, in a manner that respects local character and preserves the Parish's identity.'

d) 'Safeguard existing residential amenities and avoid detrimental impacts on nearby businesses, ensuring that new development supports a harmonious and thriving local environment.'

Community Views

4.7 In community engagement, there was strong support for maintaining scale, location and density in line with existing buildings, and for all new buildings to reflect local traditions in design, appearance and layout. Ensuring developments preserve and enhance the character of the Conservation Area was a recurring theme. Calls were also made for signage, advertising and street furniture to remain in keeping with the village's look, along with undergrounding utility wiring to reduce visual clutter.

Policy 1 – General Design Principles

Policy Intention:

4.8 'To ensure that new residential development functions well, is safe, accessible, visually considerate and supports community needs whilst addressing local concerns and conditions, and meets both current and future needs.'

Justification:

4.9 NPPF 2024 Para 131 emphasizes that high-quality, beautiful, and sustainable buildings and places are central to effective planning and development. Good design is crucial for sustainable development, creating better living and working spaces that communities accept.

4.10 Hambleton Local Plan Policy E1: Design says that all development should be of a high quality, integrating successfully with its surroundings in terms of form and function, reinforcing local distinctiveness and helping to create a strong sense of place. Policy E2: Amenity goes on to require development to provide and maintain a high standard of amenity for all users and occupiers, including both existing and future users of neighbouring land and buildings.

4.11 The National Design Guide, National Model Design Guide and Building for Life 12 aim to ensure that new development meets well-established principles of high-quality, sustainableand people-focused design. The Husthwaite Design Code (2025) takes these aims forward by ensuring that developments are practical and aesthetically appropriate whilst maintaining Husthwaite's character.

4.12 Although Husthwaite is in a low crime area, developments can be expected to incorporate features aimed at reducing crime and increasing community safety. It is important these are thoughtfully implemented through natural surveillance, appropriate lighting and defensible spaces which contribute to a safer environment without compromising the rural setting of Husthwaite.

4.13 Development which has a good relationship with public spaces and pedestrian routes encourage walkability, promote community interaction and support the creation of an accessible, well-connected village layout.

4.14 North Yorkshire's climate can be harsh and climate change may make this worse. It is sensible therefore to incorporate materials and construction techniques that account for local weather patterns, including the potential for increased rainfall, wind exposure and temperature variations, so helping with durability, energy efficiency and reduced maintenance costs.

4.15 There is growing interest in Modern Methods of Construction (MMC), which use factory-built modules and innovative on-site techniques to deliver homes more quickly, efficiently, and sustainably. These approaches can significantly reduce labour costs and offer gains in and energy efficiency. However, concerns remain that such methods could lead to greater standardisation potentially eroding the visual qualities that define rural settlements.

4.16 Self-build housing is housing where an individual or group lead the organisation, design and construction of their own home, whether by building it themselves, commissioning a builder, or working with others through a custom-build or community-led approach. Whilst self-build can allow for greater expression of individual tastes in design, it is important that the resultant dwellings share broad characteristics of form, scale and materials to ensure that they are well related to each other and to neighbouring development and landscape. Where more than one self-build dwelling is proposed, a site-specific design code or equivalent framework may help to ensure a consistent overall character while allowing for individual design choice'.

4.17 Husthwaite is served by a network of narrow rural roads with steep gradients, sharp bends, and limited forward visibility, where parked vehicles can create obstructions leading to congestion, restricted access and safety concerns. It is essential that new development does not worsen these existing problems and that the functionality, capacity and safety of the local road network are preserved and, where possible, enhanced through sensitive design and appropriate traffic management measures.

4.18 Parking management was a challenge identified in community engagement for the HPNDP, particularly around the school, Village Hall and on narrow village lanes, where on-street parking can restrict visibility and block access. This has been a particular concern of the Parish Council when residential development is being considered. Better provision of off-street parking and thoughtful planning around high-demand areas are seen as necessary to reduce congestion and improve safety.

Policy Text:

Policy 1 – General Design Principles

1. **New sustainable development will be supported if it meets all the following design and functionality standards:**

   a) is compliant with the Husthwaite Design Code and is demonstrably aligned with the National Design Guide and the National Model Design Guide;

   b) incorporates 'Secured by Design' features to reduce crime which reflect the rural nature of the area;

   c) demonstrates a positive relationship with public spaces, maintaining and improving the permeability and safety of pedestrian routes;

   d) uses design that withstands North Yorkshire's climate and climate change effects;

   e) is of a format that reflects and is harmonious with local character;

   f) allows sufficient road width in its layout to prevent obstructions from parked vehicles and ensure access for delivery and emergency vehicles;

   g) maintains privacy and the flow of light and air for neighbouring properties; and

   h) where relevant, conserves or enhances the significance of designated and non-designated heritage assets, including their settings.

2. **For residential developments the following criteria will also apply:**

   a) incorporates the principles of the Building for Life 12 standard (or any successor scheme);

   b) offers provision of private and communal outdoor space where:

      i. each dwelling; should include adequate private garden space that allows for recreation, play and domestic activities such as drying clothes or food growing;

      ii. all gardens or green areas should enhance biodiversity and self-sufficiency, incorporating planting, habitat features and sustainable drainage where possible; and

      iii. communal areas are designed to foster social interaction, creating safe and attractive spaces where residents of all ages can meet, interact and feel part of the community;

   c) provides car parking and vehicle access where;

      i. sufficient parking provision is included to realistically meet demand, including for residents, visitors, delivery vehicles and work vans;

      ii. parking design does not detract from the appearance, character or safety of the development or surrounding streets;

      iii. on-plot parking is designed to accommodate at least two family-sized vehicles per dwelling as a minimum standard;

      iv. any additional or communal parking areas are located where users feel safe and confident about the security of their vehicles and personal safety; and

      v. parking layouts integrate landscaping and screening to soften visual impact and contribute positively to the street scene.

   d) self-build schemes comprising more than one plot are guided by a site-specific Design Code, Plot Passport or equivalent design framework, agreed with the Local Planning Authority before development commences.

Policy 2 – Heritage, Local Character and the Husthwaite Design Code

Policy Intention:

4.19 To ensure that new proposals draw their design inspiration from the local historic context and thereby fit well within existing character and form, ensure that the impact of development on the heritage and archaeological assets of Husthwaite Parish is effectively mitigated and encourage opportunities to reverse previous harm to local character.

Justification:

4.20 The NPPF highlights that new developments should enhance the quality of an area, be visually appealing, respect local character and foster a strong 'sense of place.' They should also create safe, inclusive, and accessible environments that promote well-being and a high quality of life. Planning policies should therefore focus on connecting people with places and ensuring that new residential developments integrate seamlessly with the natural, built and historic surroundings.

4.21 The National Design Guide says that it should not be forgotten that today's new developments extend the history of their context. The best of them will become valued as tomorrow's heritage, representing the architecture and placemaking of the early 21st century. It says that when designing a new development, it is important to understand how the place in which the site is located has evolved as the local 'sense of place' and identity are shaped by local history, culture and heritage, and how these have influenced the built environment and wider landscape.

4.22 HLP Policy S7 prioritises conserving Hambleton's heritage assets in ways that reflect their significance. It supports development that furthers the management, conservation, understanding and public appreciation of these assets—particularly where they are at risk. Attention is given to safeguarding the features that shape Hambleton's distinctive local character and sense of place. Any proposals affecting designated or non-designated heritage assets must also comply with Policy E5.

4.23 Building design has historically been influenced by local materials, available technology, social needs and construction techniques, resulting in distinctive architectural styles and valued development patterns. New developments should carefully consider the local context, enhancing the area's sense of place while meeting residents' expectations for both functionality and aesthetics.

4.24 Although Husthwaite Parish is a rural area with a distinctive historic environment and many traditional buildings, this should not preclude new development from achieving high standards of comfort, sustainability and longevity in design. Instead, proposals should aspire to excellence in layout and functionality, natural light and ventilation, aesthetics, smart home technology, accessibility and adaptability, landscape integration and durability with low maintenance.

4.25 Husthwaite's rich history has played a key role in shaping its distinctive character. Its charm is deeply rooted in the functional use of its buildings and cultural traditions. The village's built environment has evolved over centuries, reflecting key historical milestones. Despite ongoing changes, Husthwaite maintains a cohesive identity closely connected to its rural context, blending historic and modern buildings within a landscape defined by natural surroundings, varied topography and a strong sense of tranquility and safety.

4.26 The village follows a long linear form, with its historic core centered around the 12th-century Church of St Nicholas, a Grade II* listed building that has been a focal point of the community for centuries. South of the church, the village green and The Nookin form another significant area of historical and architectural interest. The Husthwaite Conservation Area closely aligns with the village's historic boundaries, incorporating later 19th-century developments such as Cote House and its associated outbuildings along The Nookin.

4.27 The medieval burgage plot pattern remains a defining feature of the village, with these plots extending back from street frontages and influencing the village's 17th- to 19th-century development. The clear legibility of these plots continues to contribute to the village's character and the significance of the conservation area. Despite selective infill and some 20th-century development, the historic boundary of the village remains largely unchanged. Husthwaite retains a close relationship with the surrounding arable and pastoral landscapes, which back onto the burgage plots, reinforcing the village's deep-rooted rural identity.

4.28 While individual buildings vary in style, there is a general consistency in height and orientation across the village. Most structures are built from locally sourced materials, including Yorkshire sandstone and rustic red brick, with roofs predominantly covered in red clay pantiles or grey slate tiles. The streetscape retains its rural character, with village greens, mature trees, well-maintained hedgerows and vibrant front gardens contributing to the charm of the settlement.

4.29 The village is home to nine listed buildings, each representing different periods of architectural history. Besides the Church of St Nicholas, the remaining Grade II listed buildings, constructed between the 14th and 19th centuries, showcase the evolution of building design and craftsmanship within Husthwaite.

4.30 Husthwaite also benefits from a number of green spaces within the village that contribute to its historic and visual appeal. while the Howardian Hills National Landscape, which extends into the parish boundary, enhances the area with sweeping views and an unspoilt countryside setting.

Figure 7: Husthwaite Design Code in a Nutshell

Husthwaite Design Code

1. Purpose of the Design Code

- Gives the community strong influence over how new development looks and feels.
- Ensures development is attractive, sustainable and in keeping with Husthwaite's historic rural character.
- Forms part of the Neighbourhood Plan and is a material consideration in planning decisions.

2. Community Vision

The community's aspirations focus on:

- Protecting historic character
- Respecting the rural setting
- Enhancing nature and biodiversity
- Improving health and wellbeing
- Championing sustainability
- Supporting a vibrant, balanced community. This vision was shaped through consultations, drop-in events and feedback during the Neighbourhood Plan process.

3. Understanding Husthwaite

The parish is divided into two area types:

Area 1 — Husthwaite Village

- Historic core with a Conservation Area and nine listed buildings.
- Linear village form along Low Street, High Street and The Nookin.
- Characterised by:
- Red pantiles, grey slate, sandstone, rustic brick
- Long burgage plots
- Village greens, hedgerows, mature trees
- Mix of historic cottages, farm steads, and modest modern infill
- Important views include the Kilburn White Horse, St Nicholas's Church, and long rural vistas.

Area 2 — Countryside

- Rolling farmland, hedgerows, orchards and rural lanes.
- Scattered farmsteads and agricultural buildings.
- Strong landscape character influenced by the Howardian Hills National Landscape.
- Extensive views to the North York Moors, Pennines and across the Vale of York.

4. Design Codes & Guidance

The document sets out mandatory codes (MUST) and guidance (SHOULD/COULD) across several themes.

A. Conservation Area

- Development must follow the 1987 Conservation Area Appraisal.
- High standards for materials, detailing and alterations.
- Heritage assets require rigorous assessment.
- Trees and demolition are tightly controlled.

B. Design Response

New development must:

- Respond positively to local context.
- Either harmonise, complement or innovate—but always in a way that respects scale, form, materials and character.
- Demonstrate how the design code has shaped the proposal.

C. Layout, Grain & Scale

- Building lines and setbacks must align with neighbouring properties.
- Active frontages and natural surveillance encouraged.
- Urban grain should reflect Husthwaite's fine-grained, historic pattern.
- Scale should remain 1–2 storeys, respecting village character.

D. Materials & Details

- Use of local brick, sandstone, red pantiles, grey slate.
- Traditional boundary treatments: stone/brick walls, hedges, cast iron railings.
- Windows, doors and detailing should reflect local vernacular.

E. Village Edge

- Development must transition sensitively to countryside.
- Maintain hedgerows, trees and rural character.
- Avoid harsh urban edges.

F. Countryside Design Principles

- Protect landscape character, views and biodiversity.
- Farmstead-style layouts and agricultural building forms are preferred.
- Development must be low-impact and rural in appearance.

G. Carbon Smart Design

- Encourages low-carbon construction, energy efficiency and climate resilience.
- Promotes sustainable drainage, biodiversity enhancements and reduced embodied carbon.

Policy Text:

Policy 2 – Heritage, design & distinctiveness

1. New development proposals will be supported where, as appropriate to their nature, scale and location, they comply with the relevant requirements of the Husthwaite Design Code (2025) and respond positively to the distinctive design lineage and character of the relevant area types of a) Husthwaite Village, including the Conservation Area and its setting; and b) the Countryside. Proposals that depart from the relevant requirements of the Husthwaite Design Code must provide clear and robust justification:

2. Within Husthwaite Village:

   a) All proposals must:

      i. conserve and reinforce the village's rural and historic character, including its traditional settlement pattern, village-scale form and strong relationship with the surrounding countryside;

      ii. respond positively to the street, site and wider village context, including building line, orientation, scale, massing, roofscape and plot pattern;

      iii. ensure that parking, servicing, bin storage, garages and outbuildings do not dominate the street scene or undermine local character; and

      iv. retain, repair and integrate characteristic boundary features and planting, where relevant to the site.

   b). In relation to materials and architectural detailing, proposals must:

      i. use locally distinctive materials on principal elevations, where appropriate to the proposal and its context, unless robust justification is provided for an alternative approach; and

      ii. where adopting a contemporary or innovative design approach, demonstrate how the proposal nevertheless complements the character of nearby buildings and the wider area in terms of scale, form, massing and materiality.

   c). Development at the village edge must:

      i. provide a sensitive transition between the built form of the village and the surrounding countryside;

      ii. avoid abrupt or intrusive settlement edges;

      iii. retain and reinforce important views into, out of and across the settlement, where relevant to the site; and

      iv. use layout, landscaping, boundary treatment, roofline composition and lighting design to integrate development into its setting and avoid suburbanising effects.

   d) Proposals within, affecting, or within the setting of the Husthwaite Conservation Area (as defined in Policy Map 1), listed buildings or other heritage assets must:

      i. preserve or enhance their significance, including the contribution made by their setting;

      ii. have regard, where relevant, to the Husthwaite Conservation Area Appraisal; and

      iii. be supported by a proportionate Statement of Significance where they may affect the significance of a designated or non-designated heritage asset.

3. Within the Countryside, proposals must:

   a) respect the open, agricultural and scenic character of the landscape and its network of hedgerows, trees, lanes and field boundaries;

   b) minimise visual intrusion and avoid urbanising works, materials or lighting; and

   c) where involving the conversion or re-use of existing rural buildings, retain and, where possible, restore the original form, features and agricultural character of the building and its setting.

4. Exceptionally proposals that deliberately depart from prevailing local characteristics may nevertheless be supported where it is of outstanding design quality and clearly demonstrates a greater contribution to local distinctiveness, sustainability and overall design quality than conventional interpretation of local character. Any such departure must be robustly justified by reference to the Husthwaite Design Code and the specific context of the site.

5. In view of potential for prehistoric and medieval sub-surface evidence of sites in the Parish, a proportionate archaeological and heritage assessment is required for all developments, and subsequent archaeological investigation and heritage impact mitigations may be required.

4.31 The built environment of Husthwaite continues to evolve while remaining deeply influenced by its historic roots and surrounding landscape. Although modern influences have been introduced, the village remains a testament to its medieval origins, agricultural heritage and strong sense of place.

4.32 While the Parish welcomes diversity in design, new developments must be carefully considered to ensure they respond appropriately to the scale, density and the character of the village. High-quality design should complement the existing village form rather than detract from it. This means being informed by and consistent with the village's existing sense of place, including historic street lines and traditional building line practices. However, different areas of a development should be allowed to develop their own distinctive identity, derived from the environmental and historical character of Husthwaite, interpreted in a sympathetic and contemporary manner appropriate to the 21st century. This principle is referred to as design lineage.

4.33 All development proposals in the Parish, whether in villages or rural areas, should consider specific local design aspects. To support this, the Husthwaite Design Code (2025), developed as part of the HPNDP, provides clear guidance on how new development can best align with the Parish's distinctive character. The vision is for Husthwaite to remain a place where thoughtfully designed development enhances its character, fosters a strong sense of community and respects the charm of its historic streets.

4.34 For mitigation consideration should be given to the provision of material/resources to the North Yorkshire County Records Office.

Listed Buildings and Scheduled Monuments

4.35 Listed Buildings and other structures are those that have been listed by the Secretary of State (for Digital, Culture, Media and Sport) as being of special architectural or historic interest. On listing, buildings are graded as I, II* or II. The grading is a general indication of the level of importance of the building. The effect of listing is that Listed Building Consent will be required for demolition or alteration or extension works that affect the character of the building as a building of special architectural or historic interest. Consent is sought from the local planning authority and procedurally is handled much like a planning application. Anyone carrying out works without proper consent may be required to reverse them and/or face prosecution. Scheduled Monuments have similar protection. In Husthwaite Parish there are 10 listed structures which are listed in Figure 8.

4.36 Scheduled Monuments and Statutorily listed Buildings are strongly protected by law, the NPPF and Policy S7 of the HLP. Therefore, protective policies for them are not needed in this Plan.

4.37 Non-Designated Heritage Assets (NDHAs) are locally identified buildings, sites or features that have heritage value but are not formally listed or scheduled. There are several in the Parish, which are considered in the following Policy.

Figure 8: Listed Heritage Assets in Husthwaite Parish

List Entry Name	Grade	Location
Laburnum Cottage*	II	Laburnum Cottage, Main Street
Highthorne	II	Highthorne
Farm Building Approximately 3 Metres North West Of Baxby Manor	II	Baxby Manor, Bell Lane
Church Of St Nicholas*	II*	Church Of St Nicholas, Main Street
Black Bull Cottage	II	Black Bull Cottage , The Green
Wailes Chest Tomb Approximately 2 Metres South East of Porch Of St Nicholas	II	St Nicholas Church, Main Street
Holly Grove, House and Attached Outbuilding	II	Holly Grove, Main Street
Baxby Manor	II	Baxby Manor, Bell Lane
Rose Cottage*	II	Rose Cottage, Main Street
The White House	II	The White House, Main Street

*Laburnum and Rose cottages have been merged into one house called 'The Hobbits'.

Policy 3 – Non-Designated Heritage Assets

Policy Intention:

4.38 To safeguard locally valued heritage assets by ensuring development respects their significance, setting and contribution to local character.

Justification:

4.39 The HPNDP evidence material has identified Non-Designated Heritage Assets (NDHAs) in Husthwaite Parish as follows:

Old Orchards - Orchards containing trees over 300 years old (e.g., Hessle pears, apples, plums, damsons) at:

- Flower 'o' May (on right-hand side of the path to the farm)
- Rear of Baxby Manor
- Highthorne
- Behind The Old Lodge (Malton Street)
- Lists House

Ancient Hedges - Hedges potentially 300–1000 years old

- Walker Lane around The Croft, The Nookin (estimated at least 500 years old)
- Past Lists House leading to Beacon Banks
- Paths to Flower 'o' May
- Highthorne Lane
- Around the back of The Old Lodge on Malton Street

Ancient Pond

- Large pond south of Flower 'o May

Medieval Ridge and Furrow Fields found at various farms:

- Southeast of Baxby Manor
- Acaster Hill
- Woolpots
- hrostle nest
- Highthorne
- Springfield Farm

Areas of Heritage Interest

- Ancient garths on both sides of Low Street
- WWII searchlight battery site (north of Old Vicarage, east of road to Coxwold) - no physical traces but confirmed in written records
- Beacon Banks
- Walker's Lane (connecting The Nookin to Highthorne Lane) containing remnants of buildings for Slaters Agricultural Engineers, which closed in 1957
- Old stone walls and railings along Low Street and High Street
- 'North Riding' finger posts on the Village Green and Kendrew Green
- The William Peckitt plaque
- The Queen Victoria Jubilee stone in the church wall commemorating the planting of an elm tree on the Village Green
- The War Memorial

4.40 The Husthwaite Conservation Area status means that buildings and areas of land are significant and worthy of preservation. The designation recognises the unique character, historical narrative and aesthetic value that the buildings within it contribute, both individually and collectively. The evidence highlights many buildings that show interesting detailing and the social and commercial development of the village over time. Beyond the Husthwaite Conservation Area there were no buildings in the parish which met the NYC criteria for designation as a NDHA although Acaster Hill Farm, constructed in 1858, has architectural, historical, genealogical and archaeological interest and may well meet the criteria after further investigation.

4.41 The NPPF emphasises the importance of conserving designated heritage assets, including non-designated assets, as irreplaceable resources, ensuring they contribute to quality of life for current and future generations. These assets should be used in ways that align with their preservation.

4.42 HLP Policy E5 says that proposals affecting heritage assets or potential archaeological remains must assess and address any potential impacts on their significance. Development will only be supported if it preserves the defining features of listed buildings and conserves or, where appropriate, enhances the positive contributions to conservation areas, guided by settlement character assessments and conservation area appraisals.

4.43 The Husthwaite Design Code contains a number of mandatory codes and guidance which are particularly focussed on protecting and enhancing heritage assets and other historical features of the parish. In particular there is a section on development within the Conservation Area and a section explaining how development should respond sensitively to, harmonise with and complement the existing built form.

4.44 Available information will often be an inadequate basis for informed planning decisions and it is recommended that all development proposals should be supported by proportionate historic environment assessments and evaluations such as heritage impact assessments, desk-based appraisals, field evaluations and historic building reports.

Policy Text:
Policy 3 – Non-Designated Heritage Assets

1. **The sites and areas listed in Paragraph 4.39 (and illustrated on Policy Map 2) are identified as Non-Designated Heritage Assets.**

2. **Proposals which involve or would have an impact on Non-Designated Heritage Assets, must comply with the Development Plan and seek to preserve the site/building or its setting or any features of special architectural or historic interest which it possesses. Such proposals must be accompanied by a heritage impact assessment which demonstrates that any harmful impact of the development on the significance of the asset and its contribution to the historic character of its setting is adequately mitigated or that an enhancement results.**

Placenames

4.45 The names of places, such as farms, small settlements and hamlets, can be an important indicator of historic evidence. For example those that include Old English or Norse word roots such as Garth, Thorne, Keld, Thwaite, ..by, Ings, Carr. They preserve the memory of times past and are part of the historic context and should be referred to at least as a 'clue' in the assessment of development proposals to ensure that historic setting and significance of a site is fully understood.

4.46 Wherever possible in building or street naming they should also be preserved.

Policy 4 – Signage, Advertising, and Street Furniture

Policy Intention:

4.47 To ensure that all signage, advertising and street furniture requiring planning permission are sensitively designed and appropriately located so as to protect and enhance the character, accessibility and visual quality of the public realm within Husthwaite Parish.

Justification:

4.48 Signage, advertising and street furniture play an important role in the appearance and function of the public realm. In a small rural village such as Husthwaite, their design and placement have a particularly strong influence on how the area is experienced, both by residents and visitors. When sensitively designed and appropriately located, they can contribute positively to local identity, wayfinding and public enjoyment of streets and spaces. However, when poorly designed or insensitively positioned, they can cause significant harm to the village's character and sense of place.

4.49 Excessive or urban-style signage, large advertisements and cluttered arrangements of bins, benches and posts can create visual intrusion, disrupt views and erode the simple, traditional qualities that define Husthwaite's rural and historic setting. Standardised or corporate branding can appear incongruous within the Conservation Area and alongside heritage assets, undermining the village's distinctiveness. Similarly, poorly located items can obstruct footways, reduce accessibility for people with mobility needs and compromise pedestrian and highway safety.

4.50 In addition to visual and functional impacts, inappropriately illuminated or reflective signage can introduce light pollution, affecting the dark-sky qualities that contribute to the tranquillity and environmental quality of the Parish. The cumulative effect of such issues can diminish the attractiveness of the public realm and the sense of coherence and care that defines the community.

4.50 For these reasons, the HPNDP seeks to ensure that all signage, advertising and street furniture Husthwaite NDP Public Realm Design Guide for Signage, Advertising and Street Furniture requiring planning permission are carefully designed, constructed from durable and locally appropriate materials and sited in ways that respect heritage, landscape and accessibility considerations.

4.52 The following design guide is proposed to help guide the design, siting and management of signage, advertising and street furniture. The intention is to be helpful to those who are erecting signage, advertising or designing streetscape features so that they are able to protect and enhance the character, accessibility and visual quality of the public realm in Husthwaite Parish. It may also be used to guide developer contributions or public realm investment.

Policy Text:
Policy 4 – Signage, Advertising and Street Furniture

Development proposals requiring planning permission for public realm structures and fixtures must accord with the Husthwaite NDP Public Realm Design Guide for Signage, Advertising and Street Furniture 2. Proposals will be supported where they avoid clutter, respect local character, are sensitively sited, use durable and appropriate materials, protect important views and heritage setting and provide for ongoing maintenance.

Husthwaite NDP Public Realm Design Guide for Signage, Advertising and Street Furniture

PR1. Avoid Visual Clutter and Unnecessary Duplication

- New signage and street furniture should be introduced only where necessary to meet an identified public or operational need.
- Proposals should avoid duplication of existing infrastructure.
- Opportunities to remove, rationalise or consolidate redundant items should be taken where appropriate.

PR2. Respect Local Character and Heritage

- Designs should respond positively to Husthwaite's rural and historic character, including its local vernacular, built form and materials palette.
- Historic street furniture, signage and nameplates should be retained and restored where feasible.
- Advertising and commercial signage should be proportionate to their setting and should not dominate the streetscape.
- Contemporary additions should be context-sensitive and avoid overtly urban or industrial forms.

PR3. Ensure Sensitive Siting and Accessibility

- Where possible, signage and fixtures should be attached to buildings, boundary walls or existing structures rather than introduced on new posts.
- Freestanding elements should be positioned to minimise obstruction, kept clear of pedestrian desire lines and support ease of movement for all users.
- The siting of elements should avoid harm to important views of landmarks and architectural features.

PR4. Use Simple, Coherent and Durable Materials

- All elements should use robust, high-quality and weather-resistant materials that are sympathetic to their setting.
- Colour schemes should be consistent throughout the area (e.g. matte black with limited accenting).
- The use of local or natural materials is strongly encouraged to reinforce local identity and sustainability.
- Designs should be visually unobtrusive, functional and free of unnecessary ornamentation.

PR5. Support Accessibility and Inclusivity

- Installations must comply with national accessibility standards (e.g. BS 8300, Manual for Streets) and support ease of movement for all users.
- Signage, advertising and street furniture should be designed and sited in ways that support inclusive design principles.

PR6. Provide for Sustainable Management and Maintenance

- Proposals must demonstrate that elements can be maintained easily over their lifetime.
- Materials and finishes should deter vandalism and be easy to repair or replace.
- Responsibility for ongoing maintenance must be clearly defined for any new fitting.

2

Natural Environment and Landscape

Objectives

a) 'Ensure that all new development provides space for both people and nature, while conserving and enhancing biodiversity by minimising intrusion into open countryside, safeguarding key habitats and avoiding the loss or damage of trees, and hedgerows.'

b) 'Protect and enhance both the Howardian Hills National Landscape and the North York Moors National Park, including their settings and entry experiences, and ensure that any development respects local character and preserves the distinctive sense of place these landscapes provide.'

c) 'Safeguard key local views and vistas - both within and beyond the village - to maintain the areas distinctive character and sense of place, ensuring that new development respects and maintains these valued view channels.'

d) 'Protect the tranquility of the area and minimise light pollution, ensuring the preservation of the natural night sky, the well-being of wildlife habitats and a peaceful environment for local residents.'

Community Views

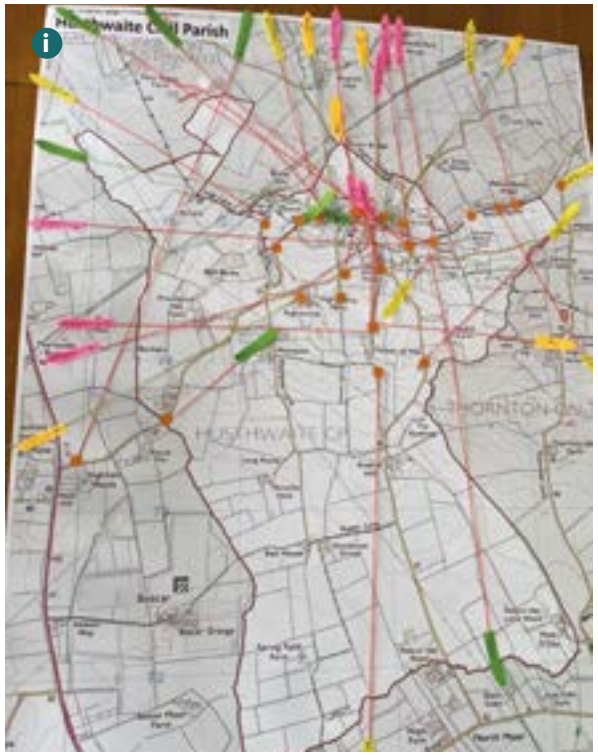
4.53 The top three reasons residents liked living and working in Husthwaite were its rural setting, surrounding countryside and landscape and peace and tranquillity. Respondents wanted more efforts to protect wildlife, hedgerows, trees and preserve the village's green heart. Survey responses clearly showed the importance of views and green spaces. Residents wished to protect these features and ensure new developments reflect local building traditions.

4.54 On local environmental priorities, respondents highlighted five chief concerns. First, they emphasized retaining high-quality agricultural land for food production. Second, there was a strong call to manage the visual impact and scale of commercial developments. Third, residents wished to preserve traditional field patterns and hedgerows, underscoring their importance to the landscape's character. Fourth, they advocated adding more passing places on roads to reduce damage to verges. Finally, preserving mature trees and existing tree groups was deemed essential for both biodiversity and the area's natural beauty.

4.55 Survey responses consistently referenced cherished vistas such as those towards the White Horse, the village church and the surrounding countryside from Beacon Banks. Other highly valued views included those towards Coxwold and Byland Abbey, the Bluebell Woods, the village greens and the distant Pennines. The network of public footpaths that connects these spaces also emerged as an important part of the local landscape, offering access to the countryside and reinforcing the rural setting.

4.56 There was a strong community preference for safeguarding key views, preserving green spaces and maintaining the Parish's distinctive rural character. Respondents also emphasised the importance of ensuring that any future development respects and reflects local building traditions and the established character of the village.

4.57 Environmental stewardship is a clear local priority. Residents want to protect biodiversity, reduce light pollution, preserve dark skies and maintain the traditional landscape features that contribute to the area's visual character and ecological richness.



Policy 5 – Responding to Local Landscape Character

Policy Intention:

4.58 To ensure that the design and landscaping of any new development reflect, contribute to and where appropriate enhance landscape character in accordance with the Husthwaite Parish Local Landscape Character Assessment, thereby preserving the distinctive rural character of the Parish.

Justification:

4.59 Set within the distinctive landform of the Howardian Hills, the village occupies an elevated position with sweeping views over the Coxwold/ Gilling Gap and the Vales of Mowbray and York, creating strong visual links to both the North York Moors and Yorkshire Dales. This setting gives Husthwaite a unique landscape character and a strong sense of place, deeply rooted in its surrounding environment.

4.60 The countryside around the village is defined by gently undulating arable and pasture land, forming a mosaic of field patterns that reinforces its rural identity. A network of footpaths, bridleways and village green spaces connects Husthwaite to its wider landscape, enhancing both its charm and accessibility. Many landscape features, such as old orchards, ancient hedges, ancient ponds, medieval ridge and furrow fields are also locally important non-designated heritage assets (see Policy 3 above).

4.61 Husthwaite's historic core, defined by its medieval burgage plots and largely unchanged village boundary, remains closely integrated with the surrounding agricultural landscape. The arable and pastoral land directly abuts these historic plots, reinforcing the village's long-standing physical and visual relationship with the countryside.
This continuity between built form and rural setting is fundamental to the character and significance of the Conservation Area and contributes to Husthwaite's distinctive and deep-rooted rural identity.

4.62 The 25 Year Environment Plan (2018) set out a long-term strategy to improve the environment, aiming to connect people of all ages and backgrounds with the health benefits of the natural world. A key goal is to enhance beauty, heritage and public engagement with the landscape.

4.63 Despite recent changes in emphasis, the NPPF continues to require plans to protect valued landscapes, recognise the intrinsic character and beauty of the countryside and prioritise lower-quality land for development. Planning authorities are also under a statutory duty (strengthened by s243 LURA) to conserve and enhance National Parks and National Landscapes (formerly AONBs) including their setting.

4.64 Familiar local landscape views can add to people's enjoyment of places, our sense of a place and its local distinctiveness, and even the sense of belonging to a village and community. In this sense, Husthwaite's landscape and views are very much locally cherished. They are the setting for people's everyday existence within their community and family life, valued as the place where their life experiences occur. This is a 'sense of place' or an 'attachment to the ordinary landscape'. These can affect psychological and social well-being and are part of the sustainable development concept. Paragraph 187a of the NPPF requires planning decisions to contribute to 'protecting and enhancing valued landscapes.'

4.65 At a local level, the HLP emphasises the importance of the district's landscape in shaping settlements, supporting agriculture and influencing local culture and the economy. A large proportion of the district falls within or is adjacent to protected areas such as the HHNL, and the NYMNP, whose character strongly influences the wider landscape.

4.66 Key environmental challenges include maintaining tranquility, preventing the erosion of settlement character, managing cumulative change and protecting key views and open spaces. Local residents have identified a strong connection between environmental quality and quality of life.

4.67 The HLP Vision and associated policies (e.g. S1, S5, E6, E7) seek to:

- Protect and enhance natural, built and historic landscapes.
- Avoid loss of best and most versatile agricultural land (Grades 1, 2, 3a) unless justified and mitigated.
- Restrict major development in and around AONBs and National Parks unless exceptional circumstances apply.
- Support small-scale, sensitive development aligned with local landscape character and management plans.
- Require landscape assessments for developments likely to affect sensitive areas.

4.68 These policies reflect a clear ambition to manage

development in a way that supports, amongst other things, the landscape's visual and cultural value. The use of landscape character assessments at national, regional and local levels is encouraged to guide decision-making and ensure that proposals respond to the special qualities of varied landscapes.

4.69 For the preparation of this Plan, a Local Landscape Character Assessment (LLCA) has been carried out. This records that Husthwaite Parish has three landscape character areas (illustrated in Policy Map 3) that contribute to its distinctive rural appeal. These are as follows:

- The Howardian Hills Ridge
- Flat and Gently Rising Land
- Stream and Wetland Area

4.70 The LLCA analyses each landscape character area and identifies its characteristic, distinctive and historic features. In order to ensure that these features are not harmed unacceptably, it is important that new developments demonstrate that they have been recognised and responded to effectively in the design process.

4.71 The Husthwaite Design Code also provides details of the landscape character of the Parish and identified key views within Husthwaite Village and its setting and in the wider countryside. There are then codes and guidance which seek to protect and enhance these features and views, in particular relating to development at the village edge.

Policy Text:
Policy 5 – Responding to Local Landscape Character

1. **Development proposals will be supported where it can be clearly demonstrated, in a proportionate assesment, and respond positively to, the distinctive, characteristic and historic landscape features identified in the Local Landscape Character Assessment (LLCA) of Husthwaite Parish.**

Proposals should consider and address the following key landscape characteristics covered in the LLCA:

- **Topography and drainage**
- **Biodiversity**
- **Land cover and land use**
- **Woodland and hedgerows**
- **Building distribution**
- **Transport pattern**
- **Historic features**
- **Landscape condition**
- **Aesthetic and sensory qualities**
- **Distinctive features**
- **Views and vistas (particularly those set out in Policy 6)**
- **Relationship to adjacent landscape character types**
- **Current and potential future development pressures**
- **Landscape management and development considerations**

2. **In addition, development, including rural exception sites, on land within or adjoining the Howardian Hills National Landscape or in and adjacent to the Husthwaite Conservation Area, will only be supported where it is demonstrably informed by (as relevant):**

- **The Howardian Hills AONB Management Plan (or its successor documents); and**
- **The Husthwaite Conservation Area Appraisal or Statement, or any updated equivalents.**

Policy 6 – Views and Vistas

Policy Intention:

4.72 To preserve the scenic quality and rural character of the area, while allowing development that respects and enhances the visual experience of residents and visitors.

Justification:

4.73 As noted above, landscape can have important value to both the setting of heritage assets and to human well-being. It plays a crucial role in shaping the Parish's identity, character and visual amenity. Extensive community engagement has consistently highlighted the importance of protecting key views and vistas which contribute significantly to the area's sense of place, tranquility and appreciation of the natural and historic environment.

4.74 Husthwaite is distinguished by a variety of key views, both outward into the surrounding countryside and within the village itself. These views are fundamental to the visual character of the neighbourhood area, creating a sense of harmony between the built environment and the natural landscape reinforcing the strong sense of connection and continuity that defines the area. The village's elevated topography contributes significantly to the experience of these views, offering sightlines to several of North Yorkshire's most notable landmarks. Equally, the surrounding countryside provides numerous vantage points overlooking Husthwaite, enhancing the visual relationship between village and landscape. Views both into and out of the village enhance local distinctiveness, aiding legibility and wayfinding while highlighting important buildings and features.

4.75 Unfortunately some important views have already been harmed, for example views west and south from several public footpaths in the Parish see the Boscar Solar Farm, a significant industrialised area in an otherwise rural setting, whilst to the northwest towards Carlton Husthwaite are large white barns that disrupt the landscape. Both of these developments lie outside of Husthwaite Parish and it is recognized that the policies of this Plan can only directly apply to planning applications within the Parish. However, it is reasonable to expect notice to be taken of its policies where applications outside the Parish would have a significant impact on the rural and historic countryside within the Parish including the setting of Husthwaite village, the amenity of parish residents, the local economy and biodiversity.

4.76 The LLCA and the Husthwaite Design Code have both identified views that remain integral to the character and sense of place of the Parish. These include local vistas, view corridors and sightlines experienced from public rights of way, local green spaces, village greens and roads. Some are views towards specific landmarks, including the Kilburn White Horse, the Pennines, the North York Moors, York Minster, St Nicholas's Church and St Michael's Church in Coxwold. Others are broader views into, across and out of the village which help reinforce local distinctiveness and provide visual connections with the surrounding landscape.

4.77 The term view corridors is used to describe aligned or channelled views, often framed by buildings, boundary features or vegetation. Landmarks and skyline features are equally important, as they act as focal points and contribute to orientation, legibility and local distinctiveness. Inappropriate or poorly sited development could disrupt these relationships, for example by blocking views, reducing the prominence of landmarks, or introducing visually competing forms through its scale, siting or design. This policy therefore seeks to ensure that proposals are designed with a clear understanding of visual relationships, sequences of views and intervisibility, so that development integrates successfully with the established character of the village and its landscape setting.

Where a proposal has the potential to affect valued views, it should be supported by a proportionate Landscape and Visual Appraisal, unless it falls within the stated exemption criteria. These exemptions are intended to avoid placing undue burden on small-scale or clearly non-impacting proposals, while ensuring that visually prominent development is properly assessed.

4.78 Inappropriate or poorly sited development could have a significant negative impact on these valued views, either through obstruction, scale, siting or unsympathetic design. To ensure that development is appropriately designed and sited, this policy requires proposals to assess their potential impact on views through a proportionate apparaisal unless specific exemption criteria are met. These exemptions are designed to avoid placing undue burden on small-scale or clearly non-impacting proposals, while ensuring that more visually prominent development is rigorously assessed.

4.79 The policy also requires consideration of cumulative impacts, recognising that the combined effect of multiple developments, especially when not yet built, can still affect the overall visibility and integrity of protected views.

4.80 A Landscape and Visual Impact Assessment (LVIA) and a Landscape Visual Appraisal (LVA) are two different levels of assessment as explained in the Glossary section below. Where a LVIA is not required, it is expected that:

- A LVA will be undertaken to a level of detail proportionate to the scale and nature of the proposal.
- This assessment must be carried out by a suitably qualified professional.
- The findings must be clearly integrated into the design and layout of the final proposal, demonstrating that the landscape has been properly assessed and understood in line with current best practice.

Policy Text:
Policy 6 – Views and Vistas

1. Development proposals must demonstrate how they take account of and protect the identified key views and vistas listed below and illustrated on Policy Maps 4A and 4B. This should include consideration of the cumulative impact of all pending proposals and unimplemented consented development. Proposals should ensure that public enjoyment of these views, from roads, footpaths, bridleways, recreational spaces and other public areas, is not materially harmed.

To the north:

- Views over the Coxwold/Gilling Gap to the Hambleton Hills and southern edge of the North York Moors.
- Key landmarks include the White Horse at Kilburn, Hood Hill, the ruins of Byland Abbey and Coxwold Church.

To the northwest and west:

- Sweeping views across the Vale of Mowbray to the Pennines, including:
  - Pen Hill, Braithwaite Moor, Great Whernside and Buckden Pike.
  - Entrances to Wensleydale and Swaledale (on very clear days).
  - RAF Menwith Hill west of Harrogate.
- Views west to the Pennines from Beacon Banks and from various footpaths in and around the village, including the Highthorne area.
- Views northwest to Thormanby Church on elevated ground.

To the south:

- Rolling views over the Vale of York from Beacon Banks.
- Significant views south from Gibbet Hill.
- Open farmland views toward rising ground to the north and east.
- From rising ground, views west to the Pennines become more prominent.

Parish context views:

- Looking down on the village from Beacon Banks footpath.
- Views across the village from Highthorne Lane or the green footpath parallel to The Nookin towards the White Horse, with St Nicholas's Church in the foreground.
- St Nicholas's Church visible from numerous locations within the village.
- Views from St Nicholas's Church towards St Michael's Church in Coxwold.
- Views of Husthwaite from the public footpath leading to Flower 'o' May farm.
- Views of Husthwaite from Carlton Husthwaite.
- Enclosed views due to low-lying land, woodland and vegetation.
- Views along and across Ings Beck.

2. To assess the potential landscape and visual effects of any development not requiring a LVIA on these views and vistas, a proportionate LVA will be required unless a screening assessment can clearly demonstrate one or more of the following:

a) none of the views or vistas within the scope of this policy would be adversely affected by the proposal;

b) the proposal relates to previously developed land and would not materially reduce the field of vision from any relevant public space;

c) the site is less than 0.1 hectares in area or comprises no more than one dwelling, and is sufficiently distant from public viewpoints such that there would be no material reduction in the field of vision;

d) the development site is fully screened from relevant public viewpoints by existing, permanent landscaping features that will be retained and would not be diminished by the proposal or through routine land management.

Policy 7 – Open Area of Local Significance

Policy Intention:

4.81 To safeguard the distinctive large green area of countryside within Husthwaite village (the proposed OALS) by protecting the openness, rural character and historic landscape setting that define the village's form and sense of place.

Justification:

4.82 The inner open fields of Husthwaite form a continuous sweep of undeveloped pastoral landscape that creates the village's distinctive 'green heart', as identified in the Local Landscape Character Assessment (LLCA). This green core is framed by mature hedgerows, tree belts and gently rising pasture, which together provide a coherent rural setting and play a major role in defining the character of the settlement.

Recent Planning Inspector decisions have confirmed the importance of these fields to the landscape and heritage setting of Husthwaite. In dismissing two appeals affecting parts of the proposed OALS, the Inspectors found that development would create a permanent and harmful suburbanising effect, would break the historic linear form of the village and would harm the significance of the Conservation Area. These conclusions provide strong and up-to-date evidence of the local importance of this landscape and reinforce the need for additional policy protection.

The historically characteristic linear form of Husthwaite, and the importance of village views and setting in maintaining visual harmony between the natural landscape and the built environment, are key features identified in the Husthwaite Design Code. The interplay between the rural surroundings and the compact village creates a strong sense of connection and continuity, enriching its identity and contributing to its distinctive sense of place.

Landscape, Scenic Beauty and Visual Amenity.

The central green area and its many trees provide several valued public views, including views from the Conservation Area into the rural interior of the village and elevated views across the 'green heart' from the footpath coming down from Beacon Banks. There are also notable views from the footpaths that cross the area including long-distance views west across the Vale of Mowbray towards the Pennines, north-west over St Nicholas Church tower to the Vale of Mowbray and north to the Kilburn White Horse. These views are central to understanding the village's origins and character, and the visual connection of the 'green heart' to the fields immediately adjacent to the village make a strong and positive contribution to Husthwaite's scenic landscape setting. The pastoral character of the land, combined with mature vegetation and the depth created by tree belts, provides year-round natural appeal and contributes significantly to the settlement's rural ambience.

Historic Setting and Settlement Form.

The fields form part of the historic burgage-plot farmland that shaped Husthwaite's medieval development. Their retention help preserve the readable agricultural setting and the historic linear form identified as a critical component of village character. This historic relationship clearly contributes to the significance of the Conservation Area.

Biodiversity and Green Infrastructure.

The site contains mature hedgerows, trees and boundary vegetation that support local wildlife, including birds, small mammals and invertebrates. These features form part of the wider green infrastructure network that links the village to the surrounding countryside. Protecting the area supports ecological connectivity and reflects local aspirations identified through the LLCA.

Community Value.

Public engagement confirmed strong community support for retaining all the village's green spaces, protecting hedgerows, trees and wildlife, preserving valued public views and maintaining the visual break between the traditional village form and newer development. Although much of the land is not formally accessible, it is widely experienced and appreciated from public routes and nearby homes, giving it clear amenity value.

It is therefore concluded that this area of Husthwaite's landscape character contributes significantly to the village's historic form and Conservation Area setting, provides valued public views and offers important local amenity. It forms a continuous and visually coherent green wedge that defines the village's rural appearance and sense of place. The designation of this area as an OALS is therefore essential to safeguard its openness, rural qualities and contribution to the village's unique character, while ensuring that any necessary development respects and enhances its landscape value rather than diminishing it.

Policy Text:
Policy 7: Open Area of Local Significance

1. An Open Area of Local Significance (OALS) is defined on the Policy Map 5 adjacent to the built form of Husthwaite.
2. Development within the OALS will only be supported where it is located and designed to maintain the visual separation between the historic linear elements of the village layout, preserve the openness that the area brings to the settlement and sustain its strong sense of connection and continuity with the surrounding rural landscape, through:
   - **a)** respecting the historic linear form of the village, and avoiding development that projects suburban built form into the open pastoral landscape;
   - **b)** retaining the proportion, spacing and scale of existing built development at the settlement edge;
   - **c)** locating any structures against existing built form, and ensuring they are visually recessive in the wider landscape;
   - **d)** retaining, conserving and restoring traditional field boundaries, including mature hedgerows, tree belts;
   - **e)** using locally appropriate materials and landscape treatments that reflect Husthwaite's rural and historic character;
   - **f)** respecting the character, setting and significance of heritage assets, including the Husthwaite Conservation Area and landmark views of St Nicholas Church; and
   - **g)** maintaining important public views from High Street, Prospect Cottages, Gibbet Hill and the public footpath network, including long views toward the Kilburn White Horse and across the Vale of Mowbray.

Policy 8 – Biodiversity and Green Infrastructure

Policy Intention:

4.83 To ensure that development supports long-term nature recovery, strengthens ecological networks and creates a more sustainable, resilient and attractive place for both people and wildlife.

Justification:

4.84 The natural environment plays a vital role in shaping the identity, character and wellbeing of the neighbourhood area. Protecting and enhancing biodiversity and green infrastructure is not only an environmental imperative, but also a legal and planning requirement that directly supports community health, climate resilience and quality of life.

4.85 The Environment Act 2021 introduced a mandatory requirement for most planning applications, to deliver a minimum 10% Biodiversity Net Gain (BNG) . In April 2024, this requirement was extended to include small development sites in England.

4.86 DEFRA has published a 'Biodiversity Metric' to provide a way of measuring and accounting for biodiversity losses and gains resulting from development or land management change.

4.87 For BNG to be effective, development proposals must retain as much of the existing onsite habitat as possible and demonstrate how they have followed an approved mitigation strategy. The key concept is 'Better than Before'. This means that developments must leave the natural environment in a measurably better state than before development occurred. This approach ensures that growth and development actively.

4.88 In addition, the Natural Environment and Rural Communities Act 2006 places a duty on local planning authorities to conserve and enhance biodiversity across their areas. This legal obligation is supported by national strategies such as the government-endorsed Nature Positive 2030 initiative which sets out a roadmap for reversing biodiversity decline by 2030. Key priorities include restoring and protecting wildlife habitats within and beyond designated areas, investing in habitat creation to strengthen nature networks and integrating nature recovery outcomes into development planning.

4.89 The NPPF reinforces these ambitions. It encourages a strategic approach to maintaining and enhancing green infrastructure and ecological networks at a catchment or landscape scale. It also requires development plans to identify, map and protect local habitats, wildlife corridors, stepping stones and areas of strategic importance for biodiversity. Local planning authorities are also expected to promote measurable net gains for biodiversity and prioritise the conservation and restoration of priority habitats and species.

4.90 'Green Infrastructure' is recognised in the NPPF as a multi-functional network of green and blue spaces that deliver a wide range of benefits – from biodiversity and climate regulation to recreation, health and community resilience. These natural assets are critical to both urban and rural areas and should be considered as integral to sustainable place-making.

Figure 9: Habitat Classification Map from Preliminary Ecological Appraisal of Husthwaite carried out by Wold Ecology, July 2024

4.91 Locally, HLP policies reinforce these principles. Policy E3 (The Natural Environment) requires all development to deliver a net gain for biodiversity, while placing strong protections on sites of ecological value. Where development is likely to affect biodiversity, it must demonstrate a clear strategy to avoid, mitigate or compensate for harm, and ensure long-term maintenance of biodiversity gains. The loss of irreplaceable habitats will only be permitted where the benefits clearly outweigh the environmental cost.

4.92 Policy E4 (Green Infrastructure) supports the integration of existing green features into new development, the creation of new links between green spaces, increasing tree cover, improving access to woodland and strengthening the public rights of way network. This approach is not only about environmental protection but also about ensuring communities have access to natural spaces for recreation and wellbeing.

4.93 These policies are supported by the emerging Local Nature Recovery Strategy (LNRS) for North Yorkshire and York, which provides a strategic framework for identifying priority habitats and opportunities for biodiversity enhancement. The LNRS sets out a shared vision for restoring nature across the region by enhancing, expanding, and connecting habitats. It highlights practical steps such as expanding the hedgerow network, increasing tree cover, promoting nature-friendly farming and integrating biodiversity into the built environment. The recently published draft Howardian Hills Nature Recovery Plan seeks to support this by providing more detail 'to guide nature recovery action on the ground'. It's vision is that the Howardian Hills will be a place where everyone is working together to provide more space for nature, with habitat that is in better condition and better connected.

4.94 While requiring species-specific measures to be included in every development is not in conformity with the Development Plan, the introduction of features such as swift-boxes and hedgehog highways is to be strongly encouraged.

Policy Text:
Policy 8 – Biodiversity and Green Infrastructure

1. The Husthwaite Parish NDP identifies a network of 'green infrastructure' within the Parish, illustrated diagrammatically on Policy Maps 6A and 6B.

2. Development proposals will be supported where they:

a) Do not sever or compromise the integrity of the network of green infrastructure and its assets, by avoiding adverse impacts, or providing effective mitigation where impacts are unavoidable.

b) Ensure through landscaping schemes, layouts, access and public open space provision, that it contributes to the connectivity, maintenance and enhancement of the Network.

c) Demonstrate, through use of a Biodiversity Gain Plan [BGP], based on an assessment of the site before and after development, how the impact on biodiversity will be minimised and a 10% net gain in biodiversity achieved as a minimum in line with national policy and the provisions of the Development Plan.

3. The identification of receptor sites for any local offsite biodiversity gains should have regard to the Husthwaite Parish Green Infrastructure Network and the current North Yorkshire Local Nature Recovery Strategy.

4. All developments should seek to ensure that:

a) where sites contain patches of semi-natural habitat they are retained and ideally linked together as part of the intended end land-use;

b) the potential to retain, restore and re-create habitat linkages such as hedgerows and water-courses is considered; and

c) enhancement opportunities to create, expand, buffer and link semi-natural habitats on-site or off site (if immediate gains are not possible within the development site) are considered..

Policy 9 – Trees, Woodlands and Hedgerows

Policy Intention:

4.95 To ensure that trees, woodlands and hedgerows are protected and enhanced, ensuring they continue to support biodiversity and climate resilience, and contribute to the rural character of Husthwaite Parish

Justification:

4.96 Husthwaite Parish is generally not well wooded, although there are small woodlands at Bell Banks, Highthorn Farm, Peep-o'-Day and in linear form along the former track bed of the Thirsk and Malton railway Line. Elsewhere in the countryside there are many roadside and field boundary hedgerows along which are dotted distinctive and often prominent groups and individual trees.

4.97 The village itself features many neatly maintained hedgerows, amongst which is a good canopy of mature trees which aid the tranquil rural character that is so cherished locally. Some of these are landmarks, such as the notable copper beech tree adjacent to the Primary School and a veteran orchard apple tree at the rear of 'Stonewold', and are recorded on the Woodland Trust's Ancient Tree Inventory.

4.98 Back from the roads there are remnant orchards amongst the scatter of homes. Friends of the Earth have identified an opportunity for woodland planting reaching from Kays Bank up to Beacon Banks Wood.

4.99 Trees serve not only as natural boundaries but also as important habitats for small mammals, insects and birds, contributing to the ecological richness of the area. They absorb carbon dioxide in the atmosphere, add to resilience to climate change by intercepting and slowing storm water, filtering air pollution, providing shade canopies and cooling the urban environment during periods of excess heat. Together they contribute strongly to the character that is valued so much by local people.

4.100 HLP Policy E4 commits to increasing woodland cover as part of its response to climate change and its wider strategy to enhance biodiversity by increasing woodland cover using appropriate native species and, where feasible, by improving public access to existing or newly created woodland areas. In parallel, Policy E7 provides a robust framework for the protection and enhancement of existing trees, hedgerows and woodlands. Where development unavoidably results in the loss, threat, or damage to trees, hedgerows, or woodland of visual, heritage, or ecological value, a replanting scheme is required. This must include the use of native species appropriate to the location, with consideration for local character, biodiversity value and root spread relative to buildings. For larger developments, a sustainable tree management programme is also required to ensure the long-term establishment and maintenance of new planting. Policy E7 also makes clear that the loss or deterioration of irreplaceable habitats, such as veteran trees, will only be permitted in wholly exceptional circumstances and where an appropriate compensation strategy is in place.

Policy Text:
Policy 9 – Trees, Woodlands and Hedgerows

1. Development proposals will be supported where they:

a) are accompanied by a tree and hedgerow survey prepared in accordance with the most recent version of British Standard BS 5837;

b) demonstrate that existing trees and hedgerows will be retained wherever possible;

c) include robust measures to protect retained trees and hedgerows during the construction period;

d) are accompanied by a management and maintenance plan showing how the long-term health and survival of retained and newly planted trees and hedgerows will be secured; and

e) provide a comprehensive landscaping scheme that:

i. uses native or locally appropriate species of known provenance;

ii. provides replacement planting for any trees removed at a minimum ratio of 3:1 using native species;

iii. shows that where hedgerows are removed to facilitate access, they will be replanted along the back of vision splays using native species;

iv. provides an appropriate buffer between development and the canopy edge of adjacent woodland, in accordance with arboricultural best practice; and

v. where appropriate, includes the planting of new street trees to provide shade and wider environmental benefits

Policy 10 – Tranquillity and Dark Skies

Policy Intention:

4.101 To ensure that development within the Parish carefully considers the impact of noise and light on rural character, biodiversity and the wellbeing of both residents and wildlife.

Justification:

4.102 Husthwaite Parish enjoys a quiet rural ambience which is highly valued by local people and at night it has similar light conditions to the HHNL, which has an average nighttime brightness value that is ranked 23rd out of 159 character areas in the UK. A spectacular night sky, stretched endlessly overhead with countless stars shimmering brightly in the pristine darkness, can be experienced when the weather conditions are right.

4.103 Tranquil, dark rural landscapes are an increasingly rare and highly valued characteristic of the countryside, contributing not only to the natural beauty and distinctiveness of the area, but also to biodiversity, public health and the local economy. The NPPF requires local plans to identify and protect areas of tranquillity that remain relatively undisturbed by noise and are appreciated for their recreational and amenity value. It also emphasises the need to limit the impact of artificial lighting on local amenity, dark landscapes and nature conservation.

4.104 At local level the Hambleton Local Plan (Policy E7) also requires that development in rural areas conserve, and where possible, enhance, those places notable for their remoteness, tranquility and dark skies. This is particularly relevant to parts of the Parish that benefit from low levels of light pollution and noise, helping to maintain the peaceful, rural character that residents and visitors value. The neighbouring NYMNP, a designated International Dark Sky Reserve, has highlighted the importance of protecting dark skies as a key part of the area's landscape character and one of its "special qualities." The Howardian Hills Management Plan (2019-2024) includes an aim to maintain high levels of tranquility by resisting increases in noise and light pollution.

4.105 Artificial light can be harmful to wildlife, particularly nocturnal species such as bats and moths, by disrupting natural behaviour, movement and reproduction. Light pollution also affects human health and wellbeing by interfering with circadian rhythms and sleep, leading to increased stress, fatigue and reduced mental alertness. Artificial light doesn't respect boundaries. It can spread for miles, bleeding out from built-up areas and into the skies over our countryside, and so excessive lights in Husthwaite Parish could impact significantly on the National Landscapes and their special environment. There is national guidance on how to avoid negative impacts on wildlife which should be followed.

4.106 Adopting modern, low-impact lighting solutions is not only effective in reducing light spill and protecting dark skies, but also offers energy and cost savings. It represents one of the simplest ways to reduce carbon emissions and tackle climate change, aligning with wider environmental goals.

4.107 The Parish Council is taking part in a new initiative within the HNNL, working in partnership with the NYMNP and in October 2025 became an officially Accredited Dark Skies Friendly Community. This project offers a valuable opportunity for the community to play an active role in protecting starry night skies and the nocturnal environment. Achieving Dark Skies Friendly status involved taking the following steps:

- Demonstrating local public support, typically through a vote of the Parish Council;
- Completing a simple audit of external lighting within the village to assess where improvements can be made
- Undertaking a demonstration project to reduce light pollution in a targeted location (the Village Hall).

4.108 Accreditation as a Dark Skies Friendly Community encourages a higher standard of design in both development and lighting installation. Developers and property owners are encouraged to position external lighting to minimise light spill beyond property boundaries and, where proposals include large areas of glazing, to consider measures such as blinds or shutters to reduce illumination of surrounding areas. It is recommended that external lighting generally has an output of less than 1,000 lumens, uses a warm white colour temperature not exceeding 3,000 Kelvins, and, where the output exceeds 500 lumens, is fully shielded to prevent light escaping above the horizontal plane. For major developments, it is good practice to include a lighting plan prepared by a qualified lighting professional in accordance with relevant guidance from the Institute of Lighting Professionals (ILP).

Policy Text:
Policy 10 – Tranquillity and Dark Skies

1. Development proposals will be supported which protect and, where appropriate, enhance the tranquility and dark sky character of the Parish.

2. Proposals will be expected to:

a) identify, preserve, and where possible enhance areas of relative tranquillity, especially those valued for recreation, visual amenity and wildlife;

b) avoid introducing or increasing noise disturbance, particularly in areas currently free from intrusive noise; and

c) minimise light pollution by:

i. using fully shielded, downward-facing external lighting to prevent skyglow;

ii. selecting low-intensity, warm-colour LED lighting that mimics natural light;

iii. avoiding lighting in or adjacent to ecologically sensitive areas or locations with identified dark sky value; and

iv. using timers, dimmers, and motion sensors to limit lighting to times and places where it is truly needed.

3. Proposals within or near the Howardian Hills National Landscape must explicitly assess and minimise their impact on dark skies and rural tranquillity, taking into account the special landscape qualities and statutory purpose of conserving and enhancing natural beauty.

4. Proposals that have the potential to negatively impact species that are sensitive to artificial light, especially species of principal importance, must demonstrate how the development complies with national and local policy and relevant ecological guidance.

5. Low-impact development that supports public enjoyment and understanding of dark skies, such as educational, recreational or sustainable tourism proposals, will be supported, provided it does not compromise the tranquillity or dark landscape character of the area.

3

Housing including affordable housing

Objectives

a) To ensure that new residential developments align with local community needs, prioritising the supply of small, affordable housing units and 2 to 3 bedroom homes, to foster a diverse and inclusive neighbourhood.'

Community Views

4.109 In community engagement, location, size and design of new homes was the single most highlighted issue for the neighbourhood plan to address, with prioritising affordable housing to ensure local people can remain in the area coming in third.

4.110 Several questions were asked about housing matters, in response to which people indicated a desire to keep new housing developments relatively small in scale while ensuring they meet local needs, particularly through affordable, family, and smaller adaptable homes that cater to diverse demographics. There were mixed views on the need for additional affordable housing, with some seeing no demand, whilst a substantial cohort supported a variety of affordability models. At the same time, a meaningful group said they would consider moving if the right housing were made available, which highlights the potential value of diverse affordable options within the Parish.

Husthwaite Parish Housing Requirement

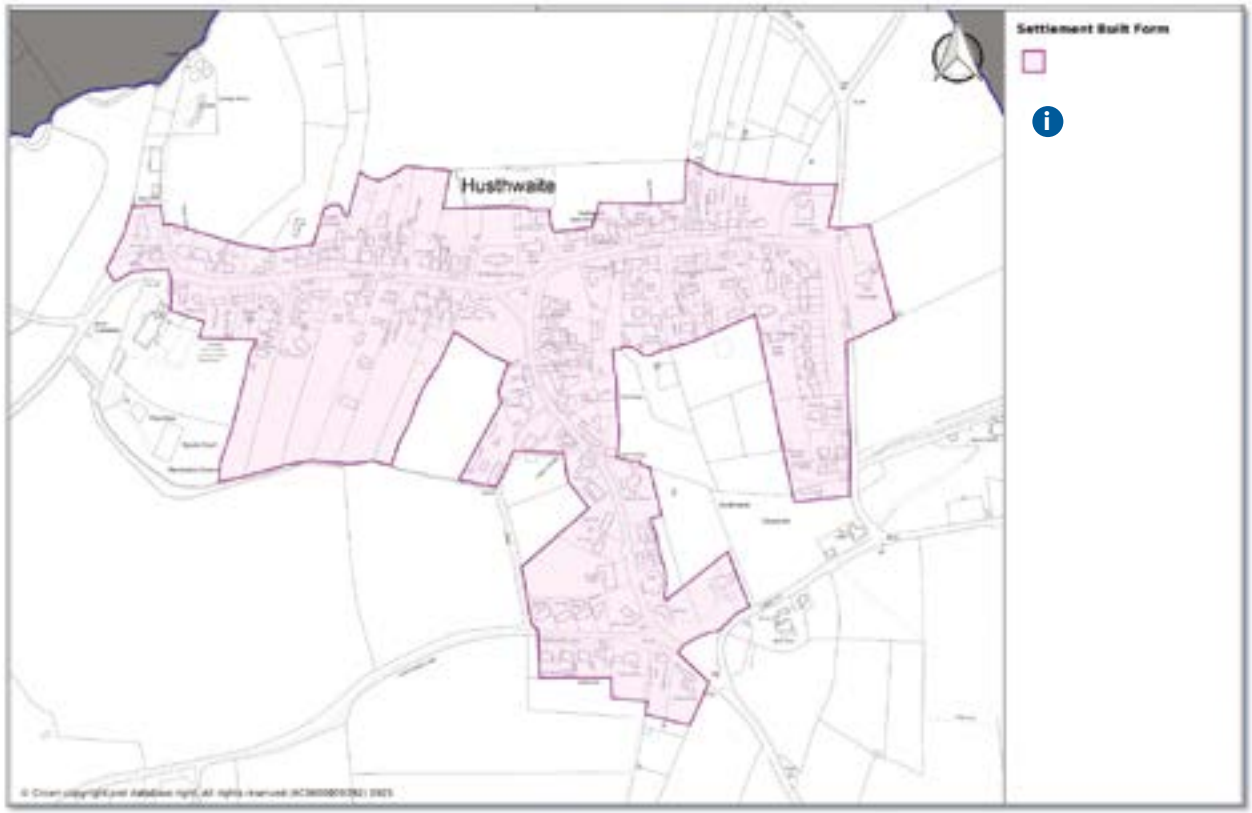
4.111 The HLP does not provide Husthwaite with a housing figure to contribute to a district wide housing requirement, and NYC has not provided Husthwaite with either an indicative or definitive Housing Requirement Figure. NYC has set out the expectation that communities preparing neighbourhood plans identify local development requirements, and to address them in their plans where possible whilst also reflecting the overall strategy set out in the Hambleton plan.

4.112 This is embedded in HLP Policy S4: 'The district housing requirements will be met through a combination of completions since the base date of the plan, existing sites with planning permission that will be built during the plan period and through allocation of sites for development as part of the spatial development strategy. As such there is no requirement for housing development to be allocated in neighbourhood plans to meet identified district level requirements. The Council will expect communities preparing neighbourhood plans to identify local development requirements, and to address them in their plans where possible, reflecting the overall strategy set out in this plan for the pattern and scale of development and any allocations.

4.113 Therefore it is appropriate for the HPNDP to establish what the local housing requirement should be and the mix of types and tenures of the housing to be provided, within the overall strategy set out in HLP strategic policies S1 Sustainable Development Principles, S3 Spatial Distribution, S4 Neighbourhood Planning, S5 Development in the Countryside, and other policies HG 1 Housing Delivery, HG2 Delivering the Right Type of Homes, HG3 Affordable Housing Requirements, and HG4 Housing Exceptions.

4.114 Also of relevance is the Husthwaite NDP Housing Needs Assessment (HNA), produced by AECOM on behalf of the Parish Council. It notes that 11 new households are likely to be generated in the Parish by 2036 and recommends that the NDP should provide for 7 affordable dwellings for sale over the Plan period.

Figure 10: Husthwaite Settlement Built Form



4.115 Combined with the HNA, assessments have been made taking into account, forecast local population and household growth, and the most recently available planning strategy of the local planning authority, in accordance with the NPPF. On this basis, an initial minimum housing target of around 10 dwellings would be sufficient to meet immediate local need arising from within the Parish.

4.116 However, in recognition of Husthwaite's status in the HLP as a Service Village, which plays a role in meeting the wider housing needs of the surrounding Easingwold area, an uplift of around 50% is considered reasonable. This would increase the minimum housing target to 15 dwellings over the Plan period, or approximately 1.25 dwellings per year, providing a balanced response to both local and strategic housing objectives.

Delivering the Husthwaite Parish Housing Requirement

4.117 Working in the context of the HLP policies referenced above, plus Strategic Policy S7 'The Historic environment', non-strategic HLP policies covering environmental and infrastructure issues, and the Spatial Strategy of this Plan, a housing assessment has been carried out to identify the key factors and capacity that can deliver the housing requirement. The conclusion is that no specific housing land allocation is necessary, and that the operation of HLP policies HG1 to HG5 can be facilitated by identifying the 'built form' of Husthwaite village. This will provide clarity as to where new development is appropriate and where countryside and rural exception policies will apply.

Figure 11: Community Survey Q4 graph

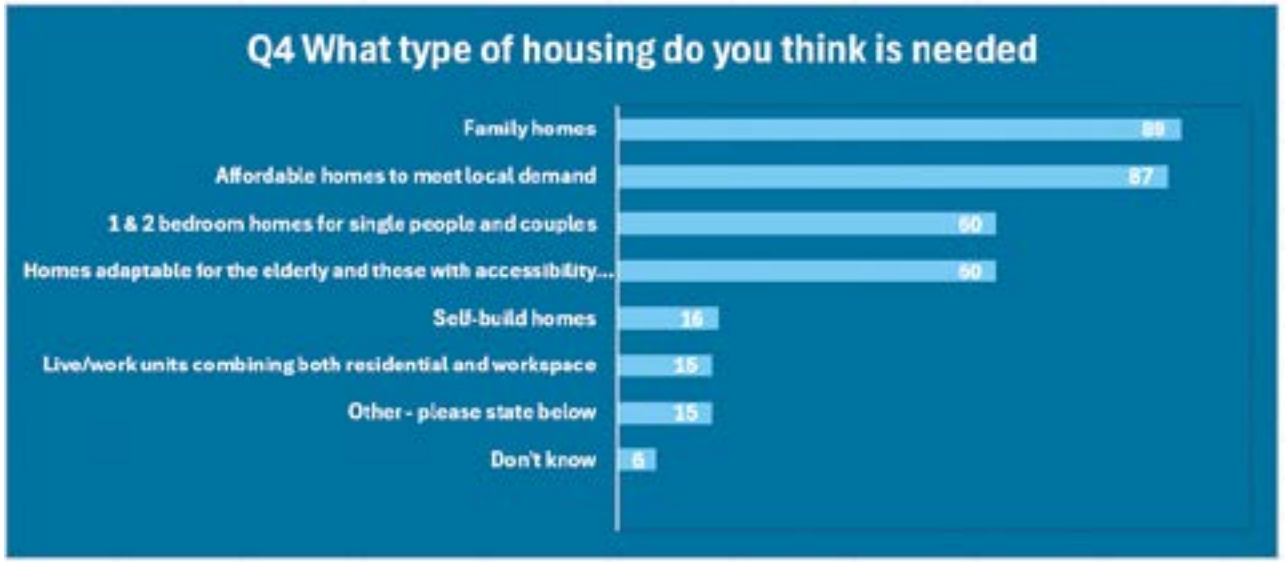
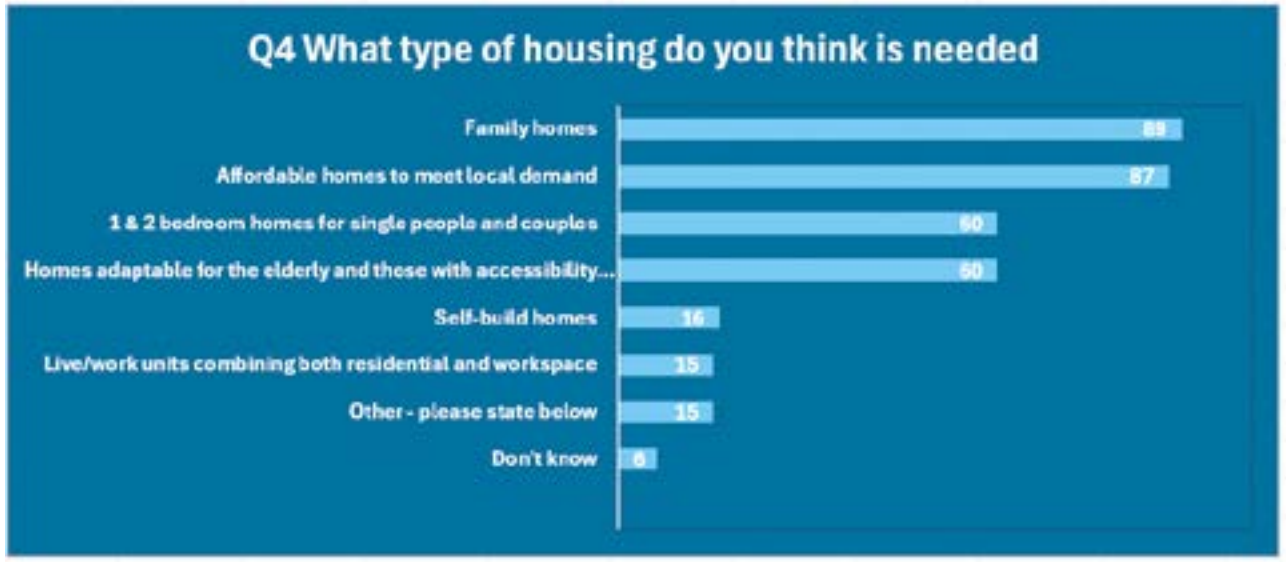


Figure 12: Community Survey Q7 graph



Policy 11 – New Housing Development

Policy Intention:

4.118 To guide sustainable development to appropriate locations, ensuring that growth meets local needs, remains proportionate to local services and infrastructure, whilst conserving the distinctive rural character of Husthwaite Village, its landscape, countryside and open/green spaces, as well as its natural and historic environment and, where appropriate, supporting the implementation of HLP Policy HG4 on rural exception housing.

Justification:

4.119 The NPPF emphasises that development should follow a sustainable pattern, meeting local needs while aligning growth with infrastructure, improving the environment, and addressing climate change. Development should be directed toward sustainable locations to ensure resilience and long-term benefits.

4.120 In rural areas, national planning policy supports development that meets local needs, including community-led housing and rural exception sites for affordable housing. Housing should be located where it enhances community vitality, allowing villages to grow sustainably while strengthening local services. However, policies generally discourage isolated homes in the countryside unless specific exceptions apply.

4.121 HLP Policy S3 'Spatial Distribution' reinforces this approach, directing most growth to market towns, but only limited development in service villages such as Husthwaite, at a level which is proportionate to its size. The HLP makes no specific allocation of housing for Husthwaite.

4.122 HLP Policy S5 defines the countryside as land outside the existing built form of a settlement identified in the settlement hierarchy in Policy S3. It describes 'built form' as being defined as the closely grouped and visually well related buildings of the main part of a settlement and land closely associated with them. The built form excludes:

- any individual building or group of dispersed buildings or ribbon developments which are clearly detached from the main part of the settlement;
- any ribbon development attached to the main part of the settlement where the buildings relate more to the surrounding countryside than to the main part of the settlement;
- gardens, paddocks and other undeveloped land on the edge of the settlement where this land relates more to the surrounding countryside than to the main part of the settlement;
- agricultural buildings on the edge of the settlement; and
- outdoor sports and recreational spaces on the edge of the settlement.

4.123 HLP Policy HG4 supports rural exception housing schemes on land adjacent to defined settlements, where they deliver affordable homes that address demonstrable local needs, as evidenced by an up-to-date Housing Needs Assessment. Such schemes must be affordable housing-led, meaning they must comprise 100% affordable housing unless a small proportion of market housing is necessary to make the development financially viable without public subsidy. In these cases, only the minimum number of market homes required to achieve viability will be permitted and a legal agreement must ensure that affordable homes are delivered prior to or at the same time as the first market housing.

4.124 Eligibility for the affordable housing must be limited to those with a local connection, secured through a legal agreement. Furthermore, developments must be proportionate and well related in scale, design and character to the existing settlement and surrounding countryside.

4.125 The reason why affordable housing schemes should be well-related to the village is that:

- Locating new affordable homes close to facilities e.g. school, village hall, pub, reduces reliance on private vehicles, promoting more sustainable lifestyles.
- It would support social cohesion, reduce social isolation and help maintain village vitality.
- It would help protect scenic countryside and preserve agricultural land and ecological habitats.
- It allows efficient connection to essential infrastructure such as roads, sewage systems, water supply, broadband and utilities.
- It supports better economic opportunities.
- Development scattered in open countryside increases vehicle movements, contributing to carbon emissions, air pollution and disturbance to biodiversity.

4.126 In addition to rural exception housing, HLP Policy HG4 supports other limited forms of residential development in the countryside, including the replacement or subdivision of existing dwellings and temporary accommodation for workers supporting established and viable rural businesses, permanent homes for full-time agricultural, forestry or other rural occupation workers where an essential need exists, schemes that enable the optimal viable use of a heritage asset or is justified as enabling development to secure its future and dwellings of exceptional design quality, as set out in national planning policy.

4.127 Policy HG5 of the HLP permits windfall housing development adjacent to the built form of Service Villages subject to criteria and HLP Policy HG3 sets a 30% affordable housing target. Therefore, unlike Policy HG4, Policy HG5 does not require schemes to be affordable housing-led. In practice this may result in suitable sites not being proposed for rural exception housing which then leads to fewer affordable homes being built in villages such as Husthwaite where local need is clearly demonstrated. Furthermore, the 70:30 market-to-affordable housing ratio may necessitate a scale of development to achieve the required affordable housing that exceeds the village's capacity to accommodate growth sustainably, both in terms of infrastructure provision and landscape sensitivity.

4.128 Under Policy S4 in the HLP, neighbourhood plans must promote all strategic policies, which includes S5, and certain other listed policies which do not include HG5. As there is evidence of need for more affordable housing in Husthwaite, there is clear support for encouraging affordable housing-led schemes adjacent to the built form in preference to other schemes.

4.129 HLP Policy HG5(d) specifies that development must not lead to the loss of open space that is important to the historic form and layout of the village. While 'open space' is often associated with land used for sport or recreation, it is not limited to such uses. It also includes land that provides visual amenity or contributes to the village's character, regardless of whether it is publicly accessible or in public ownership.

4.130 HLP Policy HG5(e) requires that development should have no detrimental impact on the character and appearance of the village, surrounding area, or countryside, nor result in the loss of countryside that makes a significant contribution to the character or setting of that part of the village.

4.131 Together, HLP Policies HG5(d) and HG5(e) emphasise the importance of protecting the open spaces, rural setting and visual qualities that define Husthwaite's historic character and landscape context, and of preserving the setting of the Conservation Area and nearby listed buildings.

4.132 Therefore, where proposals do come forward under HLP Policy HG5, it will be essential to ensure that they do not harm the distinctive relationship between the countryside and the village, which underpins the setting and significance of the Husthwaite Conservation Area. Development should respect the linear form of the settlement and its rural surroundings.

4.133 The current 'built form' of Husthwaite village, defined using the criteria set out in HLP Policy S5, is shown on Figure 10. Note that as the built form may evolve over the NDP period, this map is for information only and not part of the Proposals Map.

4.134 Self-build and custom-build housing can be an appropriate way of widening housing choice in Husthwaite, particularly where it helps local households to meet their own housing needs. However, self-build is primarily a method of delivering housing, not a separate land-use category. It should therefore be treated differently depending on whether it is proposed as ordinary market housing, affordable housing or part of a community-led scheme. As a general rule, open market self-build housing should be acceptable in locations where open market housing would otherwise be supported, while self-build proposals outside those circumstances should be considered against the relevant policies for affordable housing, rural exception sites and community-led housing, including Policies 11 and 12. Design matters applying to all self-build and custom-build housing are addressed in Policy 1.

Policy Text:
Policy 11 – New Housing Development

1. Within the built form of the village housing development will be supported which is:
   - i. an infill scheme, which fills a small gap in an otherwise continuous built frontage; or
   - ii. the development of previously developed land; or
   - iii. a conversion of a building that is structurally suitable, that retains its rural and historic features and that does not cause detriment to the residential amenity of any existing or neighbouring dwellings.
2. On land adjacent to the built form of the village, affordable housing-led development will be preferred.

3. Housing development proposals within or adjacent to the Husthwaite village 'built form' will only be supported if they are:
   - a) at a scale that is proportional to the scale of the settlement and commensurate with the social and community facilities available in the Parish;
   - b) contribute to the mix of housing types and tenures needed by the community of the Parish;
   - c) where appropriate, incorporate safe and convenient cycle and off-road pedestrian connectivity to key community facilities and services within the settlement which provide the means for residents of new developments to physically and socially become part of the existing community;
   - d) demonstrate that they respect and reinforce the village's historic linear form, rural setting and visual relationship with the surrounding countryside; and
   - e) where relevant, the proposal responds positively to the matters identified in Policies 6 and 7, including important views and the role and function of the OALS.
4. Proposals that would erode the distinctive transition between the built form of the village and the surrounding countryside, or would have a detrimental impact on the rural character, will not be supported.
5. Developments within and adjacent to the HHNL must conserve and enhance its landscape character and natural beauty and address the HHNL's sensitivity and capacity.

Policy 12 – Housing Mix

Policy Intention:

4.135 To help ensure that any new build development contributes to the provision of multi-generational housing solutions which will promote the development of a balanced and sustainable community of HLP Policy HG4 on rural exception housing.

Justification:

4.136 The NPPF emphasises the importance of providing a sufficient variety of housing to meet different needs. This includes ensuring a mix of sizes, types and tenures, addressing the requirements of specific groups such as those in need of social rent and affordable housing. Housing needs assessments should explicitly consider these factors, and plans should take a positive approach to developments that provide a mix of tenures and housing types.

4.137 HLP policy HG2: 'Delivering the Right Type of Homes' requires that new residential development should contribute to the creation of sustainable and inclusive communities by offering a suitable mix of homes in terms of size, type and tenure. To support this, the Parish Council will promote adaptable housing designs that are flexible and cost-effective to modify over time, helping to meet changing needs and reduce fuel poverty. Collaboration with developers, landowners and other stakeholders will be encouraged to meet local demand for self and custom-build homes. The Parish Council also supports the development of specialist housing for older, vulnerable and disabled residents, shared accommodation for single people and community-led housing schemes within identified settlements. Proposals will be supported where they provide a mix of house types and sizes that reflect current and future needs, as identified in strategic housing evidence, and where all homes meet national space standards.

4.138 The survey of estate agents carried out as part of the HPNDP preparation indicated that three bed houses were the most popular for both renting and sales and there was a shortage of smaller properties to buy in Husthwaite.

4.139 The affordability assessment in the HNA highlights significant challenges for lower-income households. Homeownership is largely unaffordable without substantial subsidies, such as shared ownership or discount market sale schemes. Affordable and social rental housing remains the most viable option for many income groups, while market rents, though more accessible than purchasing, still pose affordability issues, particularly for lower-income single earners. The gap in affordability reinforces the need for more targeted affordable housing initiatives, especially for lower quartile income households.

4.140 The HNA recommends that provision be made for approximately 7 affordable dwellings for sale over the Plan period. It advises that future housing development should focus on delivering homes with 1 to 3 bedrooms, particularly 2- and 3-bedroom properties, which best meet the identified needs of the local community.

4.141 The HNA recognises the ageing profile of the Parish population and concludes that the needs of older residents can be addressed through the provision of sheltered housing schemes and, where feasible, adaptations to the existing housing stock, rather than through a substantial increase in new larger dwellings.

4.142 The 75+ population of the Parish is projected to increase from 15% to 20% of the overall population between 2021 and 2035. The projected growth in the older population points to 16 new households made up of people aged 75+ over the period of this Plan. Broadly, between two thirds and all of the need can be accommodated through market purchase (as opposed to Affordable Housing). Moreover, between 58-67% of the need can be accommodated through either sheltered accommodation or adaptations to the existing housing stock.

4.143 In terms of tenure, the HNA recommends prioritising affordable home ownership over affordable rent to better meet the circumstances of local households. A discount of 40% for discount market sale is considered justified based on local evidence of affordability pressures. To reflect local needs more accurately than the standard Local Plan policy, the HNA proposes a revised indicative tenure mix for affordable housing as follows:

- 30% discount market sale,
- 20% shared ownership, and
- 50% affordable Rent.

4.144 This represents a justified departure from the HLP approach, based on the specific demographic and housing market characteristics of Husthwaite Parish.

4.145 It is also recognised that various forms of 'self-build' can deliver market and affordable housing, so this NDP supports such developments on both infill and exception sites.

4.146 It is anticipated that the prevalence of home-based businesses and remote working will continue to grow, driven by the recognised advantages and the evolving preferences of both employers and employees. As remote working becomes more viable due to technological advancements, homes designed with work-from-home capabilities are increasingly relevant (see also Policy 15).

4.147 Self-build can be provided on affordable housing sites in the form of low-cost serviced plots, watertight shell units or built units (in the case of self-finish proposals), offered to self-builders in local affordable housing need to be occupied by that individual. It can also be a form of off-site financial contribution in lieu of on-site or part on-site affordable provision from an open-market development. Self-build as an alternative route to affordable home ownership is covered by Policy 12. Design matters applying to self-build and custom-build housing are addressed in Policy 1.

4.148 Further information as to standards required may be found in the Hambleton Housing Supplementary Planning Document (June 2022).

Policy Text:
Policy 12 – Housing Mix

1. **Residential development will be supported where it provides a mix of formats, sizes and tenures of dwellings to ensure a range of housing choice is available to meet housing needs in the Parish. These should prioritise:**

a) **a mix of smaller 1 to 3 bedroom homes, designed as lifetime homes that are fully accessible or readily adaptable for disabled or elderly people, including provision for M4(2) Accessible and Adaptable Homes and M4(3) Wheelchair Accessible homes;**

b) **supported accommodation or extra care units in one and two bedroom units for the elderly and/or disabled, particularly where there is good access for residents to village facilities**

2. **Wherever possible homes should provide enhanced opportunities to 'work from home'.**

3. **When applications for housing are being considered, developers should assess current demographic and market information to determine the proportional balance of specialist housing required and demonstrate how their proposals meet the local requirements identified in the assessment.**

4. **Proposals that include self-build or self-finish serviced plots to be offered at a discount to self-builders in local housing need will be supported, subject to a legal agreement that the dwelling remains available on all future resales and lettings to local people in need in perpetuity.**

5. **The affordable housing portion of development proposals, secured through developer contributions as required by the Development Plan, should comprise 50% affordable rented and 50% intermediate housing, of which 30% should be in the form of discount market sale and 20% shared shared-ownership.**

6. **To enable affordability within the local housing market:**

a) **all discount market sale provision should be offered at a discount of 40% of market value in perpetuity;**

b) **shared ownership homes provision should be offered, subject to site viability, at the lowest share possible, with the target being at 25% or less;**

c) **to meet the needs of the community on or below local average households, the rented portion should maximise the proportion of 1 and 2 bedroomed units in socially rented tenure taking into account the HNA.**

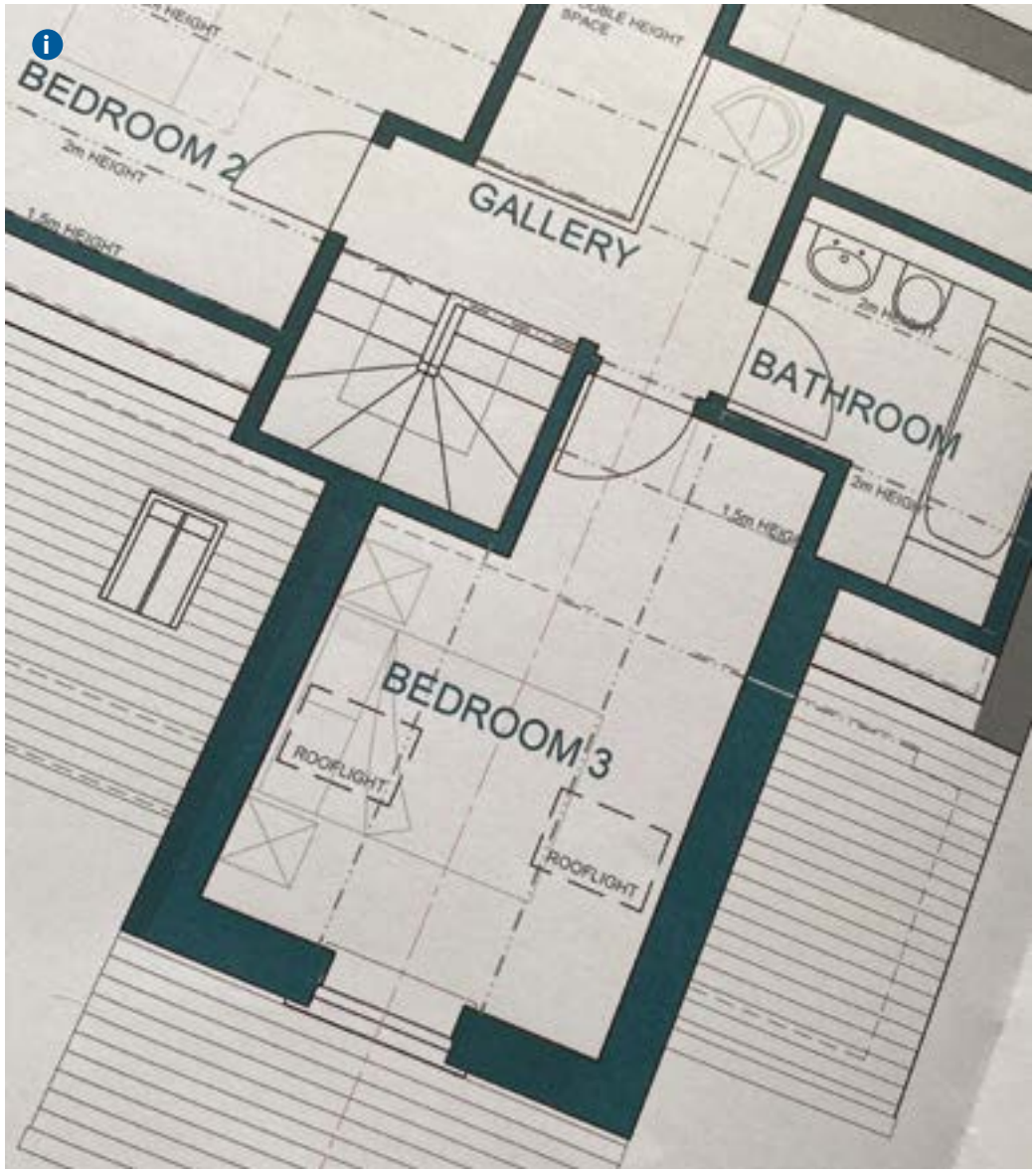
Policy 13 – Other Routes to Affordable Home Ownership

Policy Intention:

4.149 To support community-led local housing initiatives that help address affordable housing needs.

Justification:

4.150 The NPPF has a focus on delivering sufficient affordable housing to meet local needs. It highlights 'other affordable routes to home ownership,' referring to housing options for people who cannot afford market-rate homes. These options include shared ownership, equity loans, low-cost homes for sale, rent-to-buy schemes, and self-built housing by individuals or groups. Community Land Trusts (CLTs) are another route to affordable housing. These are non-profit, democratic organizations that develop land for community benefit and can be initiated by various local stakeholders. According to Paragraph 76 of the NPPF, development of exception sites for community-led housing should meet specific criteria: being located next to existing settlements, limited in size, protecting important areas and adhering to local design policies.



4.151 Policy HG2 of the HLP supports the provision of self and custom build homes as identified in the North Yorkshire Self and Custom Build Register. Self-build can be more affordable than purchasing a home in the local market, especially where there is an element of 'sweat equity' (personal labour) which can provide the equivalent of a further 10% discount on the open market value of a property, so it may provide an solution for those people who are unable to find a suitable affordable home in their area and the plot is discounted from normal market pricing or there is some other affordable/ discount element. . This will help people to stay local and support their communities. Self-build developments therefore need to be restricted by a planning obligation to occupation by local people in need of affordable housing and they will continue to provide local affordable housing in the long term.

4.152 It is important that self-build dwellings share broad characteristics of form, scale and materials to ensure that they are well related to each other and to neighbouring development and conform to the Husthwaite Design Code. This is addressed in Policy 1.

Policy Text:

Policy 13 – Other Routes to Affordable Home Ownership

1. **Proposals for new housing will be encouraged from individuals, community groups, land trusts and registered affordable housing providers and developers working individually or in partnership.**
2. **Such proposals will be expected to:**
   - **a) be located at Husthwaite village in accordance with HPNDP Policy 11 and HLP Policy HG2;**
   - **b) demonstrate a direct benefit to the local community by using different innovative routes to affordable housing, in accordance with the NPPF definition of other affordable routes to home ownership, to provide affordable housing in perpetuity;**
   - **c) be subject to a legal agreement that the dwelling(s) remain available on all future resales or re-lets to local people in need in perpetuity; and**
   - **d) be delivered through small scale residential development and infill including, where appropriate, as part of the affordable housing mix on rural exception sites.**
3. **Affordable self-build or custom-build housing, whether comprising a single plot or more than one plot, will be supported where:**
   - **a) the proposal is supported by up-to-date local housing evidence;**
   - **b) dwellings adhere to the Nationally Described Space Standard, [NDSS] +10%**
   - **c) occupancy, local connection and affordability, including anti-speculation measures and resale or letting controls, are secured in perpetuity through a Section 106 agreement or other appropriate legal mechanism; and**
   - **d) if a plot is not taken up by an eligible household within a reasonable marketing period, it will be made available for an alternative form of affordable housing, subject to the terms of the planning obligation**
4. **In addition, community-led housing development on sites that would not otherwise be suitable as rural exception sites will be supported providing it complies with NPPF guidance and criteria a) to f) above.**

4

Employment and Commercial Development

Objectives

a) 'Encourage the establishment of new enterprises and expansion of existing businesses of a scale and character appropriate to the Parish, in order to foster local employment opportunities and enhance community prosperity and vitality.'

Community Views

4.153 Community engagement resulted in a broadly optimistic picture of the local business climate in the Parish, with strong support for encouraging more business activity. The majority of respondents favoured growth, particularly in sectors that align with the Parish's rural character. Farming and horticulture emerged as the most preferred areas for development, reflecting both tradition and ongoing interest in agricultural enterprise. Food and catering businesses are also popular, pointing to a demand for local dining or food-related services. Tourism and leisure received considerable support. Other sectors, such as arts and crafts, retail and professional services, attracted moderate interest, while manufacturing was the least favoured.

4.154 Among current business owners, farming and horticulture dominate, as expected given the Parish's rural identity. Tourism and a mix of smaller sectors such as retail, building trades and professional services also contribute to the local economy. Most business owners report that their current premises are suitable, with only a few noting limitations, indicating that while existing infrastructure is largely adequate, there may be isolated needs for improvement. The business environment in the Parish was viewed very positively overall. Most business respondents considered it a good place to run a business. Of the few challenges identified, slow or unreliable internet was the most frequently mentioned concern, along with a smaller number citing feelings of isolation. These issues highlight areas where improvements in connectivity, both digital and social, could enhance the local business experience.

4.155 Local services were generally regarded as sufficient for business needs, with only a small proportion expressing dissatisfaction. Overall, the findings suggest that people feel that the Parish provides a supportive setting for business, particularly in sectors rooted in its rural character, with minor infrastructural improvements, particularly in internet access, likely to further enhance its appeal.

Policy 14 – Small Business Development

Policy Intention:

4.156 To encourage environmentally appropriate and sustainable business activity at a scale appropriate to the Parish, enable the expansion of existing enterprises, and support the development of community services that contribute to local services and a thriving, resilient rural economy.

Justification:

4.157 According to Companies House data, there are 27 active registered businesses in the Parish. In the 2021 Census 73 people (21.5% of adults) said they operated as small employers or own-account workers, about double the national rate. This shows a high level of local entrepreneurialism.

4.158 Only a small proportion of local residents, just 1.7%, commute to work less than 2km, significantly below the county (14.2%) and national (11%) figures. Similarly, just 1.7% travel between 2 and 5km, again well below wider averages. Approximately 50.1% of local residents commute more than 4km to work, compared to 41.8% of North Yorkshire and 43.0% of people across England. These figures suggest that local residents often rely on longer commutes, potentially due to limited local employment opportunities. It underscores the importance of supporting local business development to reduce the need for lengthy travel and improve sustainability and work-life balance for the community.

4.159 In a specific business survey for the HPNDP, 64% of businesses said that the attractive countryside and heritage of the area was important to their business future. Thinking more broadly, both living accommodation incorporating work units and farm diversification (each supported by 31% of respondents) were supported, reflecting continuing interest in flexible rural living and working options. The provision of small scale business workshops were endorsed by 23%, indicating some, though not overwhelming, support for the development of dedicated workspace infrastructure. This suggests support for modern rural livelihoods through integrated live/work setups, as well as expanded rural economic activity through artisan food, crafts, and tourism-related uses.

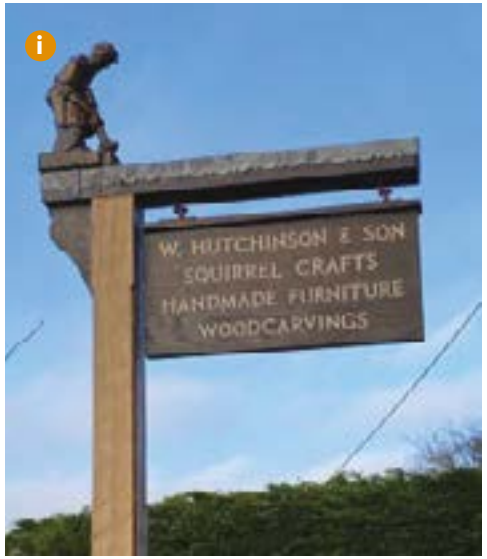
4.160 National and local planning policy strongly supports the sustainable growth of the rural economy, a principle central to this Plan. The NPPF highlights the planning system's responsibility to ensure that sufficient land of the right type is available in the right place and at the right time to support economic growth, innovation, and productivity (Paragraph 8). Planning policies are expected to help create the conditions in which businesses can invest, expand and adapt, with significant weight given to supporting economic growth and productivity (Paragraph 85).

4.161 In rural areas, the NPPF is clear that planning should enable:

- the sustainable growth and expansion of all types of businesses and enterprises, including through the conversion of existing buildings and well-designed new development;
- the diversification of agricultural and land-based rural businesses;
- sustainable rural tourism and leisure development that respects the character of the countryside
- the retention and development of local services and community facilities, including local shops, meeting places, pubs and places of worship (Paragraph 88).

4.162 The NPPF also recognises that sites to meet local business and community needs may have to be located adjacent to or beyond existing settlements, especially where public transport access is limited. These developments should be sensitive to their surroundings, avoid harmful impacts on local roads and promote sustainable development: 'the use of previously developed land and sites that are physically well related to the existing settlement should be encouraged where suitable opportunities exist' (Paragraph 89).

4.163 The HLP sets out a vision for a vibrant rural economy based on agriculture, tourism, professional services and small-scale enterprise, recognising that most local businesses are micro-businesses employing fewer than ten people. Policy EG7: Businesses in Rural Areas supports the expansion of existing enterprises, farm diversification and the reuse of rural buildings where development is well-related to settlements and appropriately scaled. Policy EG8: The Visitor Economy encourages new or extended tourism facilities and accommodation that enhance the local economy and respect countryside character, particularly where linked to farm diversification. Policy EG3: Town Centre Retail and Leisure Provision allows for small village-based shops and farm retail uses that meet local needs and strengthen sustainable rural communities.



Policy Text:
Policy 14 – Small Business Development

1. Proposals for new commercial spaces and expansions to existing commercial premises will be supported if they are in accordance with HLP Policy EG7 'Business in Rural Areas' and meet the following criteria:

   a) they provide attractive, flexible and adaptable spaces suitable for modern manufacturing, innovation, evolving processes and other commercial activities;

   b) they are located in close proximity to the built form of Husthwaite village or, if not, include measures to enhance sustainability by improving access on foot, by bicycle or via public transport;

   c) the proposed use does not significantly harm the environment or the amenity of neighbouring residential properties, particularly with respect to noise, emissions (effluent or fumes), traffic impact and overloading of utilities;

   d) the scale, form, bulk and overall design are appropriate for the location;

   e) sufficient on-site or nearby on-street parking is provided to meet the needs of the business without creating unacceptable road hazards, as determined by the Highway Authority; and

   f) they meet contemporary construction , energy efficiency and water management standards

For conversions of existing buildings:

   g) adequate water supply, drainage, sewerage, sewage treatment, waste disposal and emissions systems must be in place;

   h) any extensions must harmonise with the surroundings in terms of scale, design and materials; and

   i) residential dwellings must not be lost as a result of the proposal.

2. Proposals for Live/Work Units will be supported where they meet the following criteria:

   a) the criteria outlined in Section 1 a)–f) are met;

   b) the residential use is secondary to the business use, with at least 60% of the total floorspace dedicated to employment purposes;

   c) in rural locations away from the built form of Husthwaite village, the necessity for the live/work unit in that specific location must be justified, along with evidence demonstrating the long-term viability of the business;

   d) the residential component must only be occupied by a person working full-time in the associated business and their immediate family; and

   e) the development must remain restricted to live/work use, with no conversion or change of use to fully residential purposes permitted.

Policy 15 – Supporting Home Based Businesses and Working from Home

Policy Intention:

4.164 To support the growth in home working so that its social, economic and environmental benefits are realised in the Parish, whilst ensuring that there are no unacceptable impacts on residential amenity.

Justification:

4.165 Home based businesses are those that undertake most or all of their activity in the residential home and others that operate from the home, but a large proportion of their activity is conducted either at the client's premises or at outdoor sites.

4.166 In the Parish, 2021 Census data indicates that a total of 69 people, 38.8% of residents in employment, work from home. Home working is most prevalent among associate professional and technical roles, of whom 66.7% work remotely. Similarly, 48.6% of managers, directors and senior officials, and 41.2% of professionals also work mainly from home, reflecting the flexible and digital nature of these occupations. In contrast, administrative and secretarial roles show a more mixed pattern, with just 37.5% working remotely and others commuting up to 30km. The data highlights how home working is concentrated in higher-skilled, knowledge-based sectors, reinforcing the value of reliable digital infrastructure and underlining how work-from-home opportunities shape the social and economic fabric of the parish.

4.167 The shift to remote working has been substantial and is expected to continue. While 27% of UK adults had experienced home working before the pandemic, this rose to 37% during COVID-19. By October 2024, 41% of workers were working remotely at least part of the week, with 28% in hybrid roles and 13% working from home full time. Furthermore, 21% of private sector businesses reported they were adopting or planning to adopt long-term home working practices, and 85% of remote employees expressed a preference to continue hybrid working.

4.168 As this trend grows, so too does the demand for dedicated home office space, high-speed broadband and appropriate working environments within residential properties. Not all homes are suitable for remote work or running a business, and some residents may prefer to clearly separate their work and living areas. There may also be occasional visits from support staff, such as bookkeepers or managers.

4.169 To support this evolving way of working, there is a growing need for policies that enable the creation of home-based workspaces, including extensions, conversions of existing outbuildings or the development of new garden buildings. These adaptations can help ensure that home-based enterprises are viable and sustainable in the long term, helping to retain residents and foster small-scale, sustainable economic activity. It also supports the case for modest, well-designed new housing in villages, ensuring that they remain vibrant and economically viable, especially as commuting becomes less of a necessity for many.

4.170 In most cases, planning permission is not required. However, where building alterations beyond Permitted Development limits are involved, or the scale of business materially changes the use of the premises, including impacts on the amenity of adjoining residents through activity outside of reasonable work hours, or other environmental harm such as increased traffic, noise and smells, then planning permission may be required.

4.171 Use Class E (g)(i) is use as an office to carry out any operational or administrative functions, and E (g)(iii) is any industrial process which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.

Policy Text:
Policy 15 – Supporting Home Based Businesses and Working from Home

1. Where planning permission is required, the use of part of a dwelling for office (Use Class E (g) (i)) and/or light industrial uses (Use Class E (g)(iii)), and the erection of small-scale free-standing buildings within its curtilage, extensions to the dwelling or conversion of outbuildings for those uses, will be supported, provided that:

a) other than minor ancillary support, servicing and maintenance, all work activities are carried out only by the occupants of the dwelling;

b) no significant and adverse impact arises to nearby residents or other sensitive land uses from noise, fumes, odour or other nuisance associated with the work activity;

c) the use is not likely to generate a significant level of additional traffic (staff, deliveries, collections) or result in parking congestion around the site or on approach roads; and

d) any extension or free standing building should not detract from the quality and character of the building to which they are subservient by reason of height, scale, massing, location or the facing materials used in their construction.

Policy 16 – Farm Business Diversification and Rural Tourism

Policy Intention:

4.172 To encourage sustainable farm diversification and rural tourism initiatives that positively contribute to the local economy while safeguarding community wellbeing and protecting the natural environment.

Justification:

4.173 Farm holdings form a distinctive and valued backdrop that contributes significantly to the area's visual appeal and underpins the rural identity of local tourism businesses. Farmers are vital custodians of the landscape, biodiversity, cultural heritage and recreational assets that benefit both residents and visitors. Consequently, it is important to support the viability of the agricultural sector to sustain these wider community and environmental benefits.

4.174 A successful strategy for developing the rural economy, in accordance with the NPPF, involves supporting the diversification of agricultural and land-based rural businesses. Local farming incomes tend to be low and unpredictable, influenced by external factors such as currency fluctuations, climate change and post-Brexit uncertainties. Farm diversification through activities such as on-site processing, local food retail or related enterprises can help generate more stable revenue streams. However, such initiatives often require significant capital investment and have a long payback period.

4.175 To protect the Parish's natural and built environment, diversification should build upon local strengths and be compatible with the rural character of the area. Suitable forms of diversification within a thriving and diverse rural economy might include:

- environmentally sensitive, organic and locally distinctive food production, processing, marketing and retailing,
- traditional crafts,
- digital or home-based enterprises, and
- tourism-focused facilities.

4.176 Many visitors currently use the area as a base to explore neighbouring destinations such as the Yorkshire Dales and North York Moors. There is clear scope to increase visitor dwell time and local spending by supporting tourism-related rural enterprises and enhancing the quality of the local visitor offer.

4.177 However, excessive tourism poses risks, such as damaging the area's heritage, biodiversity and landscape. High levels of tourism can also increase traffic congestion, pollution, strain resources and disrupt the lives of residents. Therefore, the development of sustainable, high-quality tourism facilities, attractions and accommodations, scaled to align with the Parish's tranquil rural setting and its heritage, is likely to be the most appropriate form for Husthwaite Parish.

4.178 Many agricultural holdings in the area are likely to rely on private water sources, such as boreholes, with public mains water as a secondary source. Improved water efficiency and Sustainable Drainage Systems (SuDS) in new agricultural developments can enhance sustainability by reducing pressure on groundwater and mains supplies. Rainwater harvesting and surface water SuDS can offer more resilient and sustainable water storage solutions, particularly for agricultural irrigation during periods of drought.

4.179 The HLP supports sustainable rural enterprise through several key policies already noted above. However, in line with Policy S3, proposals in open countryside must demonstrate that they cannot be accommodated within or adjacent to existing settlements and should be accessible by sustainable travel. Likewise, under Policy EG8 and S3, new visitor accommodation such as holiday cottages, camping or caravan sites must be sensitively located, of suitable scale and design, used for holiday purposes only and have good access to local services and sustainable transport Particular support will be given to proposals that are directly linked to the conservation and public enjoyment of accessible natural or cultural heritage assets. In all cases, road access must be capable of safely accommodating the type and level of traffic generated.

4.180 Class R of the General Permitted Development Order (GPDO) allows the change of use of agricultural buildings and land to flexible commercial uses, including those within Class A1 (shops), Class A2 (financial and professional services), Class A3 (restaurants and cafés), Class B1 (business), Class B8 (storage or distribution), Class C1 (hotels) or Class D2 (assembly and leisure). This applies if:

- The building was used for agriculture on or before 3 July 2012 (or for at least 10 years before the change).
- The building is under 1000 square metres.
- The local planning authority is notified and, possibly, a prior approval process is complied with.

Policy Text:
Policy 16 – Farm Business Diversification and Rural Tourism

1. **Farm business diversification proposals that require planning permission will be supported where they accord with the Development Plan and satisfy the following:**

a) **are complementary to and sustain the long-term operation of the farm business (including craft activity that is ancillary to the main agricultural use);**

b) **do not compromise the working of the farm business and its land management;**

c) **the activities and structures are of an appropriate scale to their setting and do not have an adverse effect on the environment, tranquility, wildlife and landscape character or place an unacceptable burden on local infrastructure; and**

d) **include water efficiency and sustainable drainage measures, where practicable.**

2. **New and extended high-quality tourism facilities and accommodations will be supported where they accord with the Development Plan and:**

a) **they align with the Parish's tranquil rural setting and its 'Orchard Village' heritage;**

b) **in open countryside, are linked to farm diversification or existing employment sites and match the scale, design and landscape features of the surroundings;**

c) **do not create significant noise, traffic, odour or other nuisances impacting nearby residents;**

d) **are accessible to people with reduced mobility and other impairments and benefit both tourists and locals; and**

e) **does not increase risk to visitors from local flood hazards.**

The inclusion of sustainability practices, such as waste recycling, renewable energy and locally sourced materials, are encouraged.

5

Facilities, Amenities and Services

Objectives

a) 'Support and enhance existing community facilities and encourage the provision of additional assets to meet the diverse needs of the entire community, thereby offering opportunities for increased activity, strengthening well-being and fostering inclusivity.'

b) 'Protect and preserve village green spaces that are of particular importance to the local community whether for their beauty, historic significance, recreational value, tranquility or biodiversity value, and which enhance residents' quality of life.'

Community Views

4.181 Consultation with local residents highlighted a number of facilities and services in urgent need of improvement, reflecting community priorities for infrastructure that supports day-to-day life and future resilience. The most frequently raised concern was the need to address surface water run-off and drainage, with many residents calling for more effective flood prevention measures to respond to increasingly frequent heavy rainfall events. Concerns were also raised around the reliability and capacity of essential utilities, particularly water supply and sewage infrastructure, where some residents reported problems that affect quality of life and place additional strain on existing systems.

4.182 Also mentioned in the feedback was the need to improve mobile phone signal and broadband connectivity, which many saw as essential for remote and hybrid working, access to services, and general communication in the modern age. A number of other services were mentioned, although less frequently, including the need for better access to indoor sports and exercise facilities, improved children's play areas and action to tackle antisocial behaviour and crime.

4.183 Several community concerns that were raised, while important, fall outside the scope of land-use planning and thus cannot be addressed directly through the HPNDP. These include:

- Footpath Maintenance: Residents have expressed a strong interest in the upkeep of pedestrian pathways to ensure safety and accessibility.
- Winter Maintenance (Gritting): Residents have highlighted the need for more consistent road treatment during icy conditions.
- Street/Pavement Cleanliness and Common-Area Upkeep: Issues such as regular grass cutting, litter management and provision of dog-waste bins have been raised.

4.184 While these matters are beyond the regulatory scope of this Plan, they are integral to the community's quality of life. The Parish Council actively collaborates with relevant authorities to address these concerns and advocate for necessary improvements.

4.185 Overall, these community concerns paint a picture of a community that values reliable, modern infrastructure and inclusive facilities, all critical components for supporting a thriving, resilient parish into the future.

Policy 17 – Protection and Enhancement of Community Facilities

Policy Intention:

4.186 To ensure that existing facilities are retained and enhanced to support the existing community and meet the needs of the community in the future.

Justification:

4.187 Community facilities are vital to maintaining a happy, cohesive and socially inclusive community and crucial to its social and physical wellbeing.

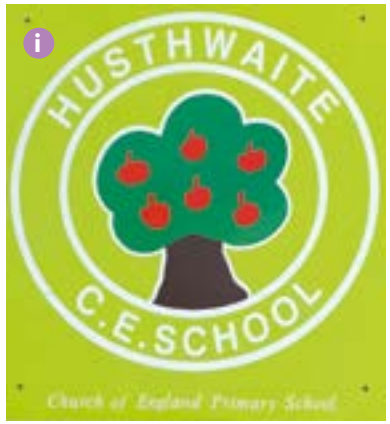
4.188 The NPPF emphasizes the planning system's role in fostering strong, vibrant and healthy communities. It highlights the importance of accessible services and open spaces that meet current and future needs, supporting health, social and cultural wellbeing.

4.189 Paragraph 96 advises that planning policies should aim to achieve healthy, inclusive, and safe places by promoting social interaction, ensuring safety and accessibility and enabling and supporting healthy lifestyles. This includes providing green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.

4.190 Paragraph 98 adds that Plans should support local strategies to improve health, social and cultural wellbeing, guard against the unnecessary loss of valued facilities and services, ensure that established shops, facilities and services can develop and modernise for community benefit, and ensure an integrated approach to considering the location of housing, economic uses and community facilities and services. The Joint Health and Wellbeing Strategy for North Yorkshire recognises the links between health, the economy, living environments, housing conditions and sustainable communities.

4.191 The Hambleton Local Plan's Policy IC4 underscores the importance of accessible and sustainable community facilities in fostering thriving rural communities in the local area. It supports proposals for new or enhanced community facilities that are accessible to the intended community and do not detract from the local area's character, and sets clear criteria for proposals that would result in the loss of premises or land currently or last in community use. Such proposals are not supported unless they demonstrate that a satisfactory replacement facility will be provided in an accessible location, the existing use is no longer financially or operationally viable with no reasonable prospect of securing a viable alternative community use, the continued use conflicts with other planning policies or the loss is integral to a strategic proposal to improve community services within the locality.

4.192 The local reliance on mobile services and travel to neighbouring towns for basic provisions underscores the imperative to protect and enhance local community facilities. A community-led initiative to open a village shop was well supported in community consultations, and a 'Local Project' to scope this is identified in section 5 of this Plan.



4.193 Some 'facilities' are protected under the HLP as Local Green Spaces, e.g. Low Street Recreation Area including the Multi-Use Games Area (see Policy 19 below).

4.194 The designation of a community facility as an Asset of Community Value ('ACV') provides the opportunity to give it added protection to enable facilities to remain in use by the community. The Localism Act 2011 defines an ACV as 'a building or other land is an asset of community value if its main use has recently been or is presently used to further the social wellbeing or social interests of the local community and could do so in the future'. The Localism Act states that 'social interests' include cultural, recreational and sporting interests. The English Devolution and Community Empowerment Bill 2025 includes proposals to expand this definition and also to automatically list a range of sporting sites together with supporting facilities.

4.195 Where an asset is 'listed' as an ACV, the Parish Council or other community interest groups will be given the opportunity to buy the asset, in order to ensure it can be used by the local community, if it comes up for sale on the open market or subject to a long-term lease of over 25 years.

4.196 In developing the Husthwaite Neighbourhood Development Plan some facilities have been identified as being of significant importance to the local community, for example those referred to in Policy 16. There could be consideration to nominate these and any others that may be identified in the future as ACVs, to further ensure that they are protected.

The inclusion of a specific policy in a neighbourhood plan with respect to ACVs provides the opportunity to give it formal recognition in the planning system. It ensures that the listing of an ACV is a material consideration (i.e., it must be taken into account) when determining a planning application.

Policy Text:

Policy 17 – Protection and Enhancement of Community Facilities

1. The facilities listed below and shown in Policy Map 7 are recognised as being of significant importance to the local community and proposals for loss or change of use will need to meet the requirements of Hambleton LP policy IC4:

- **Village Hall**
- **Primary School and its grounds**
- **Low Street Recreation Area**
- **Village Pub**
- **Church/Graveyard**
- **Cemetery**
- **The Bier House**
- **Bus shelter**

2. Well-designed development proposals which diversify and improve the range of services and local community facilities will be supported where any increase in use will not harm the amenity of neighbouring properties. Developers are encouraged to:

a) increase the range of every-day facilities and services by supporting the establishment of a community-led village shop within reasonable walking distance of residential areas;

b) provide a well-designed public realm that is functional attractive and well laid out and accords with HPNDP Policy 4;

c) provide and public EV charging point residents are able to visit the villages to access services; and

d) incorporate opportunities for informal gatherings in a safe and clean environment.

3. Development proposals that support the ability of an Asset of Community Value (ACV) to benefit the local community will be supported and encouraged. Where proposals could threaten the long-term registration of an ACV, for example through a change of use, the clear benefits to the local community of maintaining the asset's ability to retain its listing will be fully considered.

Policy 18 – Protection and Enhancement of Open Space and Recreation

Policy Intention:

4.197 To ensure the provision and preservation of recreational and open space facilities that meet the current and future needs of residents, guide and prioritise public sector investments in both new and existing amenities and support community-led and commercial initiatives that enhance opportunities for healthy, active lifestyles.

Justification:

4.198 The 2014 report Turning the Tide of Inactivity by UK Active highlighted that approximately one in four adults in England were not engaging in sufficient physical activity to benefit their health, with many failing to achieve more than 30 minutes of moderate-intensity activity per week over a 28-day period. Physical inactivity has been identified as a significant health risk, contributing to approximately one in six deaths in the UK.

4.199 In North Yorkshire, data indicates that 41% of men and 31% of women are classified as overweight, while 24% of men and 24% of women are classified as obese. These figures suggest that a significant portion of the adult population in the region is at increased risk for health issues associated with excess weight. While specific data for the Husthwaite Parish is not readily available, the broader statistics for North Yorkshire underscore the importance of promoting physical activity and healthy lifestyles within the community.

4.200 Physical activity also plays a vital role in addressing health challenges by enhancing mental well-being and improving overall quality of life. It also contributes to educational success, reduces anti-social behavior, boosts self-esteem across all ages, supports urban regeneration and increases workplace productivity.

4.201 The NPPF emphasises the importance of promoting healthy, inclusive and safe communities. Paragraph 96 requires planning policies to aim to achieve such environments by enabling and supporting healthy lifestyles, for instance, through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling . Furthermore, Paragraph 98(b) advises that planning policies should take into account and support the delivery of local strategies to improve health, social and cultural wellbeing for all sections of the community.

4.202 Accessible and well-maintained parks, open spaces, play areas and playing fields near residential areas have been shown to enhance satisfaction with the local environment, promote health through opportunities for exercise and relaxation and support children's educational attainment. Beyond social and economic benefits, such green spaces serve as habitats and corridors for wildlife, offer flood protection by aiding water drainage and accommodate large trees that provide shade, shelter and climate regulation. They assist in purifying air and water, enhance landscape quality and aesthetics, preserve key views and promote a sense of wellbeing and community interaction. Additionally, they can serve as venues for social gatherings, public art and community events, function as outdoor classrooms for children to explore the natural world, offer land for community food growing and horticultural activities, protect heritage areas and structures and capture carbon to help mitigate climate change.

4.203 HLP Policy IC3 emphasises the protection and enhancement of open spaces, Local Green Spaces and sports and recreational facilities to support the health and wellbeing of local communities in alignment with national guidance. It sets standards for various types of open space in Appendix E. It also refers to the Hambleton Open Space Strategy aimed at achieving a high-quality, accessible and sustainable open-space infrastructure that meets the needs of Hambleton's residents and visitors. These have been used to carry out a local assessment of the adequacy of the provision in Husthwaite Parish which takes into account local constraints.

4.204 This has found that Husthwaite enjoys a generous provision of amenity green space, including well-distributed Local Green Spaces (LGS), large residential gardens and a rural setting with accessible countryside via Public Rights of Way (PROWs), though limited roamable land. There are no formal parks, but informal green areas and the Low Street Recreation Area help meet local needs. The Low Street Recreation Area offers diverse facilities (LAP, LEAP, NEAP, teen provision, MUGA, play park, gym equipment) and is managed for biodiversity. However, its western location limits accessibility for families in the east, and the Village faces a minor projected shortfall in playspace space by 2036. While the primary school has space for a junior football pitch and a nearby MUGA exists, both could be utilised more for sports. There are no local sports clubs, but residents access a wide range in nearby towns (Easingwold, Thirsk, York). There are no allotments, and though large gardens allow for some home growing, the establishment of allotments or a community orchard would represent a valuable addition to the parish because of the multiple benefits, such as enhancing rural quality of life through social, environmental, educational and economic value, and aligning with principles of sustainable development.

4.205 Therefore in supporting Local Plan Policy IC3 and the standards it sets out, this Plan should recognise there is a need to improve the quality, quantity and accessibility of open space and recreational and play facilities for children and young people and :

- require developer contributions towards maintenance of grounds or equipment, improvements to accessibility, expansion and enhancement of facilities, at the Low Street Recreation Site;
- support new LAP/LEAP-standard facilities in the village's eastern area;
- support the creation of allotments or a community orchard to promote health, sustainability, and resilience.

Policy Text:
18 - Protection and Enhancement of Open Space and Recreation

1. The loss of or harm to the quality and accessibility of existing and any new recreation and open-space provision will not be supported, unless it is in accordance with the Development Plan. The location of existing open spaces is shown in Policy Map 8.
2. Developments will be required to contribute to the creation of open space to a standard set in accordance with the Development Plan as set out in Figure 13.
3. In applying these standards the following will be supported:
   a) the provision of new community-owned playspaces for children of LAP/ LEAP standard to the east of the village;
   b) the maintenance and enhancement of grounds and equipment (including resurfacing the MUGA), improvements to accessibility, and expansion of facilities, at the Low Street Recreation Area;
   c) the provision of communal allotments and/or a community orchard or woodland in an accessible location; and
   d) enhancement of and improvement of links to the PRoW footpath/bridleway network and the creation of new permissive routes to increase access to natural green space, wherever possible to the Least Restrictive Access standard, ensuring they are accessible to all, including people with disabilities.
4. The provision of additional or enhanced facilities that will provide opportunities for involvement in healthy physical activity will be supported where they provide multifunctionality with regards to biodiversity, connectivity and hydrology, and respect residential amenity.

Figure 13: Open Space Requirements Based on Standards Set by Hambleton Local Plan Policy IC3

TYPE	Quantity Standard (per 1000 population)	Provision	Walking Distance from Dwellings	Average Walking Time (1)	Notes
Amenity Green Space	0.6 HA	Village greens and amenity open space	480M	6	1. minutes @ c4.8km/h 2. Required for all sites of 10 or more dwellings 3. A financial contribution towards improvements (improvement includes assistance towards maintenance of grounds or equipment, improvements to accessibility or expansion of facilities) of an existing amenity space may be considered appropriate where existing space lies within the walking-distance guideline of the development and providing the quantity standard is achieved
	0.8 HA	Parks and gardens	710M	8–10	
Play Areas for Children	0.25 HA	Local Area for Play (LAP)	100M	2	3. A financial contribution towards improvements (improvement includes assistance towards maintenance of grounds or equipment, improvements to accessibility or expansion of facilities.) of an existing amenity space may be considered appropriate where existing space lies within the walking-distance guideline of the development and providing the quantity standard is achieved. 4. LAP required for all sites of 10 dwellings or more 5. LEAP required for all sites of 20 dwellings or more 6. NEAP required for all sites of 201 dwellings or more
		Local Equipped Area for Play (LEAP)	400M	5	
		Neighbourhood Equipped Area for Play (NEAP)	1,000M	10–15	
Facilities for Young People and Teenagers	0.3 HA	Skateboard parks and multi-use games areas	700M	8–10	7. Required for all sites of 20 dwellings or more
Outdoor Sports Facilities	0.41 HA*	Refer to specific sports facilities standards	–	–	8. Required for all sites of 10 or more dwellings 9. A financial contribution may be sought for improvements to the quality of existing facilities, particularly if there are deficits in relation to quantity, quality and/ or accessibility
Allotment	0.2 HA		400M	5	10. Required for all sites of 10 dwellings or more. A financial contribution may be sought for improvements to the quality of facilities provided on existing allotment sites, particularly if there are deficits in relation to quantity, quality and/or accessibility

*local standard based on average for football and cricket.

Policy 19 – Local Green Space

Policy Intention:

4.206 To identify and protect the key green spaces that are of local significance in the Parish.

Justification:

4.207 Within the Parish there are some smaller open areas of local significance which are of particular importance to the local community and fulfil the requirements of the NPPF for Local Green Space designation in that each green space:

- is in reasonably close proximity to the community it serves;
- is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife;
- and the land involved is local in character and is not an extensive tract of land.

4.208 The Hambleton Local Plan also identifies the following as 'Local Green Spaces' in Policy IC3:

- Husthwaite Cemetery, Low Street, Husthwaite
- Land to the front of St Nicholas' Church, High Street, Husthwaite
- Land at The Nookin, opposite St Nicholas' Church, Low Street, Husthwaite (known as the Village Green)
- Land at Kays Bank, opposite Old Vicarage, Husthwaite
- Outdoor sports area, rear of Church of England Primary School, Husthwaite (known as Low Street Recreation Area).

4.209 A local review of the existing LGS and several possible additional LGS identified through local knowledge, research and community engagement, has carefully assessed whether they complied with the NPPF criteria. Those complying are proposed as Local Green Spaces in the following policy.

4.210 The loss of these spaces would not only cause the loss of the particular qualities that make them special to the local community, but also diminish permeability, local amenity and local distinctiveness. According to the NPPF, areas designated as a LGS will be protected as if they were 'Green Belt' land.

Policy Text:
Policy 19 – Local Green Space

1. The HPNDP designates the following locations as local green spaces (as shown on Maps 9A, 9B and 9C):
   - Land opposite Drake House, to the South of Husthwaite (known as Kendrew Green)
   - Land between Husthwaite Cemetery and the Outdoor Sports Area at Low Street
   - An extension of the Husthwaite Churchyard LGS
   - An extension of the Kays Bank LGS
   - The 'green' at Prospect Cottages.
2. Development on the whole or part of these designated locations, or on the Local Green Spaces identified in the Development Plan, will not be supported except in very special circumstances.

6 Climate Change

Objectives

a) 'To promote low-carbon, resilient development and land-use practices that reduce greenhouse gas emissions, support appropriate renewable energy and energy-efficient design and strengthen adaptation measures to mitigate and manage the causes and effects of climate change within the Parish.'

b) 'Ensure that commercial renewable energy developments are planned at a scale and in a location that respects nationally and locally important landscapes, maintains agricultural land versatility, safeguards biodiversity and preserves heritage assets, aligning with sustainable development principles.'

c) 'Support the development of a community-scale solar or wind farm in an appropriate location and at a suitable scale, ensuring it minimises environmental impact while maximising public benefit, such as reduced carbon emissions, lower energy costs and enhanced local resilience'.

d) 'To support the retrofitting of alternative energy sources and energy saving measures in existing residential and non-domestic buildings, to achieve lower carbon emissions, reduced energy costs and improved environmental sustainability, thereby enhancing community resilience and quality of life.'

Community Views

4.211 The Husthwaite community recognises the importance of responding to climate change and supports both reducing greenhouse gas emissions and preparing for the impacts that are already unavoidable. Feedback from local engagement demonstrates a clear desire for the HPNDP to promote environmental sustainability in a way that complements the Parish's distinctive rural character and quality of life.

4.212 Residents strongly support energy-efficient building design and the use of low-carbon heating, particularly as housing accounts for the largest share of local emissions. There is also interest in retrofitting existing homes, installing rooftop solar panels, and supporting small-scale renewable energy schemes—especially those that directly benefit the community.

4.213 The community values practical steps to reduce reliance on car travel, such as improved public transport, safer walking and cycling routes and provision for electric vehicle charging. There is also a strong appetite for improving drainage, reducing flood risk and using nature-based solutions such as tree planting, hedgerow protection and sustainable drainage systems.

4.214 Many also support community-scale initiatives such as composting schemes, produce-sharing and resource reuse as part of a more circular and sustainable local economy.

4.215 This Plan reflects these priorities by supporting development that is low carbon, climate-resilient and environmentally sensitive, while encouraging local initiatives that contribute to net-zero goals and the protection of the natural environment.

Husthwaite Parish and Climate Change

4.216 Climate change poses a serious threat to global and local wellbeing, with impacts already being felt in North Yorkshire. UK projections show that the region will become significantly warmer and wetter in winter, but drier in summer, bringing increased risks of flooding, heat stress, drought, habitat loss and disruption to infrastructure and the local economy. National and local governments have declared climate emergencies and committed to ambitious carbon-reduction targets, including North Yorkshire's goal of achieving net zero by 2034.

4.217 For Husthwaite Parish, housing energy use, travel, consumption and food account for the majority of carbon emissions. This highlights opportunities for action through energy efficiency, low-carbon heating, renewable generation, reduced car dependence and more sustainable consumption. This Plan supports the three strategic themes of the North Yorkshire Climate Change Strategy - mitigation, adaptation and supporting nature - and embeds them across policies to ensure development contributes to a low-carbon, climate-resilient future.

Policy 20 – Sustainable Design and Low Carbon Heat

Policy Intention:

4.218 To ensure that all new development in Husthwaite Parish contributes meaningfully to the Parish's response to the climate emergency by promoting high standards of sustainable design, construction and resource management.

Justification:

4.219 Husthwaite Parish supports North Yorkshire Council's commitment to addressing the climate emergency and achieving net-zero carbon emissions by 2030. A meaningful contribution can be made through ensuring that all new development in the Parish achieves high standards of sustainable design. This approach can:

- reduce reliance on fossil fuels and greenhouse gas emissions;
- promote efficient use, re-use and recycling of natural resources;
- increase the use and generation of renewable energy;
- reduce fuel poverty; and
- support social equity and community wellbeing.

4.220 This policy on sustainable design and low-carbon heat will support the North Yorkshire Council Climate Change Strategy 2023–2030, particularly Key Theme 1: Mitigation, and Key Theme 2: Adaptation and Resilience.

4.221 Sustainable construction involves taking a whole-life approach to development from location and design to materials, construction, long-term performance and stewardship. It should be based on the 'energy hierarchy.' It requires development to:

- use site layout, building orientation and landscaping to reduce energy demand and maximise solar gain;
- incorporate on-site renewable or low-carbon energy technologies;
- apply water-saving and reuse measures, such as rainwater harvesting and greywater recycling;
- mitigate summer overheating through design and green infrastructure;
- use high-quality, thermally efficient and locally sourced materials where possible;
- integrate natural Sustainable Drainage Systems (SuDS);
- sensitively retrofit heritage assets to improve energy performance, while protecting historic character and engaging relevant heritage bodies.

4.222 Natural SuDS (Sustainable Drainage Systems) are drainage solutions that mimic natural hydrological processes to manage surface water in a more sustainable and environmentally sensitive way than traditional piped drainage. Instead of simply channelling rainwater away, natural SuDS aim to slow down, store, filte and infiltrate runoff close to where it falls, reducing flood risk, improving water quality and enhancing biodiversity and amenity.

4.223 Examples include:

- Swales – shallow, vegetated channels that convey and filter runoff;
- Ponds and wetlands – store and treat water, providing wildlife habitat;
- Rain gardens – planted depressions that absorb roof or road runoff;
- Permeable surfaces – allow water to soak through rather than run off;
- Green roofs – capture and slowly release rainfall.

4.224 Energy Performance Certificates (EPCs) rate a property's energy efficiency from A (most efficient) to G (least efficient) and are required when a property is built, sold or rented. In Husthwaite Parish, a large proportion of properties fall into the D to G categories, reflecting the older more traditional housing stock. This highlights the importance of encouraging retrofitting with better insulation and low-carbon heating. Newer homes, mainly in the village, tend to have higher EPC ratings, while older and heritage properties typically perform poorly, presenting specific challenges for energy efficiency improvements.

4.225 Suggested retrofit measures include installing double or secondary glazing that meets modern standards, and replacing fossil fuel heating systems with electric or renewable alternatives with zero local emissions.

4.226 New developments are encouraged to aim for high sustainability benchmarks, such as achieving BREEAM 'Excellent' or equivalent.

4.227 To further support sustainable living and resource efficiency, the Parish encourages the inclusion of:

- EV charging
- Built-in kitchen and communal recycling bins,
- Garden or communal composting systems,
- Rainwater harvesting for non-potable uses,
- Energy-efficient appliances and fixtures,
- Green roofs and living walls,
- Water-efficient landscaping using drought-resistant and native species.

4.228 The Husthwaite Parish Design Code includes detailed information on Carbon Smart Design.

Policy Text:

Policy 20 – Sustainable Design and Low Carbon Heat

1. Proposals for new development will be supported where they seek to achieve high standards of design and sustainable development, or which seek to retrofit low-carbon heating and cooling solutions to existing buildings as part of any redevelopment.

Non-residential developments are encouraged to achieve a score of three credits within the water (Wat 01 Water Consumption) issue category for the BREEAM New Construction Standard, achieving 40% reduction compared to baseline standards.

Proposals that demonstrate inclusion of measures to sustainably minimise waste or improve the management of resources will also be encouraged.

Policy 21- Renewable Energy Generation

Policy Intention:

4.229 To support appropriate small-scale renewable energy generation in Husthwaite Parish, while safeguarding sensitive landscapes, biodiversity, heritage assets and residential amenity.

Justification:

4.230 Husthwaite Parish benefits from average solar irradiance levels, making it well-suited to solar energy generation, particularly through rooftop photovoltaic (PV) systems on homes, community buildings and farm structures. The local solar potential is comparable to many other areas of the UK where solar PV on rooftops is already widely and successfully used.

4.231 Due to the Parish's proximity to the HHNL and the presence of locally sensitive areas, including the Husthwaite Conservation Area, no specific areas are identified for wind turbine development. While Husthwaite is not among the most exposed or high-wind locations, available wind speeds are likely to support small- to medium-scale wind energy projects, subject to detailed local wind resource assessments and careful siting to minimise landscape impact.

4.232 Commercial solar PV farms currently exist at the Boscar Grange and Peterhill solar farm sites, just outside the Parish to the south-west/south, some 2.3km from the village, together amounting to about 98ha. Recent proposals for a 51ha extension of this site, known as the Woolpots proposal, has been approved on Appeal. There is concern that any further proposals, unless carefully designed, would result in the loss of additional areas of best and most versatile agricultural land and adversely impact the landscape, including on the setting of the HHNL and have unacceptable cumulative impacts on Husthwaite (including its setting and conservation area), and on local businesses.

4.233 The Parish lacks large watercourses suitable for commercial-scale hydroelectric power. However, the presence of small streams and becks may offer limited potential for micro-hydro schemes, particularly as community-led or farm-based installations, where local gradients and flow conditions allow.

4.234 However, landscape sensitivity is an important consideration. Part of the village and surrounding Parish lies within the Howardian Hills National Landscape, and the north-eastern section of the Parish is located less than 1.4 kilometres from the North York Moors National Park. Husthwaite occupies a distinctive, elevated position with expansive views over the Coxwold/Gilling Gap and across the Vales of Mowbray and York, reaching towards both the North York Moors and Yorkshire Dales. This scenic setting gives the village a strong visual connection to its rural and upland context.

4.235 The surrounding countryside comprises attractively undulating arable and pasture land, characterised by a mosaic of field patterns and a patchwork of colours that define the Parish's rural charm. A network of footpaths and bridleways, along with several valued green spaces, further contributes to Husthwaite's strong rural identity.

4.236 Given these sensitivities, any future renewable energy proposals, including ground-based solar, wind, hydro energy and anerobic digestion projects should be carefully sited and designed to protect key views, preserve rural character and respect the nationally and locally valued landscape setting. Appropriately scaled, well-integrated installations, particularly those that offer community benefit, can make a positive contribution to climate action while remaining in harmony with Husthwaite's distinctive environmental and scenic qualities.

4.237 The NPPF Paragraphs 161 to 169 says that plans should provide a 'positive strategy' for renewable and low-carbon energy and give 'significant weight' to such schemes when determining applications.

4.238 NPPF Paragraph 187 requires planning decisions to protect and enhance valued landscapes, soils and biodiversity, and to recognise the intrinsic character and beauty of the countryside. It also highlights the importance of avoiding harm to best and most versatile agricultural land (Grades 1–3a) and taking into account the cumulative impacts of energy infrastructure. These principles are reinforced in the HLP, where Policies S1 and S5 emphasise the need for all development to contribute positively to environmental quality and to avoid unacceptable harm to the countryside. Policy S5 specifically requires that, where significant development is necessary, high-grade agricultural land should only be used where lower-grade alternatives are not available.

4.239 HLP Policy RM6 supports renewable and low-carbon energy in principle but sets out a clear expectation that potential adverse impacts, particularly on landscape, biodiversity and amenity, must first be avoided, then minimised, and finally mitigated or compensated. Any development involving wind turbines must demonstrate that community concerns and cumulative impacts have been fully addressed.

4.240 The North Yorkshire Climate Change Strategy recognises the importance of increasing renewable energy generation, particularly through small-scale, community-based and building-mounted systems. It also acknowledges the challenges faced by rural areas, including grid constraints and competing land uses, reinforcing the need to identify the right technology in the right place.

4.241 DEFRA's Land Use Strategy published in March 2026 acknowledges the impact of climate change on farming practices and also the competing demands for land for food production, housing, nature recovery, energy production and resilient communities and landscape. It stresses the need to retain high-quality land for agricultural and promotes the multi-functional use of land.

4.242 In its standard advice on solar schemes, which are almost always presented as temporary use of land albeit for long period, Natural England calls for conditions to be imposed requiring compliance with DEFRA's Code of Practice for the Sustainable Use of Soils in construction and for the full restoration of the site on decommissioning.

4.243 Within this context, Husthwaite Parish supports the principle of renewable energy generation where it is appropriately located, sensitively designed, proportionate to the character of the area and, where temporary, can be removed without harm. The community particularly supports rooftop solar PV, small-scale ground-mounted installations and community-owned energy schemes that deliver direct local benefit. However, large-scale or visually intrusive developments will be resisted where they would cause significant harm to the landscape, biodiversity or high-grade farmland, or conflict with the Parish's strong sense of place and rural identity.

4.244 Communities play a major role in advancing renewable energy development and innovation. In 2017, community energy organizations across the UK owned 121 MW of generation capacity, producing 265 GWh of energy since 2002. These efforts have benefitted not only local householders but also the wider community and local businesses.

4.245 Paragraph 168b of the NPPF urges Neighbourhood Development Plans to support community-led renewable and low-carbon initiatives. The government's Powering Up Britain (2023) strategy reinforces commitments made in the 2022 Energy Security Strategy, promoting local partnerships with communities willing to host new onshore-wind infrastructure in return for tangible community benefits. These could include contributions to a local Community Fund.

4.246 The North Yorkshire Climate Change Strategy includes a specific objective to support the development of community energy projects and cooperatives as such initiatives help to improve local energy security, create community-owned renewable energy assets and help to overcome grid constraints. The strategy encourages collaboration with organisations that support community energy capacity-building, alongside the sharing of technical information and best practice to enable locally led solutions.

4.247 National Planning Practice Guidance advises that æLocal planning authorities should not rule out otherwise acceptable renewable energy developments through inflexible rules on buffer zones or separation distances. Other than when dealing with set-back distances for safety, distance of itself does not necessarily determine whether the impact of a proposal is unacceptable.' While Hambleton Local Plan sets broad criteria for renewable energy schemes, it contains no explicit reference to safety offsets. Nevertheless, the Parish Council regards public safety, particularly in relation to highways and occupied buildings, as a priority.

4.248 Overall, this policy approach reflects the Parish's dual commitment to climate action and environmental protection, ensuring that future energy projects enhance long-term sustainability without compromising the qualities that make Husthwaite a valued and distinctive rural community.

Policy Text:
Policy 21 – Renewable Energy Generation

1. Wind Energy

Proposals for single small-scale wind turbines or the replacement of existing turbines will be supported where the total height to blade tip does not exceed 25 metres, and where the following criteria are met:

a) the turbine is set back sufficiently from occupied buildings and roads to ensure that there is no risk from structural failure [toppling], detached blades or ice-throw, and that turbine blades do not oversail the highway or a public right-of-way;

b) the proposal will not result in harm to highway safety or interfere with the safe use of public rights of way;

c) there are no unacceptable noise, visual or shadow flicker impacts on nearby dwellings;

d) the development avoids significant harm to heritage assets, biodiversity or designated natural features, and is compatible with existing land uses;

e) there is no adverse impact on radar, air traffic operations or air navigation infrastructure;

f) the turbine will not result in overbearing or overshadowing effects on nearby habitations; and

g) the siting and design take full account of the Hambleton Landscape Character Assessment and Sensitivity Study (2016) and the Husthwaite Local Landscape Character Assessment (2025).

All proposals must include provision for the removal of the turbine and associated infrastructure, and the restoration of the site to a condition appropriate to its setting, should the installation become redundant or reach the end of its permitted operational period.

2. Ground Mounted Solar Energy

Due to the Parish's proximity to the Howardian Hills National Landscape (formerly AONB), its mostly high-quality agricultural land and heritage assets, proposals for ground-mounted solar photovoltaic (PV) installations will be supported only where the following criteria are met:

a) the development avoids the use of Best and Most Versatile Agricultural Land (Grades 1, 2, and 3a). Where its use is proposed, it must be clearly and exceptionally justified, with evidence that no alternative option is available and that the extent of such use has been kept to the minimum necessary, and the scheme must enable the continued use of the land for productive agriculture;

b) the site is located on previously developed land or other land of lower agricultural or ecological value and appropriately screened using existing features such as woodlands and hedges, and is not within open, elevated, or visually prominent areas where the openness of the countryside or undulating landform makes effective landscape mitigation impractical;

c) the development would not result in significant harm to the setting of designated or non-designated heritage assets, including listed buildings, historic field patterns and the Conservation Area, and would not intrude upon key views or sightlines important to the character of the Parish;

d) the design and layout of the installation minimises visual impact including cumulative effect, preserves rural character, facilitates co-agriculture and incorporates appropriate landscape screening and sustainable mitigation using native planting where necessary;

e) the development avoids adverse effects on natural environmental assets, including protected habitats, species and wildlife corridors; and

f) the development would not adversely affect highway safety or public rights of way;

In addition, all proposals must demonstrate:

g) in a detailed landscape assessment, how the landscape and visual impacts have been assessed and addressed, with regard to the Hambleton Landscape Character Assessment (2016) and the Husthwaite Local Landscape Character Analysis (2025);

h) in a detailed landscape management plan, how any landscape measures (including mitigation planting) will be maintained and funded throughout the life of the scheme;

j) satisfactory arrangements for the removal of the solar array and all associated infrastructure if the installation becomes redundant or reaches the end of its permitted operational period, in ways which provide for the full restoration of soil quality, drainage and land profile, so that the land can return to productive agricultural use or to another appropriate open use that contributes to local green infrastructure, biodiversity or informal recreation;

k) how any biodiversity net gain achieved during the lifetime of the development would be retained, protected or, where appropriate, enhanced through the restoration process; and

l) adequate, legally secured funding to ensure that decommissioning, remediation, restoration and aftercare are fully implemented.

3. Hydroelectricity development

Small scale proposals will be supported as part of the transition to a low-carbon economy where they:

a) are located on suitable watercourses and demonstrate a viable and sustainable flow rate;

b) respect the natural character and ecological function of becks, streams and their surroundings;

c) avoid harm to biodiversity, particularly protected species and habitats, and incorporate measures to protect aquatic life;

d) do not increase flood risk upstream or downstream, and are accompanied by appropriate flood risk assessments;

e) avoid adverse impacts on heritage assets, historic mills or leats, and their settings unless enhancement or sympathetic reuse is proposed;

f) minimise landscape and visual impact, particularly in sensitive areas such as the National Landscape; and

g) provide details of any associated infrastructure (e.g. pipelines, turbines, control houses) to demonstrate it is of appropriate scale, design and siting;

4. Anaerobic digesters or other forms of agricultural waste-to-energy development

Small scale proposals will be supported where they:

a) are directly related to an existing agricultural or rural enterprise, and primarily utilise feedstock arising from that enterprise or its immediate locality;

b) are of a scale, siting and design appropriate to the character of the surrounding landscape and settlement pattern;

c) demonstrate that traffic movements, particularly by heavy vehicles, can be safely accommodated on the local highway network without adverse impact on rural roads, residential amenity or the tranquillity of the countryside;

d) include robust measures to control noise, odour, lighting and any emissions that could affect local environmental quality; and

e) ensure that all ancillary buildings, digestate storage and infrastructure are sensitively sited and screened by appropriate landscaping.

Proposals involving feedstock imported from outside the local area, or that are not directly linked to a working farm, will only be supported where clear evidence is provided that the scale, transpor and environmental impacts can be fully mitigated.

5. Proposals for community-led renewable energy schemes will be supported, where they are:

a) integrated so that the energy generated can be supplied directly to domestic homes, businesses and other buildings in the Parish; or

b) fully or partly owned by residents, businesses or community associations located in Husthwaite Parish, for the benefit of the local community, demonstrated by evidence that the development is fully or partly owned through an appropriate community energy enterprise and compliant with other policies of this Plan.

Policy 22 – Local Energy Storage

Policy Intention:

4.249 To encourage small scale local battery storage supporting renewable energy generation and distribution in ways that are not environmentally harmful.

Justification:

4.250 Local energy storage is important for increasing the share of renewable and low-carbon energy in rural areas where the local grid may be less robust – this is particularly true of rural parishes where outages may occur during inclement weather. During times when the grid is down or renewable sources cannot meet demand, stored power in batteries can be used rather than drawing from the grid, and these batteries can be recharged whenever excess renewable energy is available. By improving energy security, mitigating energy poverty and potentially facilitating off-grid systems, storage can offer particular benefits to agriculture in the Parish as it adapts to rapidly changing economic conditions. Storage facilities can also be integrated into new residential or non-residential developments as a vital part of their decarbonisation strategies. With thoughtful design and careful siting, these facilities can be accommodated in sensitive locations, though a cautious approach is required given that energy storage is still an emerging technology carrying significant risks.

Policy Text:
Policy 22 – Local Energy Storage

1. **Proposals for renewable and low-carbon energy storage developments will be supported and encouraged where they meet the following criteria:**

a) **the development is functionally linked to renewable or low-carbon energy generation, either on-site or nearby, and contributes to local energy resilience, particularly in off-grid or grid-constrained areas of the Parish;**

b) **the scheme demonstrates that it will alleviate grid constraints, enable additional renewable energy deployment or support the delivery of North Yorkshire's renewable energy supply targets;**

c) **where new buildings are required, they are designed to reflect the local building vernacular and are sited and screened to minimise visual impact on the landscape;**

d) **the development does not dominate, obscure or prevent the understanding and appreciation of heritage assets, and the layout and use of heritage buildings is informed by a detailed Heritage Impact Assessment;**

e) **appropriate ecological and arboriculture surveys are undertaken, and any potential effects are mitigated in accordance with relevant HPNDP policies;**

f) **the proposal does not result in unacceptable harm to residential amenity or the enjoyment of footpaths, bridleways, or cycle routes, with particular regard to noise, vibration, vehicle movements, lighting, fencing and tree loss during construction and operation; and**

g) **where possible, the scheme makes use of existing agricultural or industrial buildings or previously despoiled or underutilised land, reducing the need for new development on greenfield site;**

h) **noise assessments have been carried out in accordance with BS4142:2014+A1:2019;**

i) **a detailed Battery Safety Management Plan is submitted and the installation will not be brought into operation until the Plan has been independently assessed by a suitably qualified and competent professional with relevant expertise in battery energy storage safety.**

Policy 23 – Transition from Oil and Bottle Gas Heating

Policy Intention:

4.251 To support the transition of existing buildings, particularly traditional and heritage properties, from oil and bottle gas heating to sustainable, low-carbon alternatives in line with national decarbonisation targets and local climate goals.

Justification:

4.252 Many traditional rural homes in the Parish currently rely on oil-fired heating, but upcoming regulations will require 80% of homes to switch to sustainable heating systems by 2035, and 100% by 2050. Similar restrictions are expected for bottled gas systems. While some homeowners are concerned about the transition, many of these fears are unfounded.

4.253 The transition away from oil, bottled gas and other fossil fuels towards cleaner, low-carbon heating systems represents an important step in reducing greenhouse gas emissions and improving the overall energy efficiency of the Parish's building stock. Supporting the replacement of high-carbon heating sources with technologies such as air- or ground-source heat pumps, biomass boilers, solar thermal systems, Hydrotreated Vegetable Oil (HVO), biopropane (BioLPG) or modern clean-burn wood and pellet stoves will contribute to meeting national and local carbon reduction targets while reducing household running costs and improving energy security. Encouraging a whole-house retrofit approach ensures that such systems operate efficiently, complementing insulation and heat retention measures to achieve meaningful carbon savings. For heritage buildings, the careful integration of low-carbon heating technologies can also play a vital role in securing their long-term viability and use, provided that installations are sensitively designed and informed by best practice in retrofitting. This approach seeks to enable the Parish to contribute positively to climate change mitigation while respecting its distinctive built and historic environment.

4.254 Supporting this transition not only helps meet climate targets but also improves living conditions, lowers bills and increases long-term property value. Particular care is needed for historic buildings, where sympathetic retrofitting can preserve both heritage and climate performance. A variety of alternative heating options are available depending on location and conditions.

Policy Text:

Policy 23 – Transition from Oil and Bottle Gas Heating

Development involving steps to transition from oil-and gas fired heating that improve energy efficiency and reduce carbon emissions will be supported

7

Infrastructure

Objectives

a) 'To ensure that new developments are supported by adequate infrastructure, including roads, footpaths, water supply, drainage, sewage and waste management, so that service levels remain effective for both current and future users.'

b) 'To ensure that new development does not increase flood risk of any type, integrates Sustainable Urban Drainage Systems (SUDS) and adopts a comprehensive, sustainable approach to managing flood risk, surface water (including runoff) and foul drainage.'

Community Views

4.255 Residents consistently highlighted the importance of infrastructure provision in relation to new development, with a particular focus on drainage and flood management. The most frequently expressed concern is the need for improved surface water drainage and more effective flood prevention measures, reflecting the community's experience of localised flooding and run off issues. Alongside this, a significant number of respondents have stressed the need for adequate sewage and wastewater capacity to be delivered in tandem with any future growth. There is also a broader call for greater reliability and investment in essential utilities, particularly water and sewerage infrastructure, to ensure that development does not exacerbate existing deficiencies or place additional strain on ageing systems.

Infrastructure for Development Overview

4.256 National and local planning policy recognises the importance of infrastructure and community services in supporting sustainable, healthy and resilient communities.

4.257 The NPPF emphasises the social role of planning in creating strong, vibrant and healthy communities by ensuring access to services, open spaces and facilities that meet both present and future needs. It encourages policies that plan positively for shared spaces and guard against the loss of valued local facilities.

4.258 At the local level, the HLP (Section 7 and Policy IC1) identifies infrastructure delivery as essential for accommodating growth, enhancing climate resilience and addressing existing deficiencies. Development must be coordinated with infrastructure provision, with developers expected to fund or deliver necessary facilities. This includes transport, education, health, emergency services, green spaces, utilities and drainage systems.

4.259 Any development requires 'infrastructure' to support it. Development infrastructure includes the things which must be adequate to meet the needs of the growing population without harming the ability of infrastructure suppliers to meet the requirements of existing development and customers. Development infrastructure is usually paid for by the developer, either directly by provision on site, or through contributions to the infrastructure supplier/operator if the additional provision required is off-site. This is usually arranged under S106 1990 Planning Act, or s253 the Highways Act 1980.

4.260 By law, such contributions cannot be required to pay for improvements to overcome existing infrastructure inadequacy beyond the requirements of the new development concerned, although by careful timing and co-ordination of other matching funds, this may be achievable.

4.261 A perceived issue within communities is that infrastructure provision is often delayed, sometimes well beyond the time at which it was agreed to be delivered. The community wants infrastructure and facilities to be developed alongside development.

4.262 Supporting this transition not only helps meet climate targets but also improves living conditions, lowers bills and increases long-term property value. Particular care is needed for historic buildings, where sympathetic retrofitting can preserve both heritage and climate performance. A variety of alternative heating options are available depending on location and conditions.

4.263 The Hambleton Plan calls for the 'timely provision of the social and physical infrastructure necessary for sustainable communities to function effectively'. The three policies in this section focus on flooding, drainage and sewage, followed by a section dealing with transport. These were the infrastructure concerns most frequently raised in community engagement but it is hoped that infrastructure provision in its widest sense will be addressed in all development proposals.

Policy 24 – Sustainable Drainage

Policy Intention:

4.264 To ensure that sustainable drainage arrangements are utilised wherever possible.

Justification:

4.265 Where possible, the best practice is to manage water above ground for easier maintenance and to deliver additional environmental and amenity benefits. Soakaways and underground tanks are a last resort solution when other options are not possible.

4.266 New Standards for Sustainable Drainage Systems (SuDS) (June 2025) were published on 19th June 2025.

- New National Defra Standards for Sustainable Drainage Systems (2025)
- National standards for sustainable drainage systems (SuDS) - GOV.UK

4.267 The HLP places strong emphasis on sustainable water management as a key component of environmentally responsible development. Policy S1 requires proposals to improve local environmental conditions, including air and water quality, through integrated drainage design. Policy RM1 ensures that development

poses no unacceptable risk to surface or groundwater quality, aligns with the Water Framework and Habitats Directives and has adequate water supply and treatment capacity. Policy RM3 sets clear standards for managing surface water, requiring greenfield run off rates to be maintained and brownfield rates reduced by at least 50% or to greenfield levels where feasible. The Plan strongly encourages the use of Sustainable Drainage Systems (SuDS), integrated with green infrastructure to enhance biodiversity, landscape quality and climate resilience.

4.268 Where SuDS affect highways, their design must be agreed with the relevant highway authority, and any existing watercourses on site should be retained, restored or enhanced. The policy makes clear that deep infiltration SuDS, such as borehole soakaways, will generally not be permitted due to pollution risks, except in cases where the land use poses a very low risk and is supported by a robust risk assessment and technical evidence. Where possible, the best practice is to manage water above ground for easier maintenance and to deliver additional environmental and amenity benefits. Soakaways and underground tanks are a last resort solution when other options are not possible.

Policy Text:
Policy 24 – Sustainable Drainage

Development proposals will be supported where they demonstrate that they comply with the Development Plan and:

1. **Wherever possible include one or more of the following Sustainable Drainage Systems (SuDS) design features to reduce and manage the risk of surface water flooding on site and elsewhere in the Parish and beyond:**
   - **a) the use of 'natural' SuDS features including infiltration, swales, storage basins, tree planting, street trees, rain gardens, green roofs, ponds and wetlands which deliver ecological and community benefits;**
   - **b) permeable driveways and parking areas;**
   - **c) water efficiency, for example by incorporating rainwater harvesting and storage technology alongside other SuDS features.**
2. **Have site arrangements that make provision for simple, straightforward and wild-life friendly maintenance of SuDS features.**
3. **Are designed to work with the natural topography of a site rather than levelling so as to support natural drainage and maintain the local landscape character.**

Where possible, retrofitted SuDS, rainwater harvesting and water efficiency products should be included in any proposed changes to existing buildings and land.

Policy 25 – Natural Flood Management Solutions

Policy Intention:

4.269 To ensure that natural flood management arrangements are utilised wherever possible.

Justification:

4.270 The HLP requires new development to be planned and designed with full regard to flood risk, both on-site and in surrounding areas. Policy RM2 sets out a clear framework to ensure that development is directed away from areas at greatest risk of flooding, and that where development is necessary, it is made safe and sustainable throughout its lifetime.

4.271 All proposals must first apply the sequential test, ensuring that development is located in the lowest reasonable flood risk area. Where this is not possible, the exception test must be met by demonstrating that the development provides clear sustainability benefits that outweigh the risk, and that it will be safe for its intended users, without increasing flood risk elsewhere. This assessment must be informed by the Hambleton Strategic Flood Risk Assessment (2017) or any successor documents.

4.272 Within individual sites, development should be sequentially located to avoid areas at higher flood risk, taking account of local flood mapping and drainage characteristics. Developers are also expected to take all reasonable opportunities to reduce overall flood risk, including through the use of sustainable drainage systems (SuDS), natural flood management and other mitigation strategies.

4.273 Proposals must ensure that the integrity of existing flood defences is not compromised, and that any required mitigation or compensatory measures are agreed with the relevant statutory bodies, such as the Environment Agency or Lead Local Flood Authority. Given the rural character of the Parish, there is strong potential for Natural Flood Management (NFM) and land management solutions that not only reduce flood risk but also deliver wider benefits. These nature-based approaches can support climate change adaptation, enhance biodiversity, provide recreational opportunities and create potential funding streams for landowners involved in land stewardship.

4.274 NFM measures such as ponds, wetlands, tree planting and woody dams, can help to slow the flow of water during heavy rainfall, reducing peak flood levels downstream. In some cases, features like wetlands or beaver-created leaky dams may require planning permission.

Policy Text:
Policy 25 – Natural Flood Management Solutions

Measures designed to manage flooding which require planning permission will be supported. They should incorporate methods which contribute additional biodiversity and recreational benefits wherever possible.

Policy 26 – Resilient Sewage and Drainage Infrastructure

Policy Intention:

4.275 To ensure that new development does not exacerbate existing drainage or sewerage issues and is carefully managed to protect the natural environment and infrastructure capacity; and ensure resilience in the face of climate change.

Justification:

4.276 The becks, streams and other watercourses in Husthwaite Parish play a vital role in the local ecosystem and are part of the Green infrastructure Network identified in Policy 7 of this NDP. They contribute at a local level to the emerging Local Nature Recovery Strategy (LNRS) for North Yorkshire and York.

4.277 Husthwaite is served by a secondary biological (SB) treatment works which provides an effective level of wastewater treatment under normal operating conditions. However, this type of process is inherently vulnerable to storm events, particularly when intense rainfall causes large and sudden inflows to the system. During such conditions, hydraulic overloading can occur, with excess water diluting the incoming wastewater and reducing the time available for effective treatment. High flows also carry the risk of solids washout. These operational vulnerabilities mean that the performance of Husthwaite's treatment works can be significantly compromised during and immediately after storm events, leading to a higher risk of partially treated effluent being discharged into the surrounding natural water system.

4.278 Between 2020 and 2025, the Husthwaite Sewage Treatment Works (STW) operated by Yorkshire Water, experienced storm overflow discharges into Ings Beck and Elphin Beck, including 76 times in 2023 (229 hours in total, or almost 10 days non-stop).

4.279 Yorkshire Water has acknowledged the need to reduce such discharges and has initiated a £180 million investment program aimed at improving storm overflow performance across the region by March 2025. Unfortunately, the Husthwaite Sewage Treatment Works (STW) did not receive any investment in this programme of work and future investment plans are not clear on the issue.

4.280 Concerns remain that new development, if permitted in advance of improvements to Husthwaite Sewage Treatment Works (STW), could increase loading on the system and heighten the risk of untreated or partially treated discharges. This risk is compounded by the projected rise in the frequency and intensity of storm events linked to climate change, creating uncertainty over whether the existing infrastructure can continue to manage additional foul and surface water flows without surcharging or increased discharge incidents.

4.281 The NPPF states that planning policies and decisions should ensure that adequate wastewater infrastructure is in place before development is occupied. The Planning Practice Guidance sets out a clear hierarchy for foul drainage provision:

- First preference – connection to a public foul sewer
- Second preference – use of a package sewage treatment plant
- Last resort – use of a septic tank

4.282 Existing single-pipe drainage systems, common in older buildings and developments, combine foul water (from toilets, sinks and domestic appliances) with surface water (rainwater runoff). This often contributes to increased volumes in sewage treatment systems, resulting in higher risks of sewer overflow and pollution incidents during periods of heavy rainfall. Separating these flows into distinct foul and surface water systems (two-pipe systems) reduces the pressure on sewage infrastructure, mitigating overflow risks, improving water quality in local watercourses and supporting more effective management of stormwater.

4.283 Misconnections, where wastewater pipes are incorrectly connected, causing foul water to discharge into surface water drains, compound these problems, further degrading environmental quality and biodiversity in nearby streams and rivers. By ensuring developments involving conversions or extensions implement two-pipe drainage systems and proactively rectify misconnections, long-term improvements in local environmental standards can be achieved, helping to address climate resilience by better managing increased rainfall and flooding events predicted due to climate change.

4.284 The Parish Council will continue to request that Yorkshire Water upgrade the Husthwaite SWT so as to avoid (or at least reduce) the storm overflow into the local water environment (Local Project 8).

Policy Text:
Policy 26 – Resilient Sewage and Drainage Infrastructure

1. Development proposals will be supported which give careful consideration to the net increase in wastewater generation from the development and the capacity of the local sewage and drainage network, ensuring that:
   a) surface water runoff from the development will not exceed existing levels;
   b) stormwater is separated from foul water, and any existing misconnections are identified and corrected;
   c) the use of rainwater harvesting ('grey water') recycling for flushing toilets and garden irrigation is maximised;
   d) there will be no adverse impact on neighbouring properties, local infrastructure or the surrounding environment; and
   e) the resilience of the treatment works and drainage network to the impacts of climate change is not reduced.
2. Planning applications must be supported by a rigorous assessment of the local sewerage system's capacity, demonstrating that:
   a) there is sufficient capacity to accommodate the proposed development without causing increased risk of sewer flooding, system backup or deterioration in water quality within the neighbourhood area; and
   b) any new connections will not compromise the integrity or performance of the existing network; and
   c) where a connection to the public sewer cannot be accommodated or is otherwise not feasible, a package sewage treatment plant has been considered as the next best alternative. Only where this is not practicable should a septic tank be proposed, and in such cases, the system must comply fully with the Environment Agency's General Binding Rules and must not discharge directly to a watercourse.
3. Surface water drainage solutions must follow the nationally recognised drainage hierarchy:
   a) Soakaway or other infiltration system;
   b) Discharge to a watercourse;
   c) Discharge to a surface water sewer;
   d) Discharge to a combined sewer (only where the above are demonstrated to be unfeasible).
4. Proposals involving surface water drainage to a combined sewer will only be supported where it can be demonstrated, through robust evidence, that there are no reasonable alternatives for discharging to ground, watercourses or separate surface water systems.
5. Development involving conversions or extensions are encouraged to replace existing single-pipe drainage systems with separate foul and surface water drainage (two-pipe systems) and take appropriate measures to rectify any drainage misconnections.

8

Access and Connectivity

Objectives

a) 'To ensure that all new development maintains or enhances road safety, avoiding any increase in existing traffic hazards and contributes to improved public transport, fostering a more sustainable and accessible community.'

b) 'Support development that enhances broadband speeds and mobile connectivity, thereby empowering businesses, reducing digital exclusion, and strengthening overall community resilience.'

Community Views

4.285 Community feedback highlights several key priorities. Improved public transport services, particularly more frequent and better-timed bus connections to York and Easingwold, are widely desired. Many respondents are concerned about road safety, with particular attention to speeding, poor road surfaces, and unsafe junctions, especially around the school and key entry points into the village. Traffic-calming measures, clearer signage and junction improvements are consistently supported. Equally important is the quality of infrastructure for pedestrians and cyclists. Residents call for better maintained footpaths, safer walking routes and more accessible pavements to encourage active travel and support community wellbeing. There is also interest in developing dedicated cycle paths and exploring sustainable options such as e-bike rental and car-sharing schemes.

4.286 Digital connectivity also features prominently in local concerns. Many residents and business owners experience slow or unreliable broadband and mobile coverage, which affects remote working, education and communication. Improved digital infrastructure is therefore an integral part of enhancing overall connectivity in the Parish.

Policy 27 - Sustainable Access and Transport

Policy Intention:

4.287 To ensure that new development supports a safe, accessible and sustainable transport network, reduces reliance on private cars and promotes active travel and road safety for all users.

Justification:

4.288 Access and connectivity are seen as fundamental to the quality of life in Husthwaite, influencing how people move within the village, travel to nearby towns and services and engage with the wider area. For a rural parish with limited local services, ensuring safe, convenient and sustainable travel options is essential to social inclusion, economic participation and the wellbeing of residents across all age groups.

4.289 The policy aligns with HLP Policy IC2, which requires development to be safely accessible and well integrated with walking, cycling and public transport. Policy IC2 also seeks to reduce reliance on private cars by encouraging sustainable travel behaviour and ensuring that any impacts on the road network are appropriately mitigated. This includes the need for safe access, emergency servicing and parking provision that is proportionate to the development's location and anticipated use.

4.290 The policy also supports the objectives of the North Yorkshire Local Transport Plan (LTP4), which recognises the crucial role transport plays in supporting the economy, enabling access to services and improving health and safety outcomes. In line with LTP4, the HPNDP seeks to deliver transport improvements that promote active travel, reduce the environmental impact of road transport and enhance the safety and resilience of the local highway network.

4.291 The Manual for Streets is the UK Government's key design guidance for creating and improving streets and public spaces, first published by the Department for Transport in 2007 (with Manual for Streets 2 following in 2010). It marked a major shift away from viewing streets purely as traffic corridors toward seeing them as places for people, where movement and place functions are balanced. The Manual promotes context-sensitive, people-centred design, encouraging layouts that prioritise pedestrians, cyclists and public transport users over private cars, especially in residential and mixed-use areas. It emphasises creating safe, attractive and inclusive environments that support social interaction, healthy lifestyles and sustainable travel choices.

4.2892 Key principles include:

- designing streets to fit their context and reflect local character;
- using lower vehicle speeds and careful geometry to improve safety;
- integrating green infrastructure and sustainable drainage (SuDS);
- promoting active travel and accessibility for all users;
- encouraging early and collaborative design between planners, engineers, and communities.

4.293 Community feedback has consistently highlighted the importance of addressing traffic pressure on Husthwaite's narrow rural lanes, improving the safety and condition of local roads and enhancing connections for pedestrians, cyclists and public transport users. Specific issues include parking congestion near the school and Village Hall, inadequate public transport frequency and the need for safer walking and cycling routes.

4.294 This policy responds directly to those concerns by requiring new development to be designed and located in a way that reduces pressure on the road network, supports active and sustainable travel and contributes to local transport infrastructure where needed. It aims to ensure that future development in Husthwaite contributes positively to a more accessible, inclusive and sustainable transport environment.

4.295 Reference should be made to the most recent version of the Manual for Streets and Manual for Streets 2 and Local Transport Note 1/20: Cycle Infrastructure Design

Policy Text:
Policy 27- Sustainable Access and Transport

1. Development proposals will be supported where they contribute to a safe, inclusive and sustainable transport network for all users. Residential developments must, proportionate to their scale, demonstrate how they:

a) facilitate access to public transport by providing safe, direct and convenient pedestrian and cycle links to existing bus stops and village facilities;

b) protect and, where possible, enhance existing public transport routes and associated infrastructure;

c) improve road safety and network resilience in accordance with the best practice set out in the latest version of the 'Manual for Streets'; and

d) manage parking and congestion by providing functionally adequate off-street parking in accordance with the standards set out in this Plan, to prevent additional on-street congestion or displacement parking, particularly at existing pinch points or in areas already subject to parking pressure.

Policy 28 - Footways, Pedestrian Links, Public Rights of Way

Policy Intention:

4.296 To ensure that the existing network of footways, pedestrian links and rights of way are not harmed by new development, which should be well-related to it, but enhanced where possible.

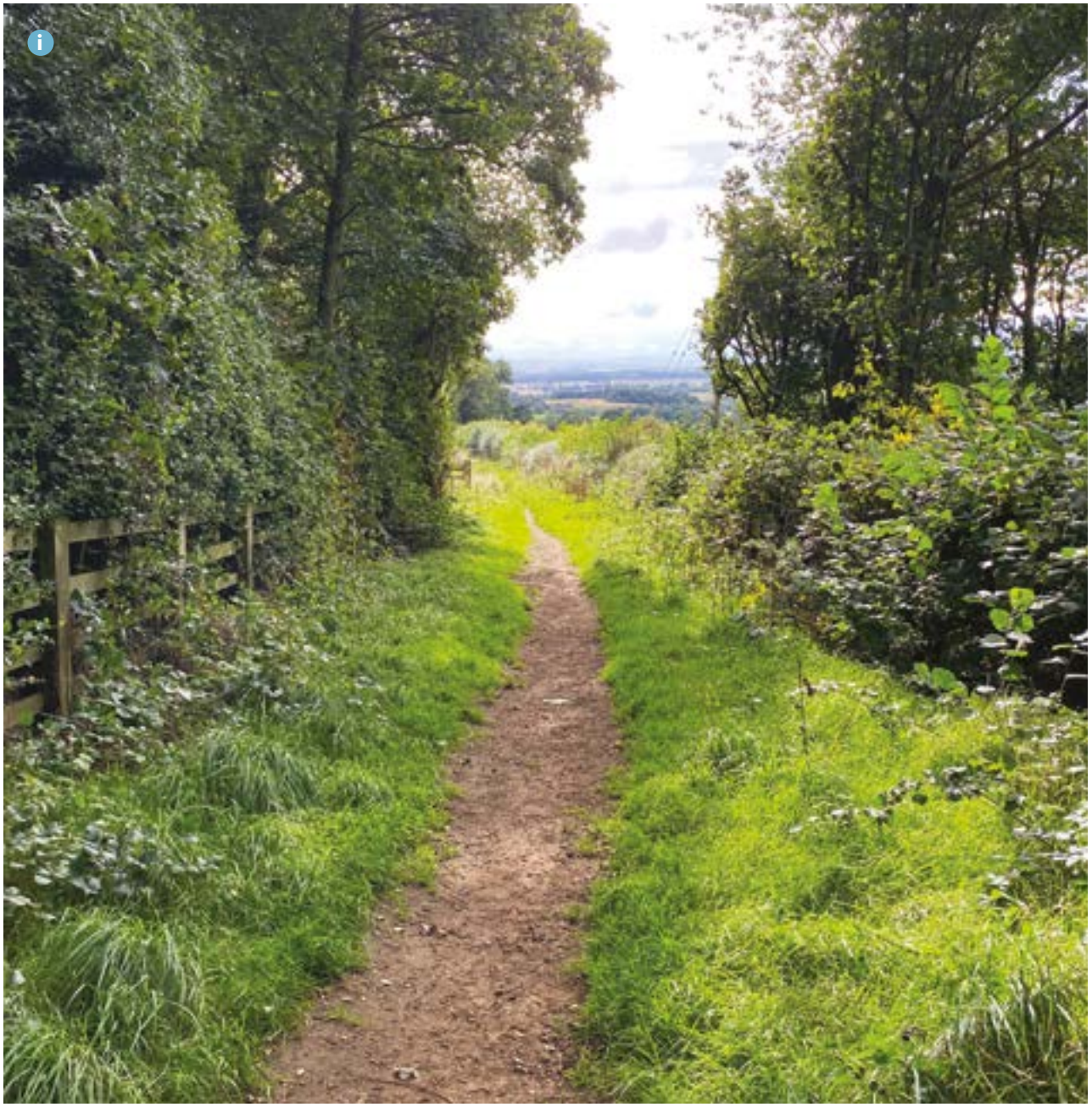
Justification:

4.297 Footpaths, bridleways and cycle paths can make an important contribution to sustainable connectivity, the reduction in greenhouse gas emissions and provide important opportunities for residents to use for their exercise, wellbeing and enjoyment of their surrounding environment. Such routes may also be wildlife corridors through fields and built-up areas. However they are only useful if they are available and perceived to be safe, reasonably pleasant and take a reasonably direct route from where people start (usually their home) to where people want to be.

4.298 The NPPF emphasises the protection and enhancement of public rights of way and access, encouraging opportunities to improve facilities for users. In line with this, the HLP seeks to promote healthier lifestyles and improved wellbeing by enhancing local living environments. Outcome 9 and its associated action highlight the importance of supporting walking, cycling and green infrastructure to ensure residents have access to high-quality open spaces and recreational opportunities.

4.299 The Parish has a good network of public rights of way, including footpaths and bridleways, that provide residents and visitors with access to the surrounding countryside. For example the Husthwaite to Coxwold Circular is a 4.7-mile loop trail that offers a moderately challenging route through the North Yorkshire countryside, showcasing the natural beauty accessible via the Parish's footpaths.

4.300 In light of the importance of the network of routes to the Parish, it is important that they are not adversely impacted upon by development, and that where possible new development is well related to the network.



4.301 Accessibility is limited for people with mobility issues, though some lanes are suitable. The implication of the Equality Act 2010 is that rights of way provision for disabled people has to be considered equally with that of other users. Applying the principle of 'Least Restrictive Access' requires that all structures erected on rights of way must meet the highest possible standards and will benefit all users, not only those with restricted mobility.

4.302 Unfortunately, maintenance and repair are not within the legal remit of the HPNDP. However, it can ensure that new developments are properly related to the public footpath network. The Parish Council has no duties to protect or improve footpaths, but it will continue to seek grants to maintain/repair where needed the footpath network through and around Husthwaite Village and arrange volunteers to clear footpaths during spring and summer months (Local Project 2). Most PROW cross private land, which is often the responsibility of the landowner or occupier to keep the footpath safe and usable.

Policy Text:

Policy 28 - Footways, Pedestrian Links, Public Rights of Way

1. Development, excluding agricultural dwellings, will be supported if it has safe walking routes to public transport, services and facilities. If such routes do not exist, they should be provided by creating new paths that connect to the existing network. These paths must be designed to reflect the rural setting and character and meet the 'Least Restrictive Access' standard, ensuring they are accessible to all, including people with disabilities.

2. Proposals impacting public footways, pedestrian links or Public Rights of Way must:

   a) preserve the current network and its ambience;

   b) respect heritage features such as stiles, hedges, and other traditional elements.

3. Development proposals that result in the loss, severance or degradation of existing footpaths, cycleways or bridleways will not be supported unless suitable, safe and accessible alternative routes are provided.

4. If footways, pedestrian links or Public Rights of Way are re-routed or incorporated into new developments, they should:

   a) avoid unreasonable diversions;

   b) be integrated as part of a landscaped wildlife corridor, rather than simply along estate road pavements within the highway network; and

   c) be accessible to all users, adhering to the 'Least Restrictive Access' principle.

5. Opportunities to upgrade suitable footpaths to bridleways where there is evidence of past use by cyclists or horse riders and where this improves safety and connectivity are encouraged.

Policy 29 - Digital Infrastructure, Resilience and Investment

Policy Intention:

4.303 To ensure robust, reliable and resilient broadband and digital communication infrastructure in the Parish, capable of meeting the growing needs of residents and businesses and mitigate risks associated with digital dependency, by promoting proactive measures to ensure continuous communication during power outages and emergencies, whilst avoiding harm to landscape and village character.

Justification:

4.304 Social interaction, health, wellbeing. employability and business activity are now all increasingly dependent on the internet to access information, services and support. Absence of such access in rural areas can lead to significant isolation, 'digital disadvantage', social economic disadvantage and reduced business investment. Well-connected villages are likely to see rising prosperity while poorly connected areas may struggle to attract or retain working-age residents.

4.305 Good digital communications can also help reduce the need to travel and therefore help tackle climate change. Looking forward, the demand for digital data is increasing rapidly and seen as the enabling infrastructure that drives economic growth.

4.306 National and local planning policies recognise the essential role of digital infrastructure in supporting sustainable development, economic growth and community resilience. The NPPF Paragraph 119 encourages the expansion of high-quality communications infrastructure, such as full-fibre broadband and 5G, particularly in new developments. Paragraph 120 further supports the efficient use of existing sites for communications equipment and calls for the careful design of new installations to minimise visual impact.

4.307 Quality digital communications are therefore essential in a rural area such as Husthwaite. Currently, despite widespread 'Superfast Broadband', service quality and mobile signal vary significantly. A policy which aims to ensure that new development has the capability to connect to the internet and mobile communications with the best available speed and clarity and with realistic future proof upgrade capability, is therefore strongly justified, subject to national policy on viability and deliverability.

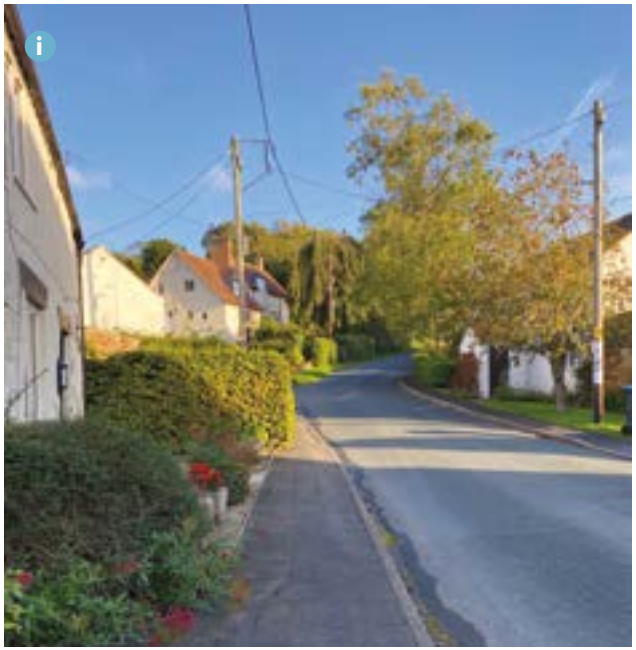
4.308 There is currently a very real concern that the replacement of traditional phone landlines with Voice Over Internet Protocol (VoIP) services will present real challenges in areas with poor digital signals and during power cuts where emergency situations may be active. To address these issues, it will be helpful if new development supports the enhancement of broadband infrastructure and the implementation of battery backup systems for reliability during power outages.

4.309 Mobile phone masts need to be located where they can provide a good signal. This means that they are often sited where they are visually prominent. Whilst accepting that mobile phone masts are a necessity, this NDP seeks to ensure that new mobile phone masts located within the Parish's sensitive natural and historic landscape are located and designed to keep visual impact to a minimum.

4.310 An updated Code of Best Practice for Mobile Phone Network Development was published in 2022. This document provides guidance to mobile network operators, their agents, contractors and local planning authorities in England on the development of wireless network infrastructure. It aims to balance the need for high-quality communications infrastructure with environmental considerations.

4.311 Whether or not a planning application is required, the Code of Practice emphasizes the importance of engaging with local communities and stakeholders during the planning and development process. Where a new ground-based mast is proposed, operators applying for planning permission must provide evidence that sharing an existing mast is not possible.

4.312 There are many examples of mobile phone mast designs that help to minimise visual impact - for example, designs that appear to be trees or streetlights. This NDP wishes to encourage designs such as these in Husthwaite Parish.



Policy Text:
Policy 29 - Digital Infrastructure, Resilience and Investment

1. Proposals that will improve digital or mobile connectivity, or that will provide energy storage solutions within the Parish in the event of power outages, will be supported, provided that:

a) the siting, design and associated equipment is carefully chosen to minimise visual impact within the Parish and in views from outside it, in accordance with Policies 5, 6 and 7 of this Plan; and

b) where new masts are required, opportunities for mast-sharing or grouping with existing infrastructure have been fully explored, and any resulting cumulative impact does not cause unacceptable harm to the character or appearance of the area.

5. Local Projects

Local Projects are complementary initiatives that sit alongside the HPNDP. They do not create or amend planning policy, but they tackle many of the same objectives through partnership-building, advocacy, practical management and service-delivery. By working 'off-policy' on organisation, co-ordination, lobbying and facility management, these projects can bring tangible benefits to the community without requiring changes to land-use regulations. Current and intended projects include:

1. Enhancing Transport and Road Safety:

- Work with the North Yorkshire Council Highway Authority and Local Planning Authority, North Yorkshire Police, to identify and implement improvements to highway safety, including reducing speed limits, with a focus on Low Street and The Nookin.
- Continue to report all significant potholes and press for speedy and effective repair.
- Lobby bus service providers to improve bus frequencies, routes and connections and investigate with North Yorkshire Council (NYC) the possibility of opening school buses to paying passengers, while continuing to promote services locally.

2. Public Access Routes:

- Promote the use of existing walking, cycling and riding routes by improving signage and infrastructure in partnership with NYC Countryside Access Services and landowners, and explore opportunities to extend the local network.
- Seek grants to maintain/repair where needed the footpath network through and around Husthwaite Village and arrange volunteers to clear footpaths during spring and summer months.

3. Village Shop Project

- Investigate the establishment of a community shop or other retail facility in the village.

4. Voluntary Emergency Response & Resilience:

- Establish a community-first responders network in collaboration with North Yorkshire Council Emergency Management and local volunteer groups.
- Maintain the defibrillator machine at the Village Hall.
- Maintain and promote the Parish's Emergency Response Plan.
- Apply for funding for a generator to be installed at the Village Hall.

5. Health and Social Care Services

- Advocate with NHS Humber and North Yorkshire Integrated Care Board, North Yorkshire Council Adult Social Care and nearby GP practices to enhance or establish outreach clinics and nursing, and befriending services for older or isolated residents.

6. Community Energy & Sustainability

- Collaborate with community-energy cooperatives, housing associations and grant-funding bodies to install solar panels on parish buildings, trial ground-source heat pumps in new developments and set up EV-charging points.
- Investigate the establishment of a Community Energy Generating scheme.

7. Environmental Stewardship & Biodiversity

- Seek to partner with Yorkshire Wildlife Trust, Butterfly Conservation and local landowners to create wildflower verges, restore hedgerows, manage community orchards, monitor river-quality and deliver school-based ecology clubs.

8. Resilient Sewage and Drainage Infrastructure

- Liaise with Yorkshire Water and Highways regarding any leaks, heavy runoff and blocked drains.
- Continue to request that Yorkshire Water upgrade the Husthwaite SWT so as to avoid (or at least reduce) the storm overflow into the local water environment.

9. Improving Digital Connectivity

- Carry out a full survey of the Parish in relation to broadband speed and reliability to provide basis for further action.
- Liaise with Superfast North Yorkshire and mobile network operators, nearby parish councils and digital-inclusion charities to roll out Ultrafast fibre-optic broadband, boost mobile signal coverage of 'not-spots' and provide digital-skills training in village halls.

6. Implementation, Monitoring and Reveiw

6.1 The Husthwaite Parish Neighbourhood Development Plan will be delivered and implemented over the plan period 2025-2036. Husthwaite Parish Council will be the key organisation in monitoring and review of the Neighbourhood Plan.

6.2 The core planning policies of this Plan will be delivered through their application by the planning officers and members of NYC, as the determining body for those applications (or by the Secretary of State in the case of appeals) and by the actions of developers, in accordance with planning permissions granted by NYC and associated planning conditions. Section 106 Agreements should work to mitigate site development impacts in line with plan policies where required.

6.3 The Plan will be used by the Parish Council to:

- guide comments on planning applications
- discuss potential applications with landowners and developers to achieve the best possible outcomes from new development
- direct financial resources to the village in a structured way
- bring together groups or working parties to improve the village environment
- lobby local authorities to support the parishioners' wishes and aspirations.

6.4 It is recognised by the Parish Council that partnership working will be needed to fully realise the social, environmental and economic objectives of this Plan and to deliver effectively the local projects identified in Section 5. The main organisations that the Parish Council will seek to work with proactively are summarised below.

- North Yorkshire Council
- Adjoining Parish Councils
- Environment Agency
- Yorkshire Water
- NHS North East and Yorkshire and North Yorkshire Integrated Care Board
- Yorkshire Wildlife Trust
- Butterfly Trust
- Local Community Housing Associations
- Local groups and clubs within the community
- Site owners and developers as well as the other agencies involved in development.

6.5 Financial contributions will be sought from developers through Section 106 agreements (where appropriate) and the Community Infrastructure Levy (CIL) which provides a legal framework to raise funds to provide the infrastructure needed to cope with new developments. The Neighbourhood Planning Regulations of the 2011 Localism Act enable areas with a Neighbourhood Plan in place to receive at least 25% of the CIL raised from new development in their area to direct to their own infrastructure priorities which could include delivery of local projects highlighted in Section 5.

6.6 In addition, the Parish Council will seek to influence annual and other budget decisions by North Yorkshire Council on housing, open space and recreation, economic development, community facilities and transport (through the Local Transport Plan). It will also work with the appropriate agencies and organisations to develop funding bids to help to achieve Neighbourhood Plan policies and objectives.

6.7 The implementation of this Plan will be subject to annual monitoring by the Parish Council. Monitoring of the Plan will include consideration of the following:

- Policy compliance: Are planning applications being determined in accordance with neighbourhood plan policies?
- Reasons for departing from policies: If decisions depart from neighbourhood plan policies, are clear and valid reasons for doing so being given in officer reports?
- Effectiveness: Are policies proving to be effective in shaping local authority decisions and appeal decisions?
- Ineffectiveness: If policies are proving to be ineffective, then why?
- Matters not addressed by policies: Are there any significant issues arising that are not covered by neighbourhood plan policies?

6.8 The Parish Council will also review the contents of the Plan at appropriate intervals; definitely at the end of the plan period but earlier as circumstances require (e.g. when the emerging North Yorkshire Plan is published).

7. Jargon Buster

The 'Jargon Buster' explains what the technical terms unavoidably used in this document actually mean.

Affordable Housing

Defined in the NPPF 2024 (Annex 2) as 'Housing for sale or rent, for those whose needs are not met by the market...'. The NPPF also sets out specific tenures that are classified as affordable for planning purposes - these include Discounted Market Sale, Shared Ownership and Social Rent. A relatively less expensive home for market sale may be affordable but it is not officially a form of Affordable Housing.

Building for Life 12

Design tools produced by the Design Council for improving the quality of new homes and neighbourhoods used across England and Wales.

Conservation Area

An area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.

Design Code

A design code is a set of illustrated design requirements that provide specific, detailed rules and guidance for the physical development of a site or area. The Husthwaite Design Code prepared by AECOM (March 2025) forms part of the Husthwaite Parish Neighbourhood Development Plan.

Environmental Impact Assessment (EIA)

A procedure to be followed for certain types of projects to ensure that decisions are made in full knowledge of any likely significant effects on the environment.

Hambleton Local Plan (HLP)

The plan setting out the spatial vision and strategic objectives of the planning framework for Hambleton for the period 2022-2036. Our Neighbourhood Plan must conform to the strategic principles and policies of this plan.

Housing Needs Assessment (HNA)

A Housing Needs Assessment evaluates the current and future demand for housing for a specific area, covering shortages, affordability issues and the types of housing required to meet the needs of local residents. The Husthwaite Housing Needs Assessment prepared by consultants AECOM (December 2024) forms an important part of the evidence which has been used to inform the HPNDP.

Howardian Hills National Landscape (HHNL)

National landscapes are areas legally designated as areas of outstanding natural beauty under the National Parks and Access to the Countryside Act 1949 and Countryside and Rights of Way Act 2000. The Howardian Hills National Landscape (formally known as an Area of Outstanding Natural Beauty or AONB) covers 204 square kilometres of countryside between the North York Moors National Park, the Yorkshire Wolds and the Vale of York.

Husthwaite Parish Neighbourhood Development Plan (HPNDP)

This document! Currently a draft for consultation purposes.

Development Plan

The Development Plan sets out a vision and a framework for the future development of an area. It sits under the national planning framework and the law says that planning decisions must be taken in line with the Development Plan unless material considerations indicate otherwise.

The Development Plan for an area is made up of the combination of strategic policies (which address the priorities) and non-strategic policies (which deal with more detailed matters). It usually comprises a number of different plans including plans at district or county level and plans at more local town or parish level. In our area (Hambleton), there is the Hambleton Plan and one approved neighbourhood plan (Ingleby Arncliffe) with several others in preparation. In the next few years, the Hambleton Plan will be replaced by a North Yorkshire Local Plan.

Green Infrastructure

A network of multi-functional green space and other green features which can deliver quality of life and environmental benefits for communities. It includes parks, open spaces, playing fields, woodlands, street trees, allotments, private gardens, green roofs and walls, sustainable drainage systems (SuDS) and soils. It includes rivers, streams, canals and other water bodies, sometimes called 'blue infrastructure'.

Habitats Regulation Assessment

An assessment of the effects of a proposed neighbourhood plan on conservation sites of significant importance. A preliminary screening is usually undertaken by the relevant local authority to indicate whether such an assessment is needed.

Landscape and Visual Appraisal (LVA)
A less formal, smaller scale assessment for projects where a full EIA is not required

Landscape and Visual Impact Assessment (LVIA)
A formal detailed process required for major projects, often as part of a statutory EIA to judge the significance of the effects of a planning proposal on the landscape.

Listed Building
A building or structure listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as having special historic or architectural interest. Listing brings it under the consideration of the planning system, so that it can be protected for future generations.

Grade I buildings are of exceptional interest, only 2.5% of listed buildings are Grade I.

Grade II* (referred to as 'two star') buildings are particularly important buildings of more than special interest; 5.8% of listed buildings are Grade II*.

(Grade II buildings are of special interest; 91.7% of all listed buildings are in this class).

Live/Work Unit
Accommodation used for a genuine mix of residential and business uses and not purely for home-working.

Local Green Space
A designation in a local plan or neighbourhood development plan that provides special protection against development for natural areas of particular importance to local communities.

Local Landscape Character Assessment (LLCA)
Identifies different landscape areas which have a distinct character based on a recognisable pattern of elements, including combinations of geology, landform, soils, vegetation, land use and human settlement. The Husthwaite Local Landscape Character Assessment (November 2025) prepared by local residents forms an important part of the evidence which has been used to inform the HPNDP.

Local Planning Authority
A local planning authority is the local authority or council that is empowered by law to exercise statutory town planning functions for a particular area of the United Kingdom. In our case, this was formerly Hambleton District Council and is now North Yorkshire Council.

Localism Act
The Localism Act 2011 includes five key measures that underpin the government's approach to decentralisation:

- Community rights
- Neighbourhood planning
- Housing
- General power of competence
- Empowering cities and other local areas

Major Development
For housing: development of 10 or more dwellings, or a site area of 0.5 hectares or more: for non-residential uses: creation of 1,000m² or more of additional floorspace, or a site area of 1 hectare or more.

National Design Guide
Guide produced by the Government which illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice. Last updated 2021.

National Model Design Code Guide
Detailed guidance on the production of design codes, guides and policies to promote successful design. It expands on the ten characteristics of good design set out in the National Design Guide, which reflects the government's priorities and provides a common overarching framework for design

National Planning Policy Framework (NPPF)
The NPPF sets out the planning policies for England. It provides guidance for local planning authorities and decision-takers, both in drawing up plans and making decisions about planning applications. The current version is the NPPF December 2024.

National Planning Practice Guidance (NPPG)
The NPPG is a series of guidance notes which explain in more detail how the NPPF should be applied. Guidance also covers the preparation of local plans.

Neighbourhood area
A neighbourhood plan applies to a designated neighbourhood area. In our case this is the entire Parish of Husthwaite.

Neighbourhood Development Plan (NDP)
New type of plan introduced by the Localism Act. Can be prepared by town/parish councils and develop detailed planning policies for a town/parish (or part of them) in general conformity with the relevant Local Plan. Once approved through a statutory process, a NDP becomes part of the Development Plan.

Non-Designated Heritage Assets (NDHAs)
Locally identified buildings, sites or features that have heritage value but are not formally listed or scheduled.

North Yorkshire Council
New unitary authority formed in 2023, replacing seven district councils including Hambleton and Ryedale.

Open Area of Local Significance
Common in neighbourhood development plans, this is a designation made by policy which provides more detailed guidance for a specific area that warrants special consideration.

Permitted development
Certain types of work can be carried out without needing to apply for planning permission. These are called 'permitted development rights'. They derive from a general planning permission granted by statute rather than the local authority.

Permitted development rights are more restricted in Conservation Areas and National Landscapes.

Plot Passport
A short, plot-specific design framework that sets out the agreed rules for the design and development of an individual self-build or custom-build plot, including matters such as scale, form, materials, access, boundaries and landscaping, while allowing scope for individual design choice.

Prior approval process
Some proposals for 'permitted developments' involving tele-communications, demolition, agriculture or forestry are subject to a process whereby details are notified to the local planning authority prior to the development taking place.

Qualifying Body
This is a town or parish council authorised to act in relation to a neighbourhood area for the purposes of a neighbourhood development plan.

Rural Exception Sites
Small sites used for affordable housing in locations which would not normally be used for housing. Rural Exception Sites seek to address the needs of the local community by providing accommodation only for either current residents or persons who have an existing family or employment connection.

Secured by Design
Official police security accreditation that works to improve the security of buildings and their immediate surroundings

Self-Build and Custom-Build Housing
Housing built by an individual, group of individuals or persons working with or for them, to be occupied by that individual.

Service Village
The Hambleton Local Plan defines a 'Service Village' as a larger village where modest development has taken place in the past and where a selection of services tend to be located. Husthwaite is listed as a Service Village due to it having 'services' such as the pub, village hall and primary school.

Statutory Consultees
Statutory consultees for the purposes of neighbourhood planning are defined within the Neighbourhood Planning (General) Regulations and will include the local planning authority and a range of statutory bodies who might have an interest in development in the neighbourhood area, for example Historic England.

Steering Group
A steering group is a committee of individuals made up of community representatives who take forward a neighbourhood planning project on behalf of a town or parish council.

Strategic Environmental Assessment
An assessment of the impact of the effects of a proposed neighbourhood plan on the environment. A preliminary screening is usually undertaken by the relevant local authority to indicate whether such an assessment is needed.

Sustainable Drainage Systems (SuDS)
A term for a set of environmentally-friendly techniques that are designed to help manage and control surface water runoff. They do not apply to foul water drainage. The aim of SuDS is to mimic natural water management processes - includes ponds, swales, soakaways, tree pits, permeable paving and water harvesting.

Town and Country Planning Act 1990
The Town and Country Planning Act 1990 is an act of the British Parliament regulating the development of land in England and Wales.

The Regs
The Neighbourhood Planning Regulations 2012 which set out the detailed rules for Neighbourhood Planning

Use Classes
The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of all land and buildings into various categories known as 'Use Classes'. These include domestic dwellings (class C3) and light industrial uses (class E(g)(iii)). Moving from one class of use to another usually requires planning permission.

Some uses do not fall within any of the general classes and are covered by specific legislation. These are called 'sui generis'.

Windfall Site
Sites which have not been specifically identified for housing in the development plan.

8. Acknowledgements

Over and above the people specifically acknowledged in the Foreword at the start of this document, we would like to thank our community for its support and strong engagement with this project and particularly those residents and business owners who completed our parish survey and/or commented on the consultation draft.

We would also like to thank the following for their feedback provided as part of the Reg 14 consultation:

- Broadacres Housing Association
- Environment Agency
- Historic England
- Howardian Hills National Landscape
- Husthwaite Historical Society
- Husthwaite Parochial Church Council
- National Gas
- National Grid (NGET)
- North Yorkshire Council (various departments and teams)

We would like to the following individuals:

Emma Golten - local graphic designer - who has done a fabulous job of turning our jumble of words and pictures into this lovely document.

Lawrie Hill - for the design of the HNP logo.

The teams of people at **AECOM** led by **John-Michael Chidwick** and **Matthew Kearney** who worked on our Design Code and Housing Needs Assessment.

Dave Chapman at Locality - for his advice and support regarding neighbourhood plan funding.

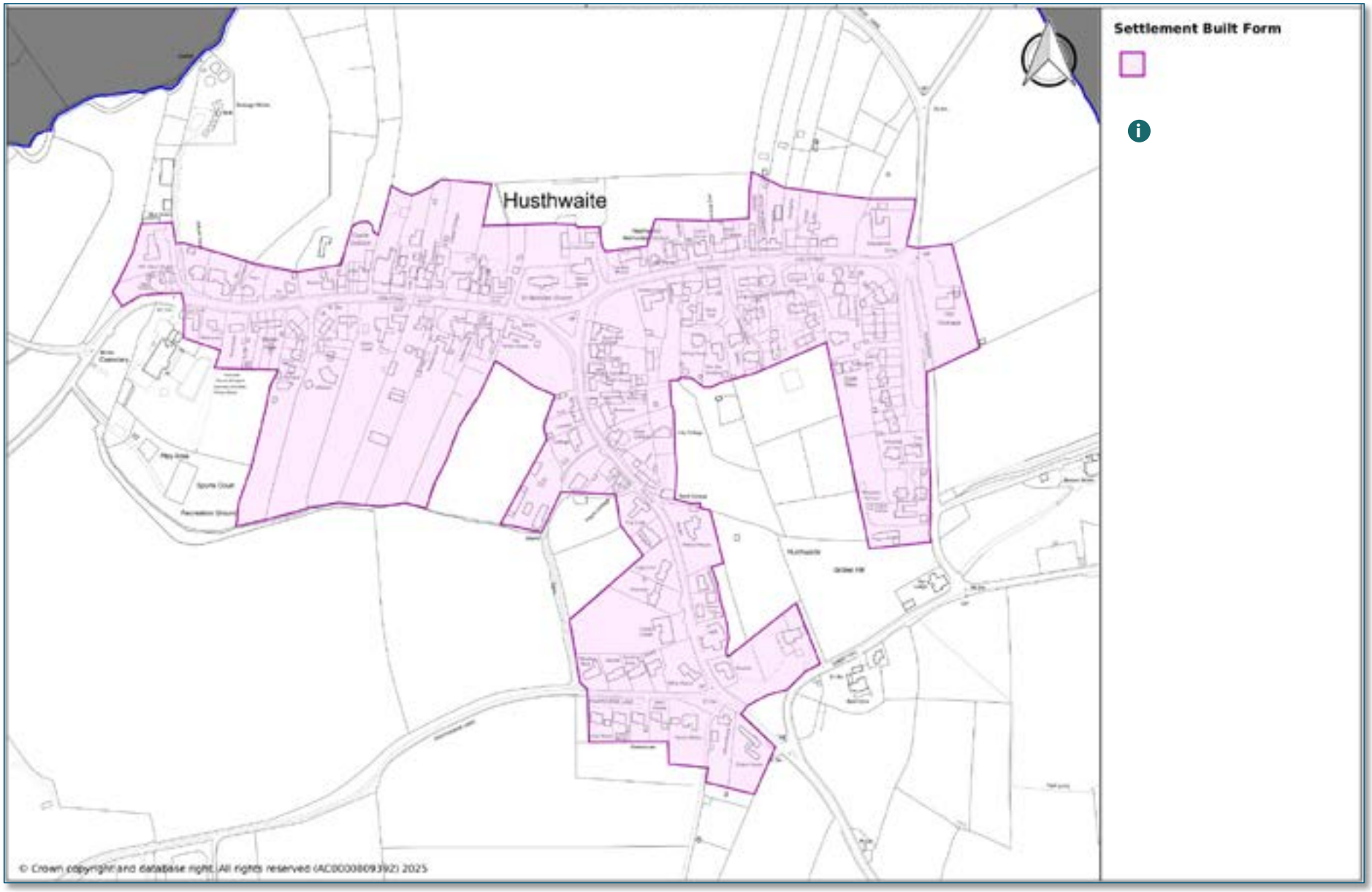
Jane Kendrick from Terrington Parish Council - who led their neighbourhood plan project which inspired us to follow suit and who generously provided advice and encouragement.

Finally **all the local residents** who have allowed us to photograph them at various events. We have also re-used photos previously published on village website or village newsletter. If anyone is unhappy about any particular photo being used in this document, please contact clerk@husthwaitepc.gov.uk and we will remove it.

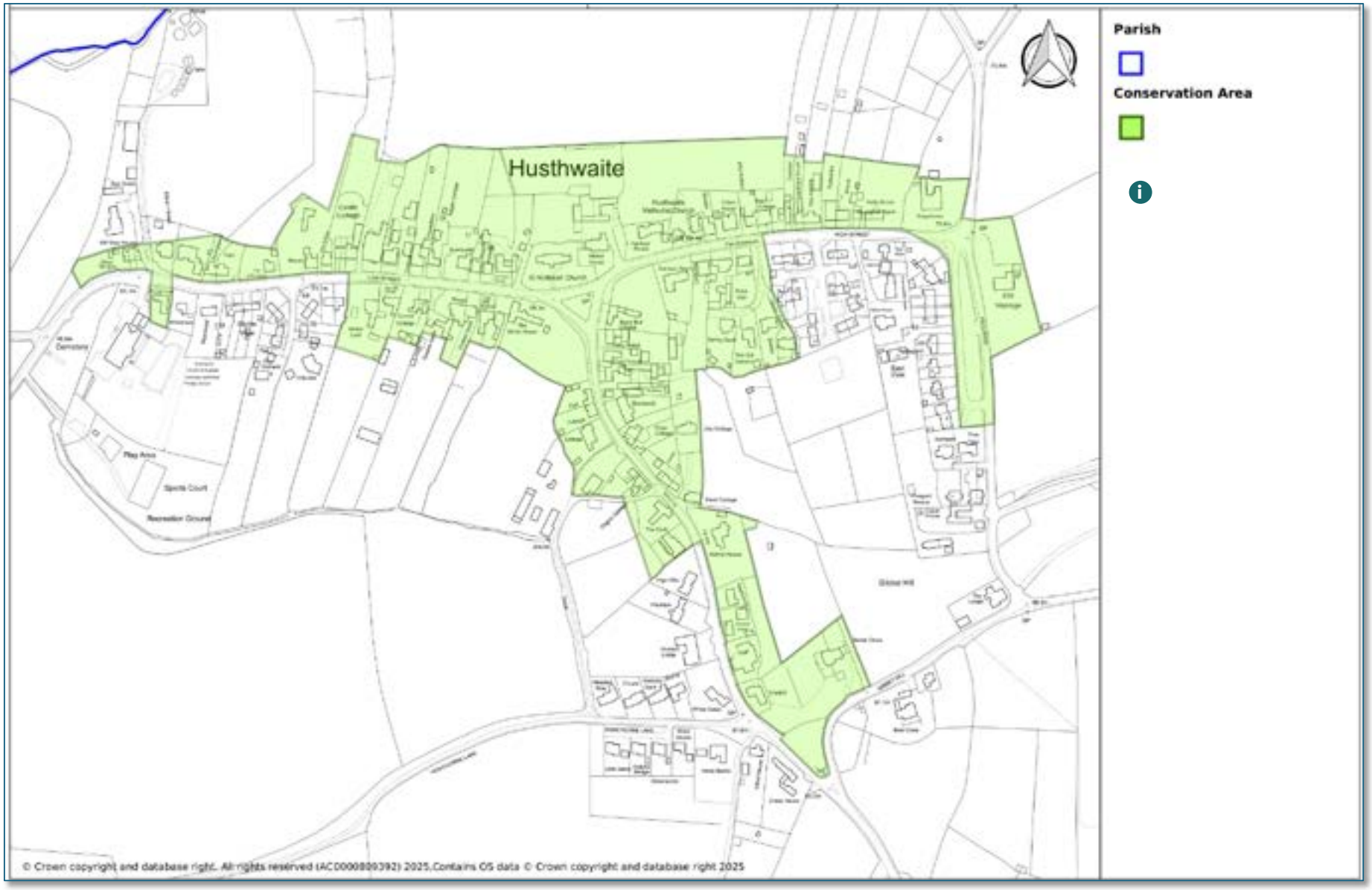
9. Husthwaite Parish Neighbourhood Development Maps

Information Map 1: **The Designated Husthwaite Parish Neighbourhood Development Plan Area**

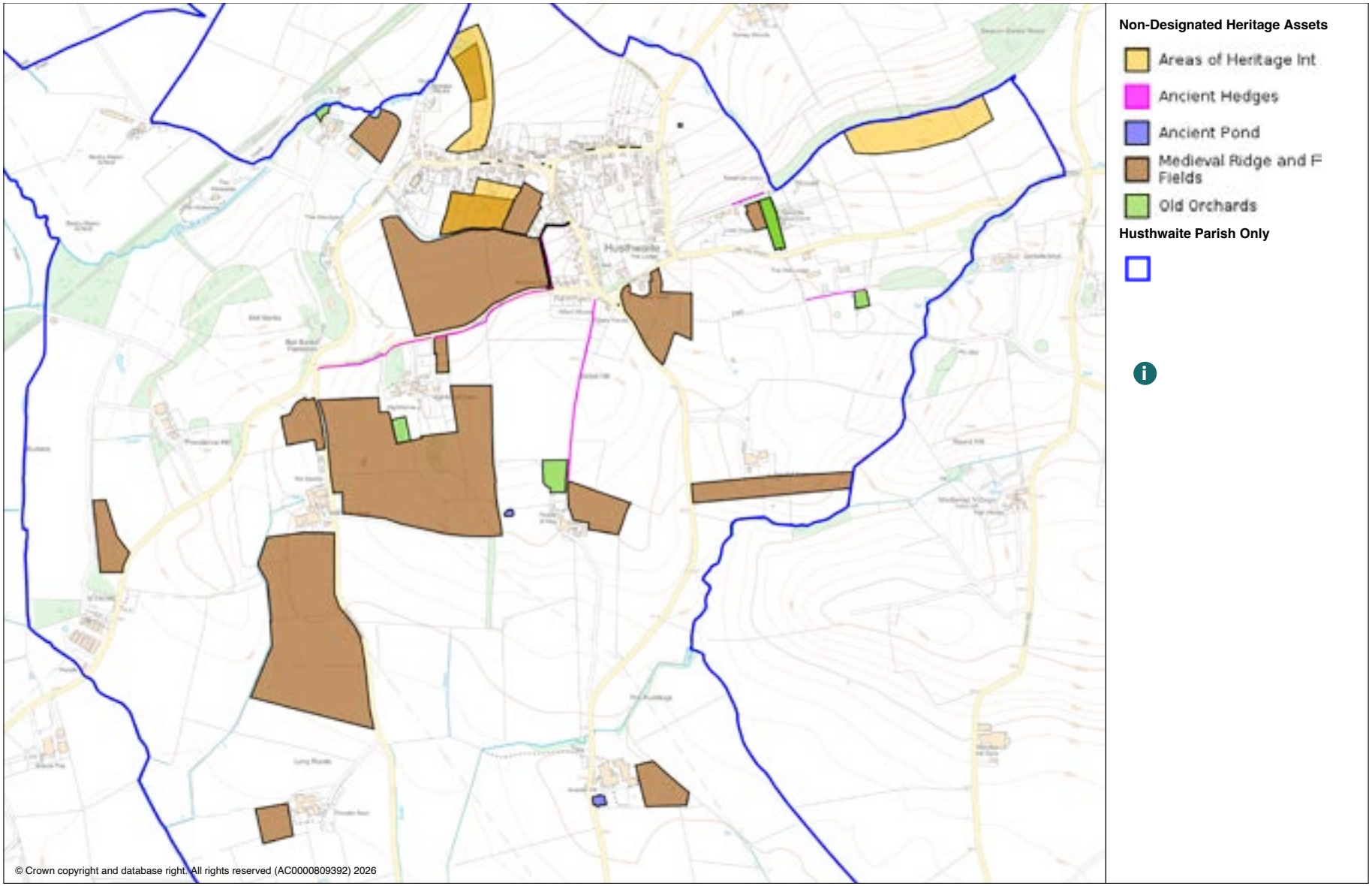
Information Map 2: Settlement Built Form (indicative)



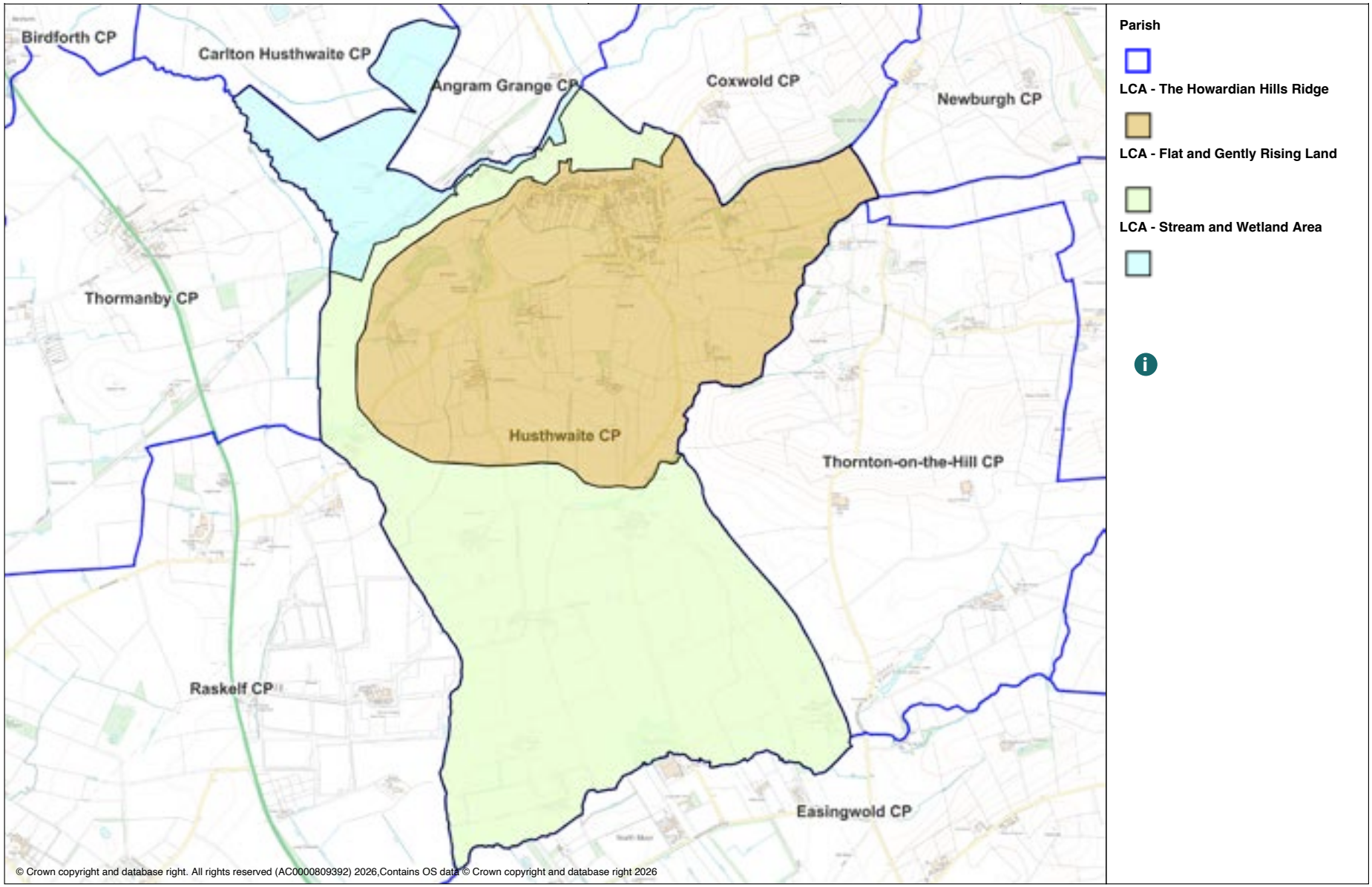
Policies Map 1: Husthwaite Conservation Area



Policies Map 2: Non-designated Heritage Assets



Policies Map 3: Local Landscape Character Areas



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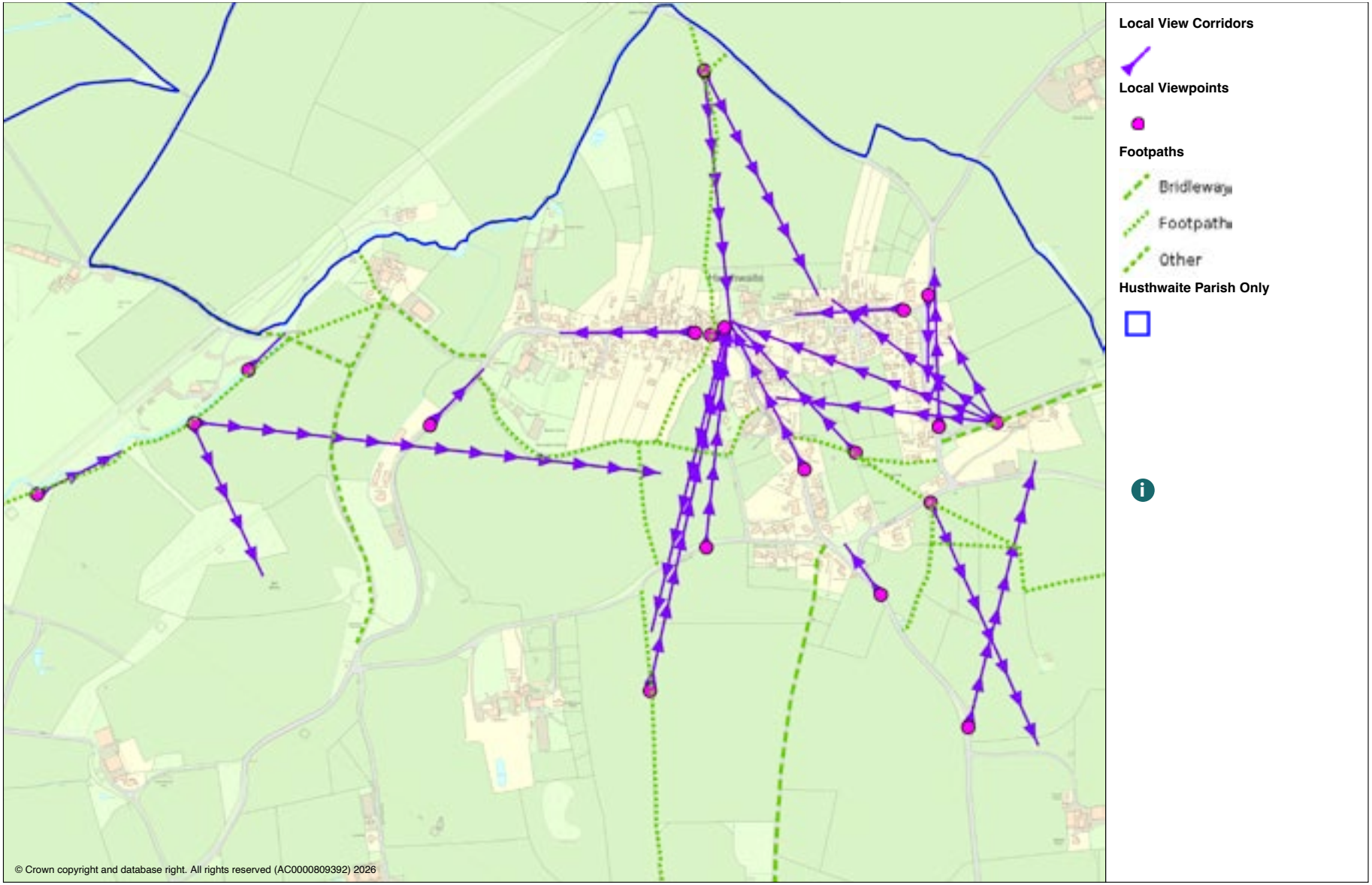
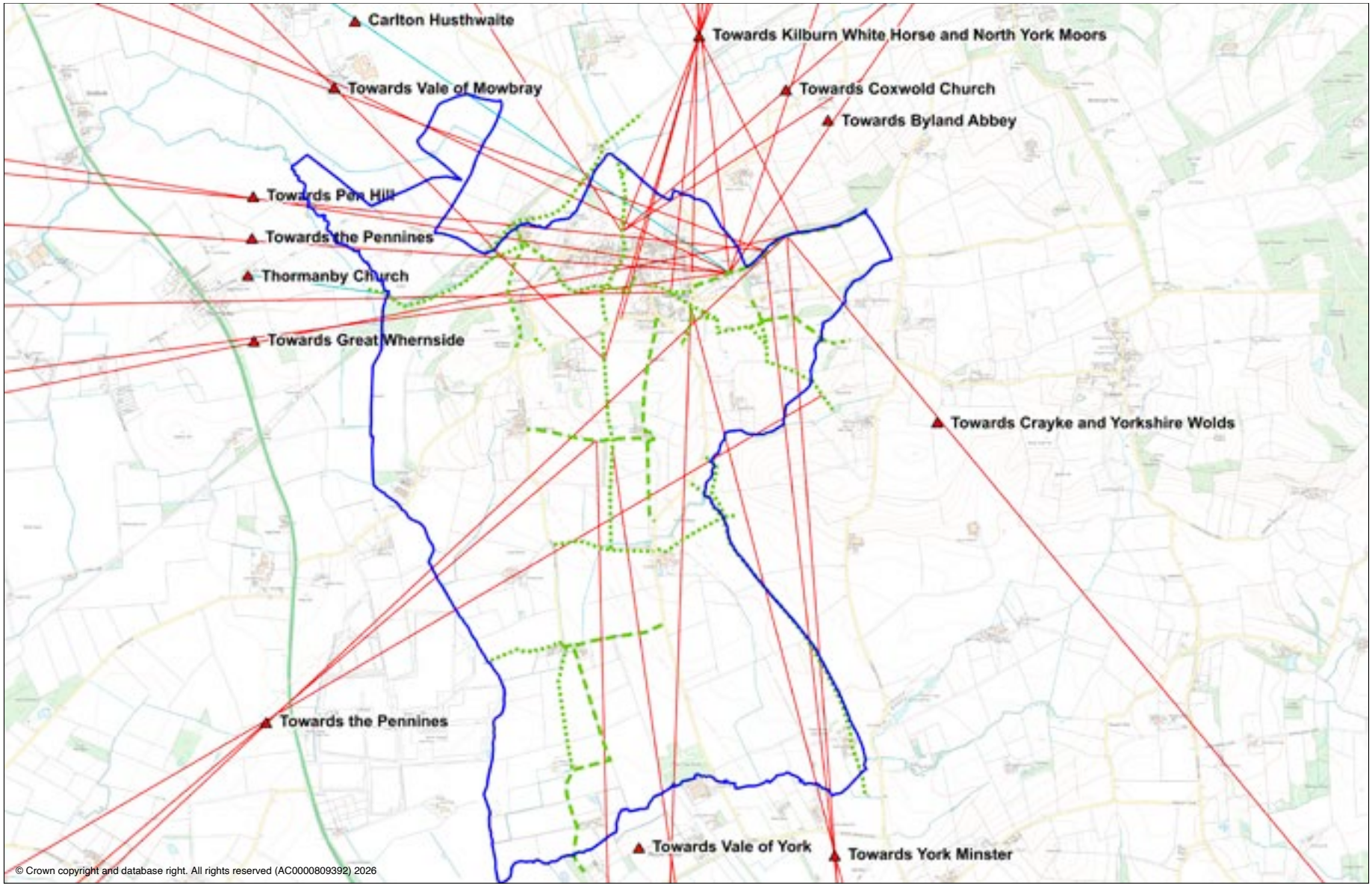
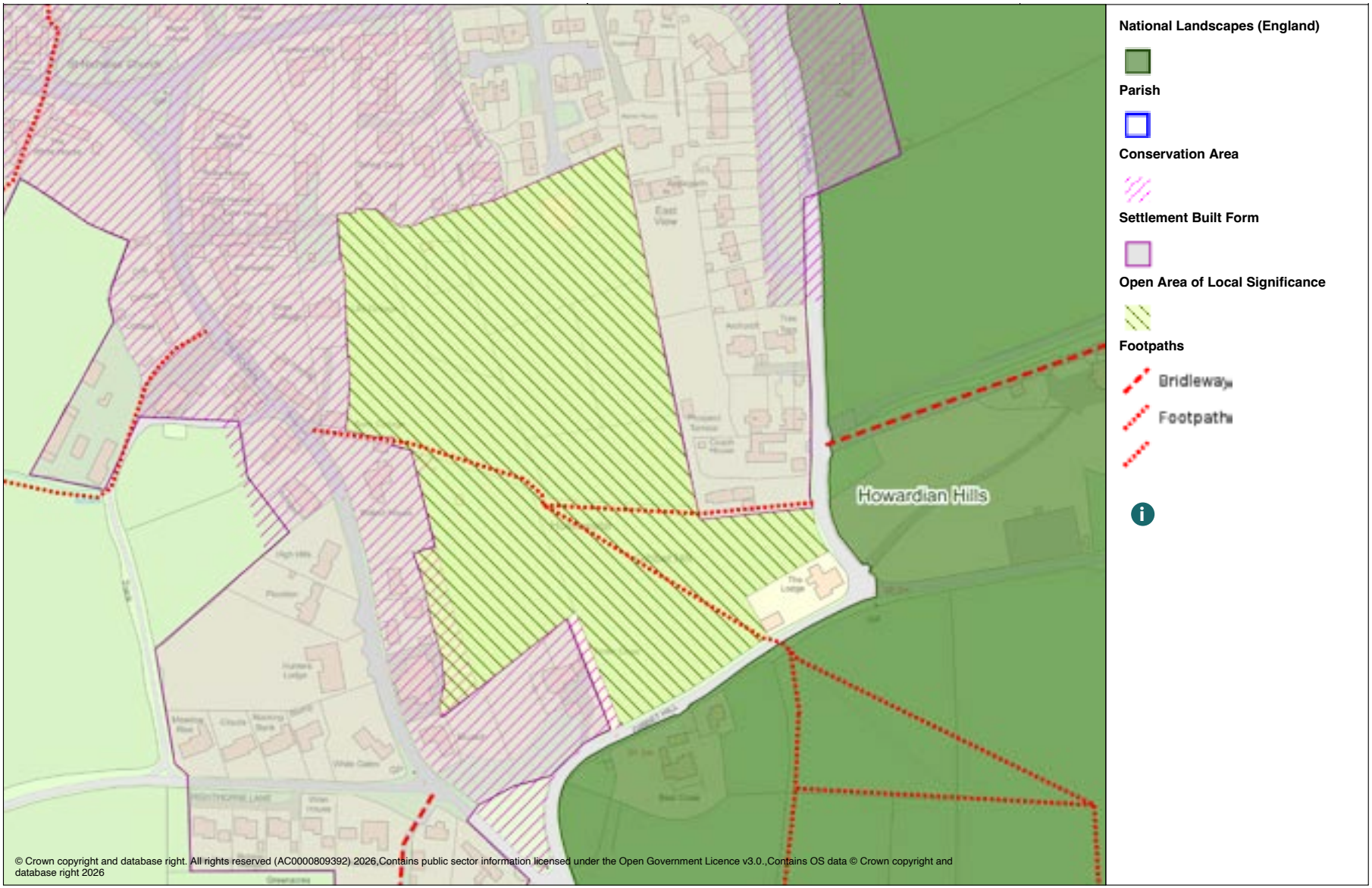
Policies Map 4A: Local View Corridors in and Around the Village



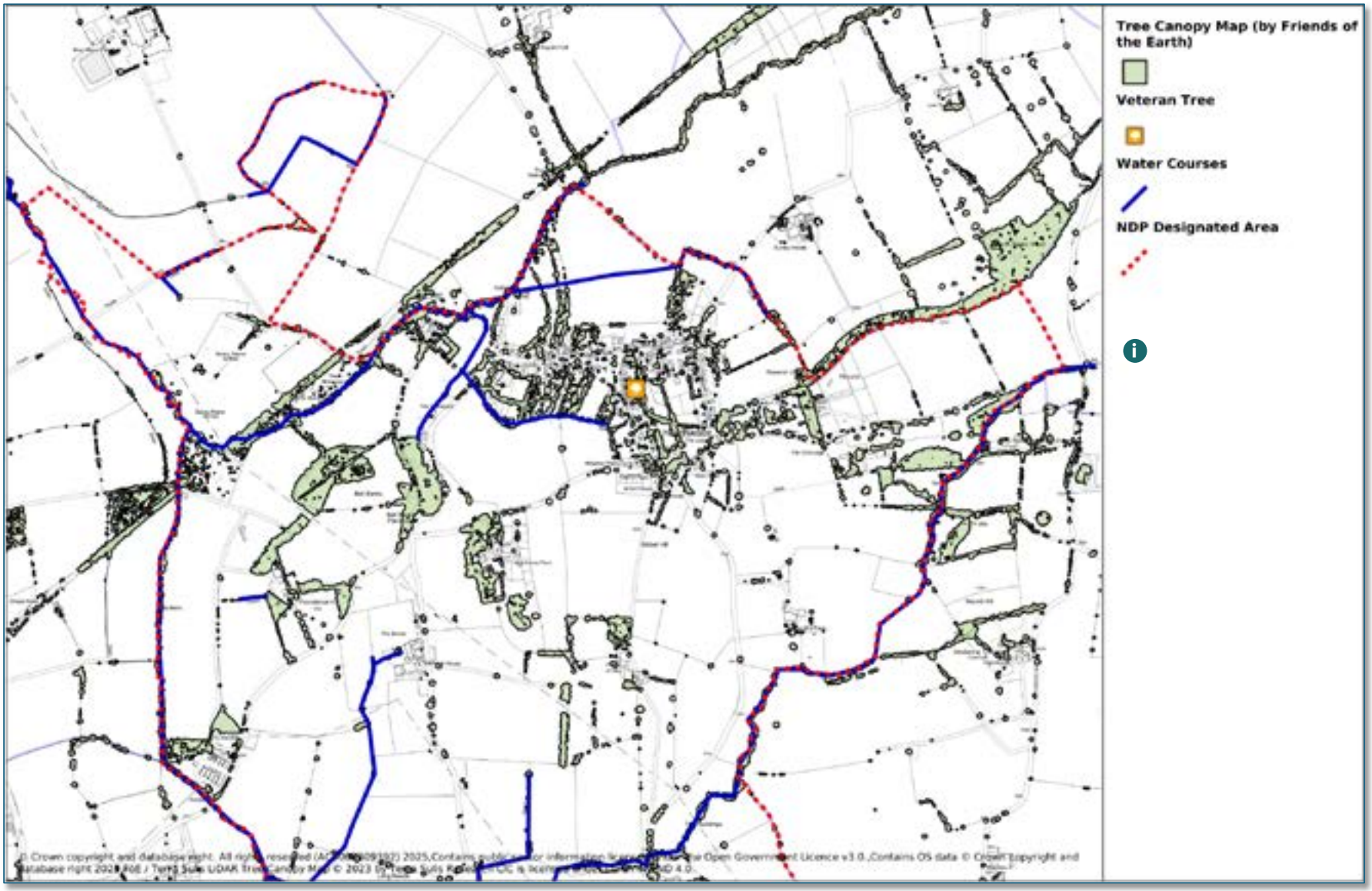
Policies Map 4B: Longer Views from the Parish



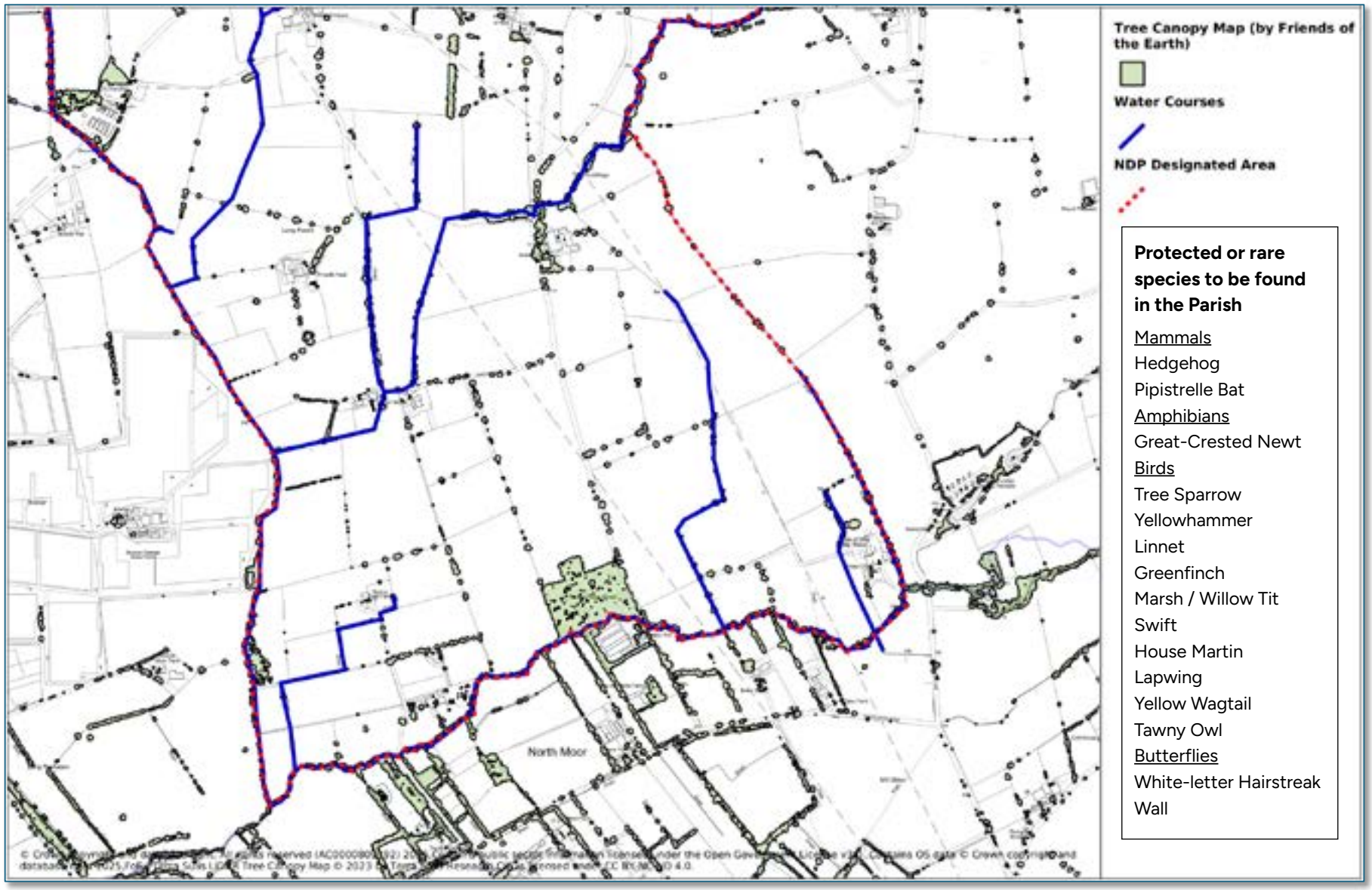
Policies Map 5: Open Area of Local Significance



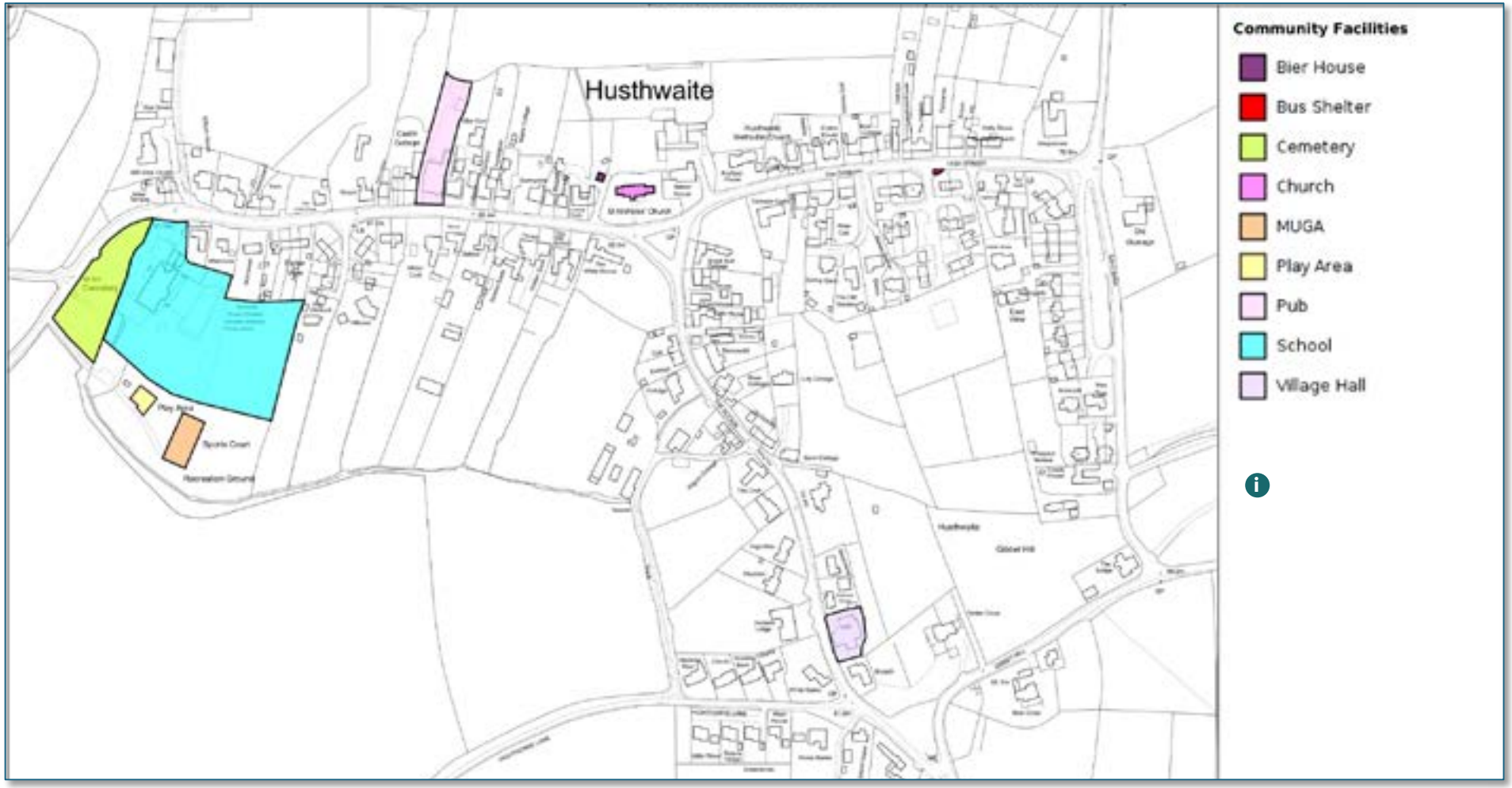
Policies Map 6A: Green Infrastructure North



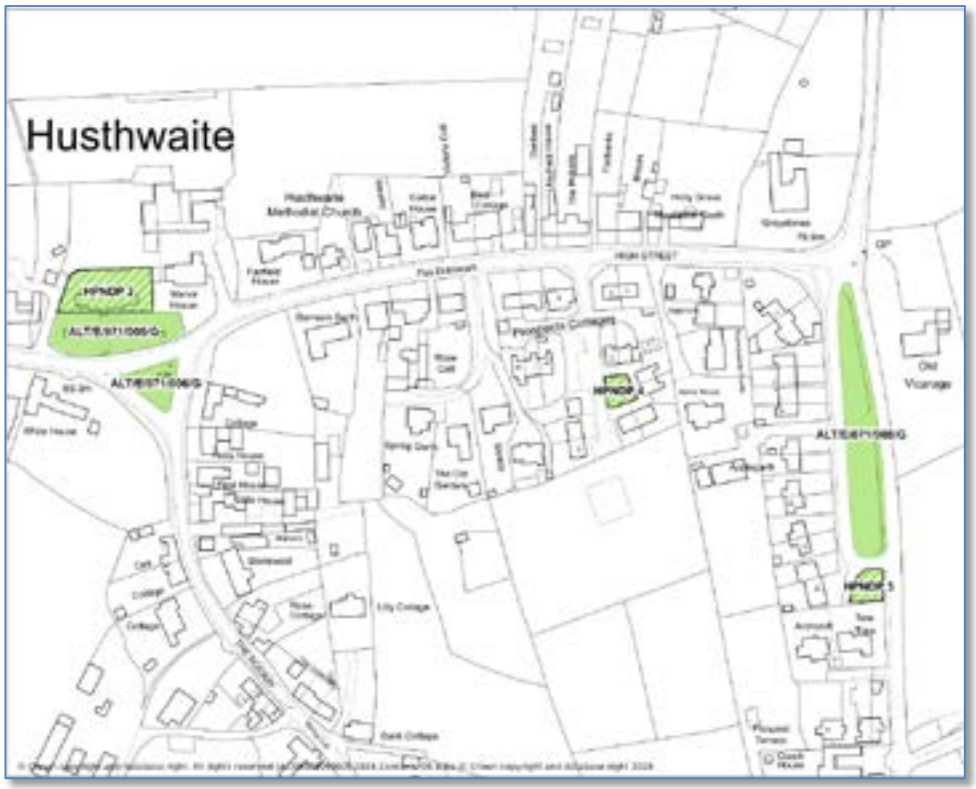
Policies Map 6B: Green Infrastructure South



Policies Map 7: Community Facilities / Recreation and Open Spaces



Policies Map 8A, 8B, 8C: Local Green Spaces



Husthwaite Parish Neighbourhood Development Plan

2025 - 2036