



Yorkshire Wolds Area of Outstanding Natural Beauty Designation Project

Supplementary Information: Farming Webinar Questions

Introduction

Natural England is the public body responsible for conserving and enhancing the natural environment in England. One of Natural England's responsibilities is to decide whether an area should be given special status and protection by designating it as a National Park or Area of Outstanding Natural Beauty (AONB¹).

The proposed Yorkshire Wolds AONB project has now reached the stage of statutory consultation. This provides everyone, from local authorities and infrastructure providers through to landowners, businesses, residents, and visitors, with the opportunity to have their say and to look at the work carried out to date and the proposals for a new AONB.

A number of documents (the **Consultation Pack**) have been written, explaining the process and the proposals, and these are available to view online, or to take home from events that will be held within the local area. In addition, copies of more technical documents (**Supporting Information**), such as the assessments that have been carried out, are also available to view online and within local libraries and local authority offices.

The purpose of this document is to help inform about AONBs and the Yorkshire Wolds Designation Project in particular; the designation process and Natural England's role; as well as some of the implications for any area that may be designated as an AONB.

This document is in response to a number of questions that were raised during the farming webinar held on 26th November 2024. Answers to these questions have been published in a supplementary information document as there wasn't time to answer them all during the webinar.

1 AONBs have recently been rebranded as National Landscapes. Under the Countryside and Rights of Way Act 2000, Natural England would designate an Area of Outstanding Natural Beauty (AONB), not a National Landscape. Therefore, this document will continue to refer to the area as a proposed AONB. If designated, it would then be known as a National Landscape.

Planning & Permitted Development Rights

Q: Would it be possible for the permitted development changes to be circulated after the meeting, to everyone in attendance?

Q: Could you expand more on potential impact on planning permissions? From experience that is where the concerns of farmers tend to lie. What could be the practical implications for on farm development if the AONB has a statutory duty to 'conserve and enhance' natural beauty?

Q: Please share what permitted development rights are likely to be removed and what the NYC or ERC propose to leave in place.

A: Natural England understands that you may have concerns around the implications of AONB designation on planning, and how that might impact how you manage your farm/land. However, although AONB designation may lead to some additional protections, it shouldn't restrict appropriate, well designed, sympathetic agricultural buildings and extensions, that complement the existing landscape. The key is early engagement with LPAs to understand what will be acceptable in your area.

All planning decisions will continue to be made by the existing local planning authorities in accordance with national and local planning policy. However, designation as an AONB does mean that an area, and its setting, will be subject to some increased controls on development; considering the impact of the proposed development on the surrounding landscape and the statutory requirement to conserve and enhance the natural beauty of the designated area. For example, this may limit the scale and extent of a proposed development, or influence where it is sited and how it is designed in order to minimise adverse impacts on the designated area.

Permitted Development Rights (PDRs) allow you to carry out certain types of development without the need to apply for planning permission. Permitted Development Rights are subject to a number of requirements in order to control their impact, including the withdrawal or restriction of some categories within AONBs. Some Permitted Development Rights also require 'prior approval' before they can be used. Permitted development categories cover a wide range of development types: from extensions and alterations to existing buildings, minor operations such as erecting fences, changes of use and temporary buildings; through to agriculture & forestry, renewable energy and transport related development. The application of Permitted Development Rights should be discussed with your local planning authority in order to establish whether they would apply to the development you are considering.

A summary of which permitted development rights are currently affected by designation as an AONB is included within the Desirability Assessment report (a copy of this text is included below). Examples of permitted development rights categories that may be of particular relevance to farmers and landowners include the following:

- **Part 3, Class Q:** Change of use from an agricultural building to a dwellinghouse – AONB designation would mean that development would not be permitted under this class of permitted development
- **Part 3, Class R:** Change of use from an agricultural building to a flexible commercial use – AONB designation would not result in additional restrictions on, or the removal of,

permitted development under this class

- **Part 4, Class B:** Temporary use of land - AONB designation would not have an impact on the types and duration of temporary land use, including the provision of moveable structures, permitted under this class.
- **Part 6, Class A:** Agricultural development on units of 5 hectares or more – AONB designation would not result in additional restrictions on, or the removal of, permitted development under this class. However, it should be noted that it is a condition of this class that for some forms of development, e.g. the erection of a building, the developer must first submit details of the proposed development to the local planning authority to determine whether their approval will be required for some aspects of the development. This may result in an indirect impact on planning due to AONB designation, as the local authority will need to consider the impact of the proposals on the landscape under their statutory obligation to conserve and enhance its natural beauty.

As can be seen, the impact of AONB designation on planning varies greatly, depending on the type and scale of development proposed. Some aspects of planning, and permitted development rights, will remain largely unchanged. In other cases, proposed development will be subject to greater scrutiny in order to meet the statutory requirement to conserve and enhance the natural beauty of the surrounding landscape.

It should also be noted that Local Planning Authorities can restrict Permitted Development Rights to meet their own local circumstances, via an 'article 4 direction' or conditions on existing planning permissions. In some cases, permitted development rights can be expanded, e.g. via a Local Development Order, which is why it's important to discuss local circumstances with your Local Planning Authority before commencing any type of development.

Please also be aware that Permitted Development Rights are likely to be subject to change in the future, and the [Town and Country Planning \(General Permitted Development\) \(England\) Order 2015](#) (No. 596) (the GPDO) (as amended) should be checked for any amendments. Natural England advises that anyone considering undertaking building works, alterations or a change of use of land or buildings within AONBs seek appropriate advice and consult their Local Planning Authority beforehand.

The following is an extract from the Yorkshire Wolds AONB Designation Project Desirability Assessment, Appendix 2:

“Permitted Development Rights and Areas of Outstanding Natural Beauty September 2024

1. The Town and Country Planning (General Permitted Development) (England) Order 2015 (No. 596) (the GPDO) (as amended) sets out thresholds below which permitted development can occur subject to various limitations and conditions. These are referred to as Permitted Development Rights (PDRs) See legislation here.
2. AONBs along with Conservation Areas, National Parks, the Broads and World Heritage Sites are referred to as 'Article 2(3) land' within the GPDO. Schedule 2 sets out the PDRs which are excluded from Article 2(3) land including AONBs in England or where restrictions to specific PDRs apply in such areas. In some instances AONB are referred to directly, rather than as article 2(3) land and these instances are also included in this note.
3. Annex 1 provides list of the PDRs where specific reference is made to Article 2(3) land in

Schedule 2 (the relevant clauses are highlighted in bold). Please refer to Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (the “GPDO”) for the details of the specific restriction referred to.

4. This note takes into account amendments to GPDO made since the publication of the original 2015 GPDO. The Statutory Instrument number and year is included for reference, and a list of these are included at the end of the document. Note there are additional amendments to the GPDO that are not relevant to article 2(3) land.
5. Please be aware that PDRs are likely to be subject to change in future and that the GPDO should be checked for any further amendments and appropriate advice sought before using permitted development rights in individual cases. It should also be noted that minor amendments to the GPDO 2015 appear periodically and that certain PDRs only continue for a limited period of time.
6. With the exception of the exclusions and restrictions listed below, PDRs generally apply equally within AONBs as elsewhere. In the circumstances where PDRs do not exist, the standard planning application process applies.
7. It is important to note that Local Planning Authorities can tailor Permitted Development Rights to their own local circumstances and may expand PDRs via a Local Development Order or Neighbourhood Development Order; or withdraw PDRs via an Article 4 direction.
8. Furthermore, some PDRs require ‘prior approval’ from the local planning authority. The relevant parts of Schedule 2 to the GPDO set out the procedures which must be followed when advance notification is required.
9. Natural England advises that anyone considering undertaking building works, alterations or a change of use of land or buildings within AONBs consult their Local Planning Authority beforehand. Planning Practice Guidance related to PDRs is available here.

Annex 1: List of PDRs in the GPDO 2015 (as amended) where specific reference is made to Article 2(3) land or specifically to Areas of Outstanding Natural Beauty

Part 1: Development within curtilage of a dwelling house

- Class A enlargement and improvement of a dwelling house: **A.1 (g) restrictions to particular works to a dwelling house set out at A.1 (g) A.2, AA.1 (b)(i)** (SI 2015/596)
- Class B additions etc to the roof of a dwelling house: **exclusion specific to B1(f)** (SI 2020/632 and SI 2020/755)
- Class E buildings incidental to the enjoyment of a dwelling house: **more restrictive conditions with specific regard to E2 and E.3.** (SI 2015/596)
- Class G Chimneys etc on a dwelling house: **more restrictive conditions with specific regard to G1(c)** (SI 2015/596)
- Class H microwave antenna on a dwelling house: **restriction with specific regard to H1(e) siting of installation.** (SI 2015/596)

Part 3 Changes of Use

- Class M certain uses to dwellinghouses (covering launderette, betting office, pay day loan shop or hot food takeaway **specific exclusion at M.1 (g) (i)** (SI 2016/332 and 2021/814)

- Class N, specified sui generis uses to dwellinghouses (covering amusement arcades or centres or casinos) - **specific exclusion at N.1 (e)** (SI 2015/596)
- Class P, storage/distribution to dwellinghouses - **specific exclusion at P.1 (g)** (SI 2015/596)
- Class Q, agricultural buildings to dwellings and associated building operations - **specific exclusion at Q.1 (k)** (SI 2015/596)

Part 4 Temporary Buildings and Uses

- Class E temporary use of buildings/land for film making - **specific exclusion to E.1 (d)** (SI 2015/596)

Part 7: Non-domestic extensions, alterations etc

- Class A extensions of commercial, business or service premises: **A1(a) (i) (aa) specifies smaller thresholds and restrictions (c)(i)(bb) and (e) and material choice at A.2 (b)** (SI 2015/596 name amended by SI 2021/814)
- Class C click and collect facilities - **exclusion specific to C1 (f) (i)** (SI 2015/596)
- Class D modification of shop loading bays: **exclusion specific to D1(i)** (SI 2015/596)
- Class F deleted (SI 2021/814)
- Class H extensions etc of industrial and warehouse: **size specific restriction set H1(a) (i) and extension size criteria at H.1(b)(i) and material choice conditions at H.2(d) and (e)** (SI 2015/596)
- Class L development at waste management facilities: **exclusion specific to L1(g) (i)** (SI 2015/596)
- Class M erection, extension or alteration of a school, college, university, prison or hospital building **includes additional conditions on material choices at M2(c) and (d) (orig except addition of 'prison')** (SI 2021/428)

Part 9 Development relating to roads

- Class D toll road facilities **subject to specific conditions to be met in D.2 (a) to (e)** (SI 2015/596)

Part 14 Renewable energy

- Class H Microgen wind turbines on dwelling houses etc: **exclusion specific to H2(I)** (SI 2015/596)
- Class I Stand-alone wind turbine on domestic premises etc: **exclusion specific to I.2(I)** (SI 2015/596)
- Class J Installation or alteration of solar equipment on nondomestic premises: **specific restrictions set out in J.1.(d) J.2 (c)** (SI 2015/596)
- Class K Installation or alteration of stand-alone solar equipment on nondomestic premises: **specific restriction set out in K1 (b) (ii)** (SI 2015/596)
- Class N installation etc of a flue for a biomass heating system: **specific restriction set out in N 1(e)** (SI 2015/596)
- Class O installation etc of a flue for a combined heat and power on a non-domestic building: **specific restriction set out in O.1(e)** (SI 2015/596)

Part 15 Power Related Development

- Class B electricity undertakings – the extension or alternation of buildings on operational land **specific size restriction at B.1 (c)(ii) and (iii)** (SI 2015/596)

Part 16: Communications

- Class A electronic communications code operators: (name amended SI 2016/1040)
 - **Ground Based Apparatus - specific height restrictions for stand-alone in A.1 (1)(c)(ii) (d)(ii)** (heights amended SI 2022/278)
 - Building based apparatus other than small antenna and small cell systems **height restrictions A.1(c)(i) and specific conditions A.1(2)(f)** (heights amended SI 2022/278)
 - Criteria for antennas and supporting structures installed, replaced or altered on article 2(3) **specific conditions A.1 (4)(a)** (SI 2015/596)
 - Electronic communications apparatus installed, replaced or altered on a dwelling house **specific exclusions A.1 5(e)** (SI 2015/596)
- Conditions related to visibility of electronic communication apparatus and development ancillary to radio equipment housing (Class A(a) and A(c)) **A.2 (1) (c)** (SI 2015/596).
- Development in article 2(3) land is permitted (**A.2 (3)(a)**) subject to prior approval conditions set out in **A.3** (SI 2015/596).
- Prior approval is not required for fixed-line broadband **A.2 (5)** (SI 2018/343)
- Class B other electronic communications development (name amended by SI 2017/1286) installation on a building etc. over 15m of a microwave antenna **specific restrictions B.1(i)** (SI 2015/596)
- Class C installation etc. of microwave antenna on a building etc. of less than 15m **specific restriction C.1(g)** (SI 2015/596)

Part 17 Mining and minerals exploration

- Class J, temporary use for mineral exploration - **exclusion specific to J1(c)** (SI 2016/332)
- Class JA, temporary use of land for petroleum exploration - **exclusion specific to J A.1 (b)** (SI 2015/596)

Part 19 Development by the Crown for national security purposes

- Class B extension or alteration of an operational Crown building **extension size restrictions B.1 (c)(i) and d(i)** (SI 2015/596)
- Class T electronic communication apparatus etc. for national security purposes – **specific exclusions at T2 and conditions to T(a)** (installation of electronic communications apparatus) at T(2), development in article 2(3) is permitted subject to conditions in T.5 (NB T.5 could not be found) (SI 2015/596)
- Class TA development by the Crown on a closed defence site **specific exclusion TA.1 (1)(d)(i)** (SI 2021/1464)

Part 20 Construction of New Dwellinghouses (SI 2020/756)

- Class ZA Demolition of buildings and construction of new dwellinghouses in their place **specific exception ZA1 (a)(ii)** (SI 2020/632)
- Class A New dwellinghouses on detached blocks of flats **specific exclusion A.1 (o)(i)**
- Class AA New dwellinghouses on detached buildings in commercial or mixed use **specific exclusion AA.1 (o)(i)** (SI 2020/755)
- Class AB New dwellinghouses on terrace buildings in commercial or mixed use **specific exclusion AA.1 (p)(i)** (SI 2020/755)
- Class AB New dwellinghouses on terrace buildings in use as dwellinghouses **specific exclusion AC.1 (n)(i)** (SI 2020/755)
- Class AB New dwellinghouses on detached buildings in use as dwellinghouses **specific exclusion AD.1 (n)(i)** (SI 2020/755)

Annex 2: Relevant Legislation

The Town and Country Planning (General Permitted Development) (England) Order 2015 (SI no. 596) (updated with all amendments)

Amendment Legislation (only includes SI where reference is made to article 2(3) land or AONB):

- The Town and Country Planning (General Permitted Development etc.) (England) (Amendment) Order 2024 (SI no.579)
- The Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2022 (SI no. 278)
- The Town and Country Planning (General Permitted Development etc.) (England) (Amendment) (No. 3) Order 2021 (SI no. 1464)
- The Town and Country Planning (General Permitted Development etc.) (England) (Amendment) (No. 2) Order 2021 (SI no. 841)
- The Town and Country Planning (General Permitted Development etc.) (England) (Amendment) Order 2021 (SI no. 428)
- The Town and Country Planning (General Permitted Development) (England) (Amendment) (No. 2) Order 2020 (SI no. 755)
- The Town and Country Planning (Permitted Development and Miscellaneous Amendments) (England) (Coronavirus) Regulations 2020 (SI No. 632)
- The Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2018 (SI no. 343)
- The Town and Country Planning (General Permitted Development) (England) (Amendment) (No. 2) Order 2016 (SI no. 1040)
- The Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2016 (SI no. 332) “

AONB Management

Q: The local authority management plans seem to be an integral part of the future of the AONBs. When will these be available? It seems they are a necessary part of the consultation process for landowners to engage with now.

A: The management plan is produced after the formation of the AONB. While the local authorities are responsible for preparing and publishing management plans for AONBs (National Landscapes), they are not solely responsible, and they are produced by an AONB partnership.

Each AONB partnership is different as it is tailored to the character and circumstance of that individual AONB but typically it will consist of all of the local authorities within the AONB, Natural England, representatives from other public bodies with an interest in the area, representatives of the parish councils, farmers, landowners and local businesses and interest groups such as wildlife, walking and recreation groups along with community groups. It can also consist of a support network of technical and working groups, advisory panels and staff units.

Partnerships are a valuable means of co-ordinating the management of countryside in multiple ownership. They bring together interested parties and encourage a strong sense of ownership. Landowners, land managers and farmers are directly responsible for the raw materials of the AONB landscape. It is the mosaic of past and present land management practices that forms much of the natural beauty of the AONBs. The views of this group should be taken on board in view of how Management Plan land management policies can be achieved on the ground. In return, this group will have the opportunity to take advantage of the land management initiatives which become available.

The management plan is produced collaboratively and reviewed every 5 years. Each AONB will manage the process differently but taking the Howardian Hills National Landscape (formerly AONB) as an example, for their recent management plan review, there were a number of themed workshops held on a range of topics and a general consultation with the wider public (in person and electronically). The results were fed into the management plan review along with latest guidance and requirements from Defra and Natural England as well as interpreting any changes since the last review (for example the rise in importance of climate issues, the focus on soil health, any new Local Plan, changes in legislation, changes to National Planning Policy, etc). The draft management plan goes out for public consultation and there is a duty for the AONB to inspect and respond to all comments. The partnership then presents the final draft of the management plan to the local authority for their endorsement who do have the final say, but usually take the advice of the partnership.

Consideration of Contemporary Features, e.g. Farm Buildings and Wind Turbines, during Technical Assessments

Q: Alison has said that special characteristics are all listed in the slides. Lucy talked about farm buildings and planning, and the applications for new farm buildings having to fit in with local characteristics (i.e. within the special characteristics). All the Wolds are a heavily industrialised agricultural environment, and they are full of large modern farm buildings juxtaposed to more traditional ones. But if you don't include this evidence in the local characteristics (i.e. there being modern buildings already) you are seemingly making it very difficult to erect further modern farm buildings even though they exist already. NE and R4C do you consider you have included the contemporary built landscape sufficiently in the assessments?

Q: How do wind turbines that are currently in the proposed area not affect the area's visual impact?

A: The role that contemporary features, such as farm buildings and wind turbines, play in the natural beauty of the Yorkshire Wolds is considered within the technical assessments. In carrying out the natural beauty assessment, detailed field surveys were carried out, including the consideration of the impact of elements such as farm buildings and wind turbines on the surrounding landscape.

For more information regarding the decisions that were made during the technical assessment stage of the designation process, please refer to the three technical assessment documents that have been produced:

- Natural Beauty Assessment
- Desirability Assessment
- Boundary Assessment

These documents contain a detailed description of the decision-making process. This includes specific references to a number of individual features, such as farm buildings and wind turbines, and the impact these features had on the decisions that were made and the extent of the area proposed for AONB designation.

For example, paragraph 5.2.6 of the Natural Beauty Assessment states:

“Incongruous features of many kinds can have an effect on natural beauty, particularly factors such as scenic or landscape quality, tranquillity and relative wildness. The extent to which any incongruous feature affects an area will be dependent on, for example, its scale, height, distance, surrounding topography, vegetation and movement. Where incongruous features are present this is noted within the evaluation and a judgement reached as to their effect on surrounding land. Often these issues will require further scrutiny at the boundary setting stage to ensure that only land which meets the natural beauty criterion is included within a designation.”

The technical assessment documents are available to view online at: <https://consult.defra.gov.uk/ne-landscape-heritage-and-geodiversity-team/yorkshire-wolds-designation/>

Alternatively, hard copies are available to view in the following locations (see next page):

Natural England Office

Foss House,
Kings Pool,
1-2 Peasholme Green,
York,
YO1 7PX

Flamborough Library

South Sea Road,
Flamborough,
YO15 1NG

**Howardian Hills National
Landscape Office**

The Old Vicarage,
Bondgate,
Helmsley,
York
YO62 5BP

**East Riding Council
Customer Service Centre**

7 Cross Street,
Beverley
HU17 9AX

Malton Library

St. Michael Street
Malton
YO17 7LJ

**North Yorkshire Council
Office**

Ryedale House
Old Malton Road
Malton
North Yorkshire
YO17 7HH

**Market Weighton Wicstun
Centre & Library**

14 Beverley Road,
Market Weighton,
YO43 3JP

Filey Library

Station Avenue
Filey
YO14 9AE

Quarries

Q: Village landscapes and traditional buildings seem an important characteristic of the 'natural beauty'. All the calcareous limestone quarries for stone repair in the area are currently closed: are there chances (or prior examples in other AONBs) within the boundary consultations to consider excluding these quarries from the AONB so we can use them in the future to source repair stone from?

A: Whilst we cannot be sure of the specific quarries you are referring to, nor can we comment on the possible future re-opening of any quarries within the Yorkshire Wolds, we can confirm that the location and impact on the landscape of several quarries was considered during the technical assessment stage. We can confirm that Whitewall Quarry and the quarry at Settrington Bridge/Sparrow Hall are outside of the area currently proposed for designation as an AONB.

Useful Information

Websites

To find out more about Natural England and the work that we do, please visit our website at:

www.gov.uk/government/organisations/natural-england

For more information about the proposed Yorkshire Wolds AONB designation project, and links to download documents, please visit the project website at:

www.yorkshire-wolds-designation-project.org/

To submit your responses to the Statutory & Public Consultation, please visit the consultation website at:

<https://consult.defra.gov.uk/ne-landscape-heritage-and-geodiversity-team/yorkshire-wolds-designation>

Email

To keep informed and/or request hard copies of the Consultation Pack documents, please email us on:

YorksWoldsDesignationProject@naturalengland.org.uk

Telephone

If you would like to request a copy of the Consultation Pack documents is sent to you at home, or would like to receive information in a different format, please give us a call on:

0300 060 3900

By Post

You can write to us at the following address:

Yorks Wolds Consultation
PO Box 295
HOLMFIRTH
HD9 9FS

www.gov.uk/natural-england

www.yorkshire-wolds-designation-project.org/

<https://consult.defra.gov.uk/ne-landscape-heritage-and-geodiversity-team/yorkshire-wolds-designation/>