



Ryedale Local Plan Monitoring Report 2018

Contents

1.0	Introduction	
2.0	The Development Plan- Local Plans and Supplementary Planning Documents	
3.0	The Ryedale Plan	
4.0	Progress against key milestones of the Local Development Scheme	
5.0	Duty to Cooperate Matters	
6.0	Community Planning (Neighbourhood Plans)	
7.0	Community Infrastructure Levy and S.106 Agreements	
8.0	Policies in the Adopted Development Plan not Implemented	
9.0	Indicators	
	9.1 Spatial Approach	
	9.2 Housing Land Supply and Delivery	
	9.3 Delivery of Affordable Homes	
	9.4 Meeting the needs of Gypsies and Travellers	
	9.5 Meeting Specific Housing Needs	
	9.6 Employment Land Supply	
	9.7 Meeting the Needs of Town Centres	
	9.8 The Land-Based Economy	
	9.9 Transport and Accessibility	
	9.10 Community facilities	
	9.11 Heritage	
	9.12 Design	
	9.13 Landscape	
	9.14 Biodiversity	
	9.15 Natural resources	
	9.16 Mitigating and Adapting to Climate Change	
10.0	Summary of Delivery Aim 1 To create opportunities to retain and create jobs, skills and prosperity and to develop a diverse and resilient economy that supports an ability to live and work in Ryedale	

11.0	<p>Summary of Delivery Aim 2 To work toward rebalancing the age structure of the District; protect and enhance the safety and well-being of local communities; improve choices for local people and meet their needs for new homes, jobs, shops and services</p>	
12.0	<p>Summary of Delivery Aim 3 To protect and enhance the environment, Ryedale's unique character and special qualities associated with its high quality landscapes, rich historic and cultural heritage and a wealth of biodiversity; utilising natural assets and resources for renewable / low carbon energy generation; minimising the risk of flooding and increasing resilience to climate change</p>	

1.0 Introduction

- 1.1 All Local Authorities are required to produce a Monitoring Report (MR) formally known as an Annual Monitoring Report (AMR). The report has been produced in accordance with the requirements of the Town and Country Planning (Local Planning) (England) Regulations 2012. There is no longer a requirement to submit the MR to the Secretary of State. This Monitoring Report is for the period 1 April 2017 – 31 March 2018.
- 1.2 A key purpose of the Monitoring Report is to monitor the effectiveness of planning policies in the District, and to highlight the extent to which they are meeting social, economic and environmental Aims and Objectives of the Ryedale Plan (as the Development Plan). This is achieved through the monitoring of planning applications; those approved and refused, and what development is completed during the year. The indicators for monitoring the Plan are presently set out in the Local Plan Strategy, which provides the strategic planning framework for the District. The MR will be used to highlight whether there are any policies that will need to be changed or modified, if they are not achieving their intended purpose, which is to work towards the achievement of sustainable development. As the Ryedale Plan has been adopted for approach five years, it will be important to look at any trends to see if the Plan has been effective in meeting its social, economic and environmental objectives.
- 1.3 The Monitoring Report's other main purpose to record the implementation of Development Plan Production; The work undertaken in respect of The Duty to Cooperate; record the stages of any Neighbourhood Plans in production and record any revenue generate by the Community Infrastructure Levy, and where that money is distributed/spent. The Monitoring Report also sets out if any Policies in the Development Plan are not being implemented, and why.
- 1.4 This Monitoring Report and the previous reports are available to view at <http://www.ryedaleplan.org.uk/other-documents/monitoring-report>

The report is available as a paper copy (a charge is payable).

2.0 Development Plans- Local Plans and Supplementary Planning Documents

Ryedale's planning policy framework primarily consists of the Ryedale Plan, which is the Local Plan / Development Plan for the District. The structure of which is set out below. There are a small number of Policies 'saved' from the 2002 Ryedale Local Plan <http://www.ryedaleplan.org.uk/ryedale-local-plan>. The Proposals Map is also saved.

The Ryedale Plan - The Development Plan

Local Plan Strategy

Local Plan Sites

The Helmsley Plan

**Proposals Map/
Policies Map**

**Neighbourhood
Plan(s)**

Supporting Documents

Supplementary Planning Documents

Infrastructure Delivery Plan

Community Infrastructure Levy Charging Schedule

Statement of Community Involvement

Monitoring Report

Local Development Scheme

Supplementary Planning Documents are:

Helmsley Conservation Area Appraisal (SPD)
Ryedale Residential Design Guide (SPG)
Ryedale Rural Design Guide (SPG)
Settrington Village Design Statement (SPD)
Shop front design and signs (SPG)
Slingsby, South Holme & Fryton Village Design Statement (SPD)

These are available at

<http://www.ryedaleplan.org.uk/other-documents/supplementary-planning-documents/21-adopted-supplementary-planning-documents>

3.0 The Ryedale Plan

- 3.1 Ryedale is situated in the north of England, in the County of North Yorkshire. Geographically it is the largest District in North Yorkshire, covering an area of some 575 square miles, and is predominantly rural in nature being categorised as a Defra "Rural 80" District where at least 80% of the District's population live in rural settlements and larger market towns. A striking characteristic of Ryedale is the outstanding quality of its countryside, villages and market towns, and this is valued by both residents and visitors. This is reflected in the fact that close to two thirds of the District is covered by national landscape designations. Approximately a third of Ryedale, the northern part of the District, is within the North York Moors National Park. As a result of this, Ryedale District Council does not perform any planning functions within the National Park, since they are the responsibility of the North York Moors National Park Authority. However, the Howardian Hills Area of Outstanding Natural Beauty, in the western part of the District, is within Ryedale District Council's planning jurisdiction. There are the locally important landscapes of the southern fringe areas of the North York Moors, the northernmost section of the Yorkshire Wolds and the Vale of Pickering.
- 3.2 Much of the Ryedale community already benefits from a high quality of life, which includes attractive landscapes and historic market towns, very low levels of crime, good health, low unemployment, high educational attainment and a relatively affluent population. However, there are a number of issues that the Ryedale Plan can assist in addressing in order to ensure we maintain a balanced and sustainable community. These primarily revolve around: the provision of affordable homes; meeting the needs of the District's aging population, and helping to bring about a more balanced age of population; broadening employment opportunities to improve wage levels; and improving accessibility in the District. Consultation over a number of years has formed the Strategic Vision for Ryedale, to be delivered through the Local Plan Strategy and other Development Plan Documents.

The Strategic Vision of the Ryedale Plan

Vision

In 2027 Ryedale will continue to be the attractive place to live, work and visit that it is today. Our economy will be stronger, more resilient to change and attractive to investors. Our communities will be better balanced and provided with wider choices of homes, jobs, shops and access to the services on which they depend. Our rural identity will be strengthened and our distinctive and high quality landscapes and biodiversity will be protected and enhanced.

Our Market Towns will be vibrant service centres and centres of social activity for local residents and visitors. They will act as a network of accessible and sustainable centres serving their wide rural hinterlands. The focus of new homes, jobs and shops: they will have each retained their individual and unique identities:

Malton and Norton will be supported as Ryedale's Principal Town. Malton's historic town centre will be the thriving and attractive cultural and economic heart of the area, supported by transport and public realm improvements. The economy of the Towns will have grown to develop wider outward facing links with the York economy and to develop the economic opportunities presented by their rich historic and cultural heritage. Strategic community and leisure facilities such as the hospital, railway station and leisure facilities will have been retained and improved.

Pickering will be the main service centre serving northern Ryedale, reinforcing its longstanding role throughout history as a strategic location and vantage point over the Vale of Pickering. Local facilities and services will be improved and the Town's fine historic fabric and wider historic setting will have been retained. Complementing its role as a vibrant working market town, Pickering will continue to be an important visitor destination in its own right as well as a gateway to the North York Moors National Park and to tourist attractions and recreation opportunities in northern Ryedale.

Kirkbymoorside will remain the relatively small and busy local market town that it is today, focussed on providing for the everyday needs of local people and consistent with its historic role as a trading post for the surrounding area. The historic and architectural integrity of the Market Place will remain intact and as Ryedale's first 'Transition Town', Kirkbymoorside will be well on its way to achieving its low carbon and sustainable community ambitions.

Helmsley will continue to provide essential services and facilities for its local community which will be successfully balanced with its role as a regionally important visitor destination. Its role and reputation as a niche location for high quality shopping, hospitality and food based activity will be firmly established.

Our Villages will have retained their individual identities and their own character. The development that they will have experienced will better meet the needs of local people.

Our Countryside will be an attractive, productive and multi functional resource .Traditional activities such as food production, tourism, recreation and leisure will be accompanied by wider roles for flood storage and prevention and appropriate new forms of energy production.

4.0 Progress Against Key Milestones of the Local Development Scheme (LDS)

- 4.1 The Local Development Scheme (LDS) sets out a three-year programme for the production of principal planning policy documents. This includes a detailed schedule of target dates for the completion of various stages in the production of such documents. The LDS is important in ensuring that an appropriate policy framework is established in a timely manner, as well as in making members of the public and other stakeholders aware of when they can become involved in its production. It is for the Monitoring Report to report progress of planning policy development against the LDS.
- 4.2 Since the requirement for the production of an LDS was first implemented the Council has prepared a number of LDSs to publicise Development Plan production, which is a reflection of the number of changes which the Ryedale Plan has witnessed from its inception.
- 4.3 On 11 October 2017 the LDS was updated and agreed by Members of Planning Committee, to accurately reflect the proposed Publication of the Local Plan Sites Document and Policies Maps. The following paragraphs therefore reflect this latest LDS and the current position of planning policy production.

Local Plan Strategy

<http://www.ryedaleplan.org.uk/local-plan-strategy>

- 4.4 The Local Plan Strategy Document is the overarching planning policy document for the District. The Council published the publication draft of the Local Plan Strategy in mid-January 2012, which followed the publication of the new Local Development Scheme. In light of the Publication of the NPPF on the 27 March 2012, the Council undertook a further six week consultation to assess how the Plan complies with the NPPF. The Local Plan Strategy was submitted for examination on the 21 May 2012.
- 4.5 The Local Plan Strategy was adopted by Ryedale District Council on the 5 September 2013.
- 4.6 In terms of LDS compliance, the Local Plan Strategy took considerably longer than anticipated, given the exceptional circumstances with the final publishing of the National Planning Policy Framework, the partial revocation of the Regional Spatial Strategy, and particular Ministerial Statements, within that time, the website, and LDS was updated accordingly.

Proposals Map/ Policies Map

- 4.7 This is the geographical representation of the Development Plan, it maps the allocations, and any geographically identified policy designations or features of sensitivities, such as landscape designations or scheduled monuments. It is being prepared in conjunction with the Local Plan Sites Document. Helmsley now has an adopted Policies Map, as of July 2015. The proposals map is the former terminology, but is still used because the Local Plan Strategy carried forward the Proposals Maps from the 2002 Ryedale Local Plan. The Policies Map has been Published alongside the Local Plan Sites Document in 10 November 2017, and Submitted 29 March 2018.

Local Plan Sites Document

<http://www.ryedaleplan.org.uk/local-plan-sites>

- 4.8 This Plan amplifies the Local Plan Strategy by providing allocations of land for various different land uses, and site specific policies. In the latter part of 2013, work progressed again on the Local Plan Sites Document, where possible, especially regarding infrastructural and environmental capacity and development viability. Therefore, site visits were undertaken for all sites in the Market Towns and Service Villages. This was to support an anticipated publication of the preferred sites in 2014. However, this milestone was not met due to other more pressing work commitments (the progression of the Helmsley Plan to Adoption and the progression of CIL through Submission, Examination, Approval and finally implementation). Therefore, Members considered the Preferred and Options for sites in Spring 2015 and consultation on the preferred sites in the Service Villages and potential options of sites in the Market Towns was undertaken from 2 November to 14 December 2015. <http://www.ryedaleplan.org.uk/local-plan-sites/sites-consultation-2015>
- 4.9 The Council spend 2016 evaluating comments received and evaluating the supporting material which has been submitted with a view to further consultation in 2016 which took place in the Autumn on the Review and Identification of Visually Important Undeveloped Areas. <http://www.ryedaleplan.org.uk/local-plan-sites/viua-consultation-2016>

Key technical studies: transport modelling, Gypsy and Traveller Assessment and Air Quality Impact Assessment were also finalised.

- 4.10 Members of the District Council approved the Publication of the Local Plan Sites Document at a meeting of Council on the 12 October, following the recommendation of Planning Committee. At that meeting the Local Development Scheme was also updated. With March 2018 being the anticipated submission of the Local Plan Sites Document and Policies Map.
- 4.11 The Local Plan Sites Document was Submitted for Examination on the 29 March 2018, in accordance with the Local Development Scheme. At the writing of this Monitoring Report, discussions are in place with the Planning Inspectorate regarding the timing of the Hearing Sessions. They are anticipated to be over a two-week period, in the autumn.

Helmsley Plan

<http://www.ryedaleplan.org.uk/helmsley-plan>

- 4.12 The Market Town of Helmsley is split in terms of planning jurisdiction between Ryedale District Council and the North York Moors National Park Authority, necessitating a planning policy approach to plan for managed growth that allows effective integration into both authority's Planning Policy Frameworks. The Helmsley Plan sets out the allocations for the town (residential and employment-based) and site specific policies.
- 4.13 The two authorities' rescheduled publication of the document for the summer of 2013, and this was publicised on the Council's website. Consultation on the Draft Helmsley Plan ran for 6 weeks from the 24th June 2013. Following the adoption of the Local Plan Strategy, work could progress in earnest on the Helmsley Plan. The Council decided to publish and submit the document on 9 January 2014, with the Publication being on 24 January 2014 and Submission on 16 May 2014, which was 4 months later than originally anticipated. The Examination was held on 3-5 March 2015. This was 11 months later than anticipated due to concerns over site-specific matters which then meant that the adoption of this document would be delayed. The Examination was followed by the Publication of the Inspector's Report on 28 May 2015 and the Helmsley Plan was finally adopted by Ryedale on 9 July 2015. The Plan was not subject to any challenge.

Table 1: LDS 2017-2020 for In-Production Development Plan Documents

LDS	Document	Initial Consultation*		Pre-Publication Draft*		Publication of Draft		Submission/ Examination		Adoption **	
		Programme date	Actual date	Programme date	Actual Date	Programmed date	Actual Date	Programmed date	Actual date	Programmed date	Actual Date
2017-2020	Local Plan Sites		Summer 2009		Nov / Dec 2015		Nov 2017		March 2018	Nov 2018	This date will need to be extended as Hearing Sessions are taking place in October
2017-2020	Policies Map						Nov 2017		March 2018	Nov 2018	This date will need to be extended as Hearing Sessions are taking place in October
2015-2018	Sustainable Energy and Buildings	Not commenced in 2017				Jul 2017		Feb 2018		Sept 2018	Delayed due to focus on LPSD

*On-going consultation with a range of stakeholders will be undertaken between the Initial consultation and the publication of the DPD. Please consult the web-site <http://www.ryedaleplan.org.uk/> for more details.

** To be confirmed once submission has occurred.

5.0 Duty to Cooperate Matters

- 5.0 There is a legal requirement for local planning authorities demonstrate wider co-operation in plan making with adjoining authorities and with specific organisations in relation to identified strategic matters. This is known as the Duty to Cooperate.
- 5.1 As well as undertaking consultation at key stages, Officers have met with adjacent Local Authorities, regarding on-going plan-making in our respective areas, and continue to have on-going dialogue with the other Duty to Cooperate bodies and other statutory consultees particularly as work on the site assessment process is progressing in earnest on the Sites Document following adoption of the Local Plan Strategy. At Publication of the Local Plan Sites Document, the Council prepared a Consultation Statement which set out the key elements of consultation that has been undertaken by the Authority in plan-making. This document is available to view by clicking on the following web link:
http://www.ryedaleplan.org.uk/images/Site_plans/Publication/Local_Plan_Sites_Document_Policies_Map-Consultation_Statement_Latest.pdf

with appendices:

http://www.ryedaleplan.org.uk/images/Site_plans/Publication/Appendix_of_Publication_of_Local_Plan_Sites_Document.pdf

The responses from the Publication are available to view at:

http://www.ryedaleplan.org.uk/images/PDFs/Submission/SD05_Statement_of_Representations_Reg_20.pdf

Below is a summary of the meetings and communications undertaken with the Duty to Cooperate Bodies:

The schedule lists the dates of meetings and of key correspondence with Duty to Co-operate bodies in preparing the Local Plan Sites Document. It dates from 2014 onwards which was the point at which the LPA were in a position to progress the LPSD to completion. (Following the adoption of the Local Plan Strategy in 2013, and the Helmsley Plan and the CIL Charging Schedule in 2015).

The schedule does not include references to the on-going engagement with the DTC bodies that underpinned the:

- preparation and adoption of the strategic policies of the Local Plan Strategy;
- preparation and adoption of the policies within the Helmsley Plan;
- Infrastructure requirements to support the preparation of the CIL Regulation 123 List; and
- The Sustainability Appraisal Scoping process

The nature and extent of engagement with individual bodies reflects:

- The Scope/role of the Sites Document;

- The fact that key strategic and cross boundary matters have been identified, addressed and agreed through the preparation of the Local Plan Strategy ;
- That the proposals have no cross boundary implications for neighbouring lower tier (District/Borough) authorities;
- Site-specific proposals are directly relevant to a range of County Council-level matters and responsibilities; and
- The particular relevance to the activities/responsibilities of some of the prescribed bodies, namely The Environment Agency, Natural England, Historic England and Highways England.

Body	Dates of Meetings	Other (Email/Letter)	Topic
Environment Agency		14/5/14	Site specific details /shape files sent to EA and specific discussion around GPZ and management of surface water
	22/9/14		EA Offices. 10.00 am Clifton Moor. Site Selection methodology/ progress.
		22/9/14	Follow up from the meeting in the morning Site selection progress
		16/12/2014	RDC contacted to request any updated flood incidence data.
		21/1/15	EA provided comments on sites performing better through the site selection methodology.
		19/1/16	EA response to 2015 Sites Consultation
		1/2/16	RDC follow up on the above. Further clarification and discussion about hydrological risk assessment/SPZ1 and the plan-making process
		14/3/16	Further follow up email to above
		23/3/16	To arrange meeting to discuss site at Norton
	30/3/16		EA Offices York. 9.30-10.30 Norton Lodge Site – extent of site in relation to Flood Zone 3.
		13/5/16	From EA confirming approach to SPZ1 at Pickering
	23/9/16		11.30-12.30 EA Offices York Update meeting – preferred sites and approach to hydrological risk assessment.
		15/5/17	Communication between RDC, EA and Yorkshire Water confirming approach to SPZ1
		22/5/17	EA confirmed approach to SPZ1 and that this would not prevent the allocation of the Whitby Road site.
Historic England		20/11/15	Sites consultation response

	21/1/2016		10.00-11.30 Ryedale House Discussed HE's consultation responses and Scarborough approach to dealing with applications in VOP. Site 387 at Pickering (Strip Fields). Assessment of heritage impacts and role of background papers.
		4/11/16	Email from HE in response to draft site findings and analysis for Pickering and broadly concurring with the conclusions
Natural England			
		18/8/14	To arrange initial meeting to discuss approach to HRA /AA
	7/10/14		Meeting at RH RDC and NE. Scope of HRA screening
		5/5/15	From RDC to NE seeking informal view on HRA screening assessment
		28/5/15	Response from NE to draft screening assessment. Some points of detail raised – RDC sought some clarification by return email.
		14/12/15	Response to 2015 Sites Consultation from NE
		14/1/16	RDC sought clarification on some of the points raised by NE as part of the consultation.
		23/2/16	NE responded providing the clarification.
		9/11/16	NE provided comments on the 2016 VIUA consultation
		3/1/17	RDC sent draft Appropriate Assessment and updated HRA Screening to NE
		8/2/17	NE provided a response to the above and suggested some minor amendments
		8/2/17	RDC provided some clarification on matters raised by NE
		14/2/17	
Civil Aviation Authority		Consulted at each stage of the plan process	No response received /did not seek to engage
Homes England			
	16/10/15 17/1/16 18/7/16		KIT ('Keep in Touch') Meetings. Ryedale House HE, RDC
	6/7/17		RDC and HCA 10.00

			Ryedale House
Primary Care Trust/CCG			
	14/12/15		11.00-12.30 Ryedale House (Ryedale and Scarborough and York CCG's)
Office of Rail Regulation		Consulted at each stage of the plan process	Confirmed that they had no comments to make .
Highways England			
	29/7/2014		11.00-1.00 Amy Sykes, Simon Jones, Rachael Balmer, Dan Wheelwright and Jill Thompson re: A64 Service Villages
		25/3/15	From RDC to keep HE informed of sites modelling work for Malton, Norton and Pickering. HE confirmed receipt and that intervention from HE would only be warranted if RDC were looking to radically depart from the LPS.
	4/7/17		10.00 – 12.00 RDC and HE. Residual requirements, evidence base, proposed sites at Malton and Norton and A64 villages. Ryedale House
Marine Management Organisation		Consulted at each stage of the plan process	No response received /did not seek to engage
Local Enterprise Partnership	19/5/15		Growth Strategy Meeting Catalyst
	12/8/15		Growth Town Plan 2.00 – 4.00 Catalyst
	13/10/16		Sub Regional Strategy 10.00-13.00 Catalyst
	24/11/16		Housing Growth Meeting 10.00-12.30
	11/8/17		RDC, LEP, NYCC , Developer and Agent. Meeting to discuss Norton Lodge site inc link road alignment 1.30-4.00 Catalyst

	Update (monthly) meetings from April 2017 - present		RDC, LEP Ryedale House
North Yorkshire County Council			
Air Quality	13/2/14 12/2/15 30/7/15 16/10/15 11/8/16 11/1/17		Air Quality Steering Group Meetings (NYCC +RDC). Ryedale House Air Quality Monitoring & Annual Status Report; Air Quality Action Plan; Local Plan Air Quality Assessment; Defra grant bids; Town Centre Congestion measures; HGV ban updates.
Highways (Site Specific Issues)	8/9/14		RDC and NYCC Highways) Ryedale House. Site Specific proformas.
		3/10/14	RDC and NYCC – outstanding responses
	24/6/15		RDC and NYCC Highways. Focus on site option choices/ site specific considerations 9.30-1.00pm County Hall.
		8/4/16	(New) Site Plans emailed to NYCC Highways
		1/11/16	Clarification regarding proposed employment site
	10/6/16		RDC and NYCC Highways 13.00-15.00
	26/9/16		RDC, NYCC Ryedale House 12.30 Update meeting
Highway Modelling	5/2/14		RDC, NYCC, Jacobs. Initial discussion re: scope and method 10.30 County Hall
	9/4/14		RDC, NYCC, Jacobs & HA County Hall Discussion of draft method statement.
	20/5/14		Inception meeting to commence modelling
	9/7/14		RDC, NYCC, Jacobs Progress Meeting.

			Ryedale House 1.30 pm Update on count data and revalidation of model
	21/11/2014		RDC,NYCC,Jacobs 1.00 County Hall Progress Meeting/initial results
	25/3/15		RDC, NYCC, Jacobs 10.30 Ryedale House Progress meeting
	24/1/17		RDC, NYCC Highways and Jacobs Initial meeting to discuss additional Pickering Highway Modelling 2.30-4.00 County Hall
	2/2/17		RDC and NYCC County Hall 15.30-17.00. Follow up to above
	9/2/17		RDC,NYCC, Jacobs 2.30 County Hall Progress Meeting
	5/4/17		RDC and NYCC Highways. 9.00-12.00 Ryedale House Additional Pickering modelling results and update meeting
Flooding		30/9/14	NYCC, RDC Discussion re: SUDS/Flood Risk
		27/9/16	NYCC,RDC Further discussion re SUDS/Flood Risk
		10/11/16	NYCC,RDC Surface water flood risk (emerging preferred sites)
	3/7/17		10.30 Ryedale House NYCC – Ryedale and NYMNP A SFRA and flooding matters
Archaeology		4/6/14	NYCC site specific responses (Villages)
		29/8/14	NYCC site specific responses (Market Towns)
		8/9/14	NYCC response to further sites and clarification of previous comments
		7/5/15 – 13/12/16 Various emails	NYCC – further clarification/site specific responses

Planning/Policy	6/6/14		RDC+NYCC Update on emerging Minerals and waste plan, inc safeguarding policy +maps and update on Ryedale Plan Sites Document.
		10/12/15	NYCC 2015 consultation response
	5/4/16		RDC and NYCC Update/progress meetings on JMWP and Local Plan Sites Document
		2/11/16	Discussion re - VIUA consultation
	Quarterly		North Yorkshire Development Plan Forum Meetings
	14/12/17		NYCC, RDC County Hall. 3.00 Discussion of publication proposals
Education	6/5/15		RDC,NYCC Update Meeting and discussion re Norton Lodge site
		2/9/16	RDC, NYCC – site specific (site 148) discussion
	26/7/17		RDC and NYCC Education 11.00-12.30 Ryedale House Update on emerging preferred sites and update on school forecasts/ NYCC requirements
		18/8/17	NYCC, RDC Clarification of education requirements at Pickering
	14/12/17		RDC and NYCC 3.00 County Hall Discussion re: Publication proposals
North York Moors National Park Authority			
	3/7/14.		9.00 am Ryedale House. Discussion about sites at Thornton-Le-Dale and Ampleforth. NYMNPAA raised concerns about site 109 and impact on setting of National Park. Confirmed that they are unlikely to object to site 160 at Ampleforth
	30/11/15		10.00-12.00 National Park Offices Meeting to discuss sites and both plans.
	6/7/16		10.00 – 11.30 Ryedale House

	21/10/16		10.00-12.00 National Park Offices. Update on preferred sites and residual requirements.
		6/7/17	NYMNP confirmed that they would extend their new SFRA to cover Helmsley following discussion with RDC
		4/9/17	Letter summarising Duty to Co-Operate activity.
Scarborough Borough Council			
	3/12/15		10.00-11.00 Scarborough Town Hall. Meeting to discuss both plans.
	21/10/16		Meeting at SBC Offices Discussion of emerging RDC sites .
		24/10/16	Email from Steve Wilson - follow up to above meeting confirming no cross boundary issues
City Of York Council			
	Quarterly Meetings		North Yorkshire Development Plan Forum – RDC plan updates
	10/12/15		9.00-10.30 COY Offices. Meeting to discuss both plans and RDC emerging sites.
	26/1/16		9.30-10.30 COY Offices (SA/SEA process). Comparison of approaches and application.
East Riding of Yorkshire Council			
	Quarterly Meetings		North Yorkshire Development Plan Forum – RDC plan updates
	26/11/15		2.00-3.00 Ryedale House. Meeting to discuss site options and confirmation of role of Stamford Bridge
Hambleton District Council			
	Quarterly Meetings		North Yorkshire Development Plan Forum – RDC plan updates
	21/10/15		10.00 am Ryedale House. Meeting to discuss site options.
	2/12/15		9.00 Ryedale House Joint meeting to discuss progress with both plans
	21/10/16		1.00-16.00 HDC Offices. Focus of discussion – HBC's new plan. Update on RDC progress.
Selby District Council			

	Quarterly Meetings		North Yorkshire Development Plan Forum – RDC plan updates
	30/7/15		9.30-12.00 Joint meeting to discuss both emerging plans
Harrogate Borough Council			
	Quarterly Meetings		North Yorkshire Development Plan Forum – RDC plan updates
Craven District Council			
	Quarterly Meetings		North Yorkshire Development Plan Forum – RDC plan updates
Richmondshire District Council			
	Quarterly Meetings		North Yorkshire Development Plan Forum – RDC plan updates

6.0 Community Planning (Neighbourhood Plans)

- 6.1 The Council is committed to supporting the production of Neighbourhood Plans. Any formally adopted Neighbourhood Plan will also be part of the Development Plan. The Council is aware of one such Plan, the Malton and Norton Neighbourhood Plan. There have been some further delays in the production of the Neighbourhood Plan, it is anticipated that consultation on the Neighbourhood Plan boundary will be undertaken in mid-2018.
- 6.2 The Council is mindful of the implications of the Localism Act, in terms of the expectations of District level planning policy, and its relationship to Neighbourhood Plans. Malton and Norton Town Councils are preparing a Neighbourhood Plan, and the Local Planning Authority has provided support in the formulation stage, which is on-going.

Indicator: Number of:	2017-18
• Neighbourhood Plans in preparation	1
• Neighbourhood Development Orders in place	0
• Community Right to Build Schemes completed	0

7.0 Community Infrastructure Levy (CIL)

<http://www.ryedaleplan.org.uk/community-infrastructure-levy>

- 7.1 The Community Infrastructure Levy (CIL) is a locally determined tariff that can be charged on development in a local authority area to deliver infrastructure to support the growth of the District. The funds raised from the CIL can be used to help provide a wide range of strategic infrastructure such as schools, open space, health facilities, flood defences and transport improvements required through the Ryedale Plan.
- 7.2 In order to introduce the CIL, the Council (as the charging authority), has to demonstrate that there is a shortfall in funding between the expected total cost of infrastructure needed to support development over the plan period and the level of funding likely to be forthcoming from mainstream sources of funding for infrastructure. The production of an economic viability assessment is central to the charge setting process in order to ensure that the CIL does not threaten the delivery of the scale of development identified in the Local Plan. In setting the CIL rates the Council must aim to strike an appropriate balance between the benefits of funding infrastructure through CIL and the potential impact of imposing CIL on investment and development in the District. The Council commissioned consultants Roger Tym & Partners to undertake an economic viability assessment for the District.
- 7.3 The Council published an Infrastructure Delivery Plan to support the delivery as part of the evidence base to support the Ryedale Plan- Local Plan Strategy, and this has been updated since the publication of the Local Plan Sites Document to reflect infrastructure priorities based on the expected areas of growth, and key infrastructure delivered since the commencement of the Ryedale Plan, and any changes in respect of infrastructure provision capacity identified by providers.
- 7.4 Charging authorities set out the CIL rates that are to be levied on development in a charging schedule. CIL rates are expressed in pounds (£) per square-metre and will be levied against specified development, for Ryedale this is new market housing and supermarket development. The Council consulted on a Preliminary Draft Charging Schedule (PDCS) for a period of six weeks until 15 November 2013. Due to an error in the viability study, a revised Draft Charging Schedule was consulted upon in Spring 2015 and was submitted for Examination on 10 July 2015. The Charging Schedule was found to be reasonable and appropriate on 14 October 2015. Members approved the use of the CIL Charging Schedule on 14 January 2016 and it came into effect on 1 March 2016.
- 7.5 For the Council's current Regulation 123 List, which identifies key infrastructure priorities please see:
http://www.ryedaleplan.org.uk/attachments/category/11/Regulation_123_List_14%2001%2016.pdf
- 7.6 In September 2016 Ryedale District Council adopted the Instalment Policy for the payment of CIL in instalments.
http://www.ryedaleplan.org.uk/attachments/category/11/Instalment_Policy_Ryedale_CIL2.pdf

CIL Collection and disbursement

- (a) The total CIL receipts for the reported year: £57,176.66
- (b) The total CIL expenditure for the reported year: 0
- (c) A Summary details of CIL expenditure during the reported year including:
 - (i) The items of infrastructure to which CIL (including land payments) has been applied,
 - (ii) The amount of CIL expenditure on each item,
 - (ii) The amount of CIL applied to repay money borrowed, including any interest, with details of the infrastructure items which that money was used to provide (wholly or in part),
 - (iii) The amount of CIL applied to administrative expenses pursuant to regulation 61, and that amount expressed as a percentage of CIL collected in that year in accordance with that regulation 0
- (d) The total amount of CIL receipts retained at the end of the reported year: £66,016.66*

*. At the timing of writing this report, the Council is preparing to disburse the 15% which is to go to the respective parish/town council in which the development is situated.

Definitions

“CIL expenditure” includes—

- (a) the value of any acquired land on which development consistent with a relevant purpose has been commenced or completed, and
- (b) CIL receipts transferred by the charging authority to another person to spend on infrastructure (including money transferred to such a person which it has not yet spent); and

“CIL receipts” means CIL collected by the charging authority (including the value of any acquired land) but does not include CIL collected on behalf of the charging authority by another public authority but which that authority has not yet paid to the charging authority.

8.0 Policies in the Adopted Development Plan Not Implemented

- 8.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning decisions are made in accordance with the Development Plan unless material considerations indicate otherwise. Material considerations need to be significant in order for a departure from the development plan to be made.
- 8.2 As of April 1st 2017 there are three policies in the Local Plan Strategy which are no longer applied as adopted, this is within policy SP18, and Policy SP3, and Policy SP11.
- 8.3 Policy SP18 makes reference to the Code for Sustainable Homes, and whilst the document is in existence, the DCLG have now removed their endorsement in planning policy, therefore the compliance with the standard is not explicitly required, and since there has been no substitute it has not been replaced. All other parts of the policy remain in place.
- 8.4 On 1 September 2016 the Local Planning authority revised the operation of Policy SP3 and Policy SP11 in connection with the changes to National Planning Guidance in respect of small sites and developer contributions.

http://www.ryedaleplan.org.uk/attachments/category/12/Application_of_Policy_SP3_and_SP11_of_the_Adopted_Ryedale_Local_Plan.pdf

The affordable housing requirements are still those of the adopted Local Plan Strategy, save for when the sites are 5 or less in rural areas and 10 or less in non-rural areas there is no on-site provision, nor a commuted sum is sought.

SP11 concerns the collection of monies for delivery of Public Open Space, but this is also now considered through CIL.

The provisions had been considered and then applied from February 2015, in response to the Ministerial Statement prior to the successful legal challenge. After the provisions of the Ministerial Statement were allowed in the Court of Appeal, the amendments to the policy were reinstated.

A link to the 2015 Planning Committee report is provide and the minutes of the meeting:

<http://democracy.ryedale.gov.uk/ieListDocuments.aspx?CId=117&MId=1437&Ver=4>

A link to the February 2015 decision of Council is provided below:

<http://democracy.ryedale.gov.uk/ieListDocuments.aspx?CId=114&MId=1350&Ver=4>

9.0 Indicators

The Indicators below are formed from the Indicators which are set out in the adopted Ryedale Plan- Local Plan Strategy. There has been some modification to the monitoring process to reflect the ability to monitor key elements of the Plan in a timely manner:

9.1 Spatial Approach

The Spatial Strategy establishes the approach for providing new homes, jobs, shops, and community and visitor facilities over the period of the Ryedale Plan. It identifies the most appropriate locations for different types of development and provides a basis and rationale for distributing new development in the District. Most forms of new development and growth will be directed to the more sustainable locations in the District. In Ryedale these are the Market Towns and a limited number of larger villages. At the same time, it looks to support the local needs of the area's many smaller rural communities and to encourage activity in the countryside that strengthens the rural economy, rural land management and the protection of valued landscapes.

The District's five towns – Malton and Norton; Pickering; Kirkbymoorside and Helmsley are home to approximately half of the District's population and, as well as providing for their own local communities, they have traditionally acted as service hubs for wide rural hinterlands and as focal points for visitors to Ryedale. The towns provide the greatest range of jobs, shops, education and health services and benefit from the most frequent public transport services, which provide a realistic alternative to travelling by private car. These facilities, together with their high quality historic environments make them the most attractive locations for many employers and residents. The long term vitality and viability of the towns is integral to the economic success and social well-being of the District and these are important reasons why the towns will be the main focus for new development in Ryedale over the coming years.

Outside of the Market Towns, approximately half of the District's population live in over 100 villages that are dispersed across the District or live in more isolated locations within the open countryside. This strategy looks to balance the need to protect the quality and appearance of Ryedale's rural landscapes with the need to provide for the development requirements of local communities and diversify the rural economy.

Over the Plan Period, Ryedale's rural communities will not experience significant levels of new development. This plan looks to ensure that in general, the scale and type of new development at Ryedale's villages is focussed on addressing local needs and requirements as opposed to externally driven demand – particularly for new housing. The provision of affordable housing, the provision and protection of community facilities and services together with appropriate new employment and economic activity are important for the longer term sustainability of village communities.

There are a very limited number of villages which do support a range of services and have good public transport links to Ryedale's Market Towns or to other towns adjacent to the District. In order to help sustain these facilities and to provide some additional housing choices for local communities, some new housing development will be directed to a number of identified 'Service Villages'. These are locations where it is considered appropriate to locate new small-scale housing development. Service Villages have been selected primarily because they have the

minimum range of services that are considered to help support a sustainable community. These services include a primary school, a convenience store or food shop and a reasonable bus service, which would enable residents to access employment facilities, shops and community and education facilities at 'higher order' settlements. Small-scale, appropriate employment activity will, in principle be encouraged at Service Village locations. This strategy aims to ensure that development is shared across settlements identified as Service Villages and not focussed in relatively few settlements.

In the "Other Villages", the focus will be on ensuring that the limited development opportunities that do exist at these locations are used to meet the specific housing needs of local communities. To provide support for the rural economy, this strategy does not seek to prevent new business or employment activity at village locations, where this is appropriate in terms of scale and use.

Ryedale's "Wider Open Countryside" is as equally important to the future of this District as the towns, particularly in terms of the range of 'services' it provides. These include food production, ecosystem services, including water provision, flood management, carbon storage; landscapes and recreational opportunities. Together these services are integral to the District's economy, the health and well-being of its residents, as well as its environment. It is vital that the wider countryside is supported as a living and working place, if valued landscapes are to continue to be managed and food produced locally. Consequently, supporting the types of development necessary to enable those who earn a living from the land and manage the countryside is important. As well as traditional land based activity such as forestry and farming, Ryedale's countryside is also integral to tourism, a significant sector of the District's economy. Appropriate tourism and recreational activity will remain important in the wider countryside, and there are opportunities to further develop tourism based around Ryedale's unique landscape and heritage assets. This in turn emphasises the need to continue to protect valued landscapes across the District.

Indicator: Permission for and completion of development by type and location

The subsequent indicators regarding each development type are now set out, where possible, with the spatial location data for planning approvals and completions during the Plan- Period to meet the requirements of this indicator.

Indicator: Proportion of development by type, completed within a 13 minute walk of an hourly bus stop

Not currently monitored.

9.2 Housing Land Supply and Delivery

In late 2015 Ryedale District Council commissioned a new SHMA, and this was completed in spring 2016. The findings of the SHMA demonstrated that the Plan requirement of 200 homes as a minimum was appropriate. The Objectively Assessed Need was identified to be between 195-213 dwellings, with a view to positively planning for the higher figure, with 6 dwellings per annum within the Ryedale part of the North York Moors National Park. The 2016 SHMA is available to view here: <http://www.ryedaleplan.org.uk/attachments/article/112/Ryedale%20SHMA%20Final.pdf>

Below is the link to the 2018 SHLAA which sets out the housing completions and land supply for the District:

<https://www.ryedaleplan.org.uk/other-documents/evidence-base/housing-supply-and-delivery/132-strategic-housing-land-availability-assessment>

Following the completion of the SHLAA for the 2016-17 monitoring year, the Council reviewed all housing completions from the base date of the Ryedale Plan as it prepared the Local Plan Sites Document.

However, below is a breakdown of housing completions by settlement since the commencement of the Plan in 2012. This will be added to year on year, and is based on the revised District Figure. Please note that this looks at schemes which are at the Market Towns and Service Villages (but not necessarily within Development Limits), where there is an actual housing requirement set out in the Local Plan Strategy. The SHLAA accounts for all permissions and completions, irrespective of their location.

	Gross Completions 2002-2017	Net Completions 2004- 2017
2002-2003	119	
2003-2004	194	
2004-2005	113	94
2005-2006	121	96
2006-2007	202	170
2007-2008	233	208
2008-2009	106	100
2009-2010	151	138
2010-2011	173	169
2011-2012	240	233
Total	1652	

2012-2013	218	211
2013-2014	227	226
2014-2015	271	265
2015-2016	255	251
2016-2017	326	321
2017-2018	284	278
Total	1581	1552
Average from LPS Base Date (2012)	263.5	258.6

The following table shows the delivery across the Settlement Hierarchy within Ryedale District (outside of the National Park) since the commencement of the Plan Period 1 April 2012

Settlement	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	TOTAL
Malton	26	11	67	48	132	100	414
Norton	61	91	75	79	14	26	346
Pickering	76	71	54	40	93	51	385
Kirkbymoorside	5	1	8	1	0	9	24
Helmsley	3	2	0	4	0	0	9
Amotherby	0	1	0	0	1	2	4
Swinton	1	0	0	0	1	0	2
Ampleforth (ex Nat Park)	2	0	2	20	9	6	39
Beadlam	0	0	0	0	0	0	0
Nawton	0	3	26	4	3	2	38
Hovingham	5	5	7	0	3	0	20
Rillington	3	3	0	2	0	8	16
Sherburn	2	0	1	2	0	11	16
Sheriff Hutton	0	0	0	3	6	12	21
Slingsby	0	3	2	0	23	0	28
Staxton and Willerby	0	1	0	0	0	0	1

Thornton le Dale	0	0	0	4	11	18	33
Other Villages/ Open countryside	27	34	23	44	25	39	192
TOTAL	211	226	265	251	321	284	

9.3 Delivery of Affordable Homes

Affordable housing need is identified in the 2016 SHMA as 78 homes per annum.

Since the commencement of the Plan the following affordable units have been completed. Please note that the units completed in the left hand column is a function of properties which are completed, available and with an RSL, they also include properties acquired by the Council through commuted sums, and not delivered through the planning process.

Year	Affordable Homes completed Available With RSL	Affordable Homes completed Planning Monitoring
2017/18	40	46
2016/17	54	47**
2015/16	30	53*
2014/15	67	47
2013/14	40	60
2012/13	94	88

* This figure should have been 66 units, however 13 units build as 'Affordable Housing' on the Westfields Site, Norton (Persimmon Homes) were not acquired by an RSL due to their sub-standard size in terms of bedroom sizes and occupancy with commensurate living space. A commuted sum in lieu of these units has been sought and provided.

** This figure should have been 51 units, however, four units built as affordable housing on the Richardson's Haulage Site in Slingsby (Mandale Homes) were not acquired by an RSL.

By settlement- the following number of affordable homes have been completed through the planning process in 2017/18:

Tier in Settlement Hierarchy	Settlement	Affordable Completions (net)
Principal Town	Malton	9
Principal Town	Norton	10
Local Service Centre	Pickering	12
Local Service Centre	Kirkbymoorside	
Local Service Centre	Helmsley	
Service Village	Amotherby	
Service Village	Swinton	
Service Village	Ampleforth	3
Service Village	Beadlam	
Service Village	Nawton	
Service Village	Hovingham	
Service Village	Rillington	
Service Village	Sherburn	
Service Village	Sheriff Hutton	12
Service Village	Slingsby	
Service Village	Staxton and Willerby	
Service Village	Thornton le Dale	
Elsewhere		

Indicator: Number of affordable homes permitted (s106 only)

46 affordable dwellings granted Planning Permission via s106 Agreements in 2017-18.

Indicator: Number of rural exception sites per annum

Committed: 0 dwellings with extant planning permission

Completed: 12 dwellings at Mill Lane, Sheriff Hutton

9.4 Meeting the needs of Gypsies and Travellers

In 2016 Ryedale District Council commissioned a Gypsy and Traveller Assessment. The Study concluded that there was sufficient pitches to meet needs.

Indicator: Number of transit and permanent pitches completed

Transit pitches: 0

Permanent Pitches: 0

Indicator: Number of unauthorised encampments

None 'permanent' (Although there are periodic, intermittent unauthorised encampments of which the authority is aware.)

9.5 Meeting Specific Housing Needs

This is housing generated to meet specific needs, such as accommodation for the elderly, self-build schemes or schemes which are subject to occupancy conditions.

Indicator: Number and type of occupancy conditions lifted or s.106 occupancy clauses varied:

Type of Occupancy Restriction	Tier of Settlement Hierarchy	Granted	Lifted	Varied	Refused
Local Needs Occupancy	Principal Town				
	Service Centre				
	Service Villages				
	Other Villages			1*	2(1)
	Wider Open Countryside				1
Agricultural/Rural Workers conditions	Principal Town				
	Service Centre				
	Service Villages				
	Other Villages				
	Wider Open Countryside				1(1)
Ancillary Residential	Principal Town		1**		
	Service Centre				
	Service Villages				
	Other Villages				1(1)
	Wider Open Countryside				

Time limited (tourist accommodation)	Principal Town				
	Service Centre				
	Service Villages				
	Other Villages				
	Wider Open Countryside				
Seasonal Occupancy	Principal Town				
	Service Centre				
	Service Villages				
	Other Villages				
	Wider Open Countryside				

*Through use of mortgagee in possession clause

** granted on appeal

(1) Dismissed on appeal

Indicator: Completions by property type and size (number of bedrooms) per annum (2014-15)

Completions (Gross) by property type and size (Number of bedrooms)		Number of Bedrooms					
		1 bed	2 bed	3 bed	4 bed	5 bed or more	Total
Principal Town	Houses and bungalows	-	28	54	44	3	129
	Flats, Apartments and Maisonettes	7	6	-	-	-	13
Service Centres	Houses and bungalows	-	4	7	4	2	17
	Flats, Apartments and Maisonettes	31	13	1	-	-	45
Service Villages	Houses and bungalows	-	16	15	5	1	37
	Flats, Apartments and Maisonettes	2	-	-	-	-	2
Other Villages	Houses and bungalows	-	5	2	8	-	15
	Flats, Apartments and Maisonettes	-	-	-	-	-	-
Wider open countryside	Houses and bungalows	-	1	4	2	-	7

	Flats, Apartments and Maisonettes	-	-	1	-	-	1
Total		40	73	84	63	6	266

This indicator has not been recently monitored. As a general trend, there have been fewer houses built of more than 3 bedrooms and a greater number of 1 bedroom dwellings, particularly in the Market Towns, this is to reflect market demand for single persons/couple accommodation which is more affordable, and as household sizes, in general, contract. For affordable housing schemes the need to reflect the implications of universal credit requiring full occupancy of dwellings has had an effect, making larger dwellings smaller, in terms of bedroom numbers (although the overall floor space does not change).

Indicator: Extra Care Bed need

This is set out in the Local Plan Strategy, and is established by the County Council in their capacity as providing social care. Over the Plan period this has been identified as four 40 bed schemes, one each at Malton, Pickering, Kirkbymoorside and Helmsley. There have been no Extra-Care facilities completed. The Mickle Hill Retirement Scheme has now been built out.

Indicator: Completions of purpose-built accommodation for elderly and vulnerable groups

No extra care schemes completed in 2017-18

Indicator: Self Build Register additions 1 April 2017-31 March 2018:

Since 1 April 2017 we have had 19 additions to the Self-Build Register.

The full details can be found at:

<https://www.ryedaleplan.org.uk/self-build-register>

Where a GDPR compliant register of all applications is published. It is updated in a quarterly basis.

They have been solely for individuals (families). They have centred around single self-build units, although some are interested in a commissioned-with-a-developer approach.

9.7 Employment Land Supply

Amount of new Employment Floorspace Granted Permission (m²) for Employment use in 2017-18:

Gross is cumulative gains

Net accounts for any losses

	B1 (a,b,c)		B2		B8		Mixed	
	Gross	Net	Gross	Net	Gross	Net	Gross	Net
Principal Town (Malton and Norton)	-1139.64		536	-551	481.4		-130	
Service Centres: Pickering			350				320	
Kirkbymoorside			555					
Helmsley								
Service Villages	260							
Other Villages								
Open Countryside	2388.2		2642		128.06		3332	

Amount of new Employment Floorspace completed (m²) in 2017-2018
Gross is cumulative gains. Net accounts for any losses

	B1 (a,b,c)		B2		B8		Mixed	
	Gross	Net	Gross	Net	Gross	Net	Gross	Net
Principal Town (Malton and Norton)	363.5	-721.2	2182.5	1855.5	365.2	249.2	-375	
Service Centres: Pickering	-56							
Kirkbymoorside			555					
Helmsley								
Service Villages			600					
Other Villages	132	45.75						
Open Countryside	17.2	-682.8	19		198.7			

Employment land Supply by use class (ha) and M² at 31 March 2018

Amount of employment land by use class (B1, B2 and B8 and mixed) and by tier within the settlement hierarchy (Supply)*

*Consists of (i) allocated sites without permission and (ii) unimplemented planning permissions

Employment land supply available by type (Ha)	B1	B2	B8	Mixed
Principal Town: Malton and Norton				1.855 ha 3.5 ha 17.8 ha
Service Centres: Pickering		350m ²		0.52ha
Kirkbymoorside				
Helmsley				1.9ha
Service Villages	150 m ²			
Other Villages			628.66 m ²	
Open Countryside	2750.3	1957 m ²	744.06 m ²	4103.38 m ²

9.8 Meeting the Needs of Town Centres

Indicator: Net amount of retail (A1), Office (B1a and A2) and Leisure (D2) permissions within Town Centres* compared to rest of the District *Town Centre Commercial Limits as defined on the Proposals Map. (This has been re-worded to ensure that a supply figure is derived)

	A1		B1a		A2		D2	
	Gross m ²	Net m ²	Gross m ²	Net m ²	Gross m ²	Net m ²	Gross m ²	Net m ²
Malton	1381.16** -45 -361 -81	894.16						
Norton	-259	-259	-116	-116			-562	-562
Pickering								
Kirkbymoorside								
Helmsley								
District	100 772	872						

**At the edge of the Town Centre- Livestock Market Site- met sequential test

Indicator: Net amount of new retail (A1), Office (B1a and A2) and Leisure (D2) completions within Town Centres* compared to rest of the District *Town Centre Commercial Limits as defined on the Proposals Map.

	A1		B1a		A2		D2	
	Gross m ²	Net m ²	Gross m ²	Net m ²	Gross m ²	Net m ²	Gross m ²	Net m ²
Malton	-57.3 -150 190 -90	-107.3						
Norton	-67.3 -30.6	-97.9						
Pickering	-53.5 -38	-91.5	53.5					
Kirkbymoorside								
Helmsley								
Outside Commercial limits	245 80.5 21.96	347.46	15 -56 -613	-654	45.7	45.7	-2637 267.44 119.96 134.1	-1655.5

								60 400	
--	--	--	--	--	--	--	--	-----------	--

9.8 The Land-Based Economy

Indicator: Number of Farm and Rural Diversification Schemes

Development	Farm Diversification		Rural Diversification	
	Permitted	Completed	Permitted	Completed
Tourist Accommodation	17	7	8	18
Residential Activity (cooking/Arts etc)				
Equestrian Related	8	1	1	4
Farm Shops				1
Outdoor Shops and Activities				
Office space			1	
Industrial	2		6	1
Commercial space		1		
Hospitality				2
Caravan Store				
Kennels/Cattery				1
Mixed use				1

Indicator: Amount* of net new and converted tourist accommodation (proposals in brackets)

Type of Accommodation Granted Planning Permission	Holiday Cottage	Holiday Lodge (inc log cabins)	Tented	Static Caravans	Touring Caravans	Bed and Breakfast and Guest House	Hotel	Multiple occupancy holiday lodges mixed accommodation	Camping pods/barns/ Glamping
Principal Town									
Service Centres	1								
Service Villages	1(1)								

Other Villages	6(4)								1
Open Countryside	7(3)	1(4)			5			1(1)	2

* This used to be measured as a function of site area or floorspaces, this means that caravan sites and holiday lodge sites make up a significant component of the land take of such schemes. This has now been revised to record the number of schemes. A small number of dwellings have been granted permission for being used for ancillary accommodation such as an annexe or a dwelling subject to the Local Needs Occupancy Condition or holiday lets. This is specifically in relation to properties in the open countryside.

Indicator: Net amount of static and touring caravan sites

This is now incorporated into the above table.

9.9 Transport and Accessibility

Indicator: Proportion of development requiring a Traffic Impact Assessment

Indicator: Proportion of development requiring a Travel Plan

Indicator: Monitoring implementation of Travel Plans

Indicator: Proportion of development complying with car parking standards (as set out by North Yorkshire County Council 2003)

Due to resource implications it has not been possible to monitor these indicators. However, it should be noted that for the first three monitoring indicators, these are considered through the Local List Validation process https://www.ryedale.gov.uk/images/PDF/planning/validation_list.pdf as part of the assessment of the planning application. Consideration of car parking provision is provided by NYCC in their capacity as the Local Highway Authority.

9.10 Community Facilities

Indicator: Protection of existing services and facilities/replacement facilities

The following developments have been granted planning permission in 2017-8:

Development	Gain	Loss
Village shop / petrol station		
Post Office		
Public House		
Village/community hall		
Place of worship		
Playing fields	1	
Sport and recreational facilities	2	1
Children's play area		
Health facilities		
Dentist		
School		
Electric charging point	1	
Cinema / Theatre		

Indicator: Qualitative assessment of open space

The Council is aware of 0 schemes which currently have Green Flag Status.

9. Heritage

Indicator: Extent and condition of Heritage Assets

Ryedale has a significant number of designated heritage assets at risk, in particular, it has a number of vulnerable archaeological assets (with only East Riding of Yorkshire having more) which present a challenge to the Local Planning Authority, given that agricultural practices can play a significant role in the degradation of such assets, but which are not within the remit of the Authority. In this respect, English Heritage has identified the particular vulnerabilities of the Vale of Pickering and Wolds. It also identified the Castle Howard Estate, who has the greatest number of higher-grade listed assets at risk, with 4 structures, and the Registered Park and Garden itself.

Indicator: Number of Principle Listed Buildings Demolished

There were no Principal Listed Buildings demolished during 2017-18.

Indicator: Number of up-to-date Conservation Area Appraisals

There are 34 Conservation Areas in Ryedale. These are areas designed so for their architectural and historic importance. Within such areas the natural environment is also protected, conservation area consent is required to undertake works to trees. Four (Helmsley, Wombledon, Ampleforth and Oswaldkirk) have adopted relatively recent character appraisals whilst the Howsham, Kirkbymoorside and Malton character appraisals are now out of date.

Indicator: Proportion of applications for Listed Building Consent and Conservation Area Consent* refused against Policy SP16 on design

*Conservation Area Consent no longer exists

Indicator: Proportion and type of development granted permission contrary to sustained objection from English Heritage

No such applications

Indicator: Number of heritage assets on the 'At Risk Register' of English Heritage 2017 (previous position in brackets)

10 Buildings and Structures (fallen by 2)

7 Places of Worship (risen by 1)

77 Archaeological Sites (fallen by 7)

1 Parks and Gardens (fallen by 1)

Indicator: Number of ‘Enabling Development’ proposals granted planning permission and Monitoring of legal clauses to secure benefit

Enabling Development where development is granted in accordance with SP12 on the basis of an identified conservation Deficit which may be a departure from the Development Plan

2012-13	0
2013-14	0
2014-15	0
2015-16	0
2016-17	0
2017-18	0

9.12 Design

Indicator: Proportion of major/minor applications refused against Policy SP16 and SP20 on design

There were 22 (73%) planning applications specifically refused against LPS Policy SP16 and also SP20 out of a total of 30 planning applications refused during 2017/18, and of those 5 were also in relation to adverse impacts on the character and appearance of the Conservation Area. 4 applications were refused specifically on design grounds in relation to SP12, and all of these were Listed Buildings.

9.13 Landscape

Indicator: Number of Planning Applications refused on the basis of landscape impact (Policy SP13)

11 (33%) of the planning applications which were refused, were refused on the basis of landscape impact. Of those one was in the AONB and 7 were in an Area of High Landscape Value.

Indicator: Howardian Hills Area of Outstanding Natural Beauty Condition Indicators

This information is provided by the Howardian Hills AONB Unit. The evidence base is collated every four years, when the Management Plan is published. The latest Management Plan was reviewed and updated during 2013-14 and the current Management Plan is for 2014-19. The Monitoring Indicators are placed on the Howardian Hills AONB website at the following link:

<http://www.howardianhills.org.uk/pages/downloads.asp>

9.14 Biodiversity

Indicator: Proportion of Biodiversity Action Plan targets/actions underway or completed

The Council encountered problems with the transition of BARS1 to BARS2 and the monitoring of the targets and actions. The Council is now working on the production of a new format Local Biodiversity Action Plan to set out what has been achieved as a result of the 2007-2012 Biodiversity Action Plan as well as setting out new broad targets and actions for future monitoring

Indicator: Ryedale Biodiversity Action Plan targets/actions

The Council encountered problems with the transition of BARS1 to BARS2 and the monitoring of the targets and actions. The Council is now working on the production of a new format Local Biodiversity Action Plan to set out what has been achieved as a result of the 2007-2012 Biodiversity Action Plan as well as setting out new broad targets and actions for future monitoring

Indicator: Proportion of Local Sites (SINCs) where positive conservation management has been/is being implemented

There are 127 SINCs in Ryedale of which 85 (69.1%) meet the requirements of SDL160-01. (Data supplied by North Yorkshire County Council)

Indicator: Proportion of nationally designated sites in favourable condition

This information is supplied by Natural England who monitor the condition of SSSI units. This is more accurate than the condition of entire SSSIs or the average condition of a SSSI. Therefore, the condition of SSSI units within Ryedale is as follows:

	Number of units	% of number of units	hectares
Favourable	49	56.32%	408.25
Unfavourable - recovering	32	36.78%	545.54
Unfavourable - no change	3	3.45%	6.76
Unfavourable - declining	3	3.45%	41.03

9.15 Natural Resources

Indicator: River Quality Monitoring

The way the Environment Agency classifies river waters has changed. From 1990-2009, the Environment Agency used the General Quality Assessment (GQA) scheme to assess river water quality by looking at chemistry, biology and nutrients. It was these figures that we reported in earlier Monitoring Reports. The GQA helped to drive environmental improvements by dealing with many of the major point sources of pollutants,

such as discharges from sewage treatment works or other industry. The Environment Agency now assesses river quality in line with the European Water Framework Directive (WFD). This directs action to where it is needed by looking at over 30 measures, grouped into ecological status (this includes biology as well as 'elements' like phosphorus and pH) and chemical status ('priority substances'). The Environment Agency website sets out the latest data for chemical quality and ecological quality as well as overall risk and whether the area is a protected or not.

A small number of rivers/tributaries are identified as bad, including the River Hertford from source to the Derwent, Ruston Beck and Birk Lane Drain, tributaries of the Rive Derwent. They make up 0.33% of the 4500 monitoring points.

1.44% were poor
0.53% moderate or less
5.68% moderate
0.22% does not support good
7.08% supports good
43.2% good
20.75% high

12.64% did not require assessment
7.91% were not assessed.

Indicator: Number of applications granted contrary to recommendation from the Environment Agency on the grounds of water quality

No objections from Environment Agency regarding water quality.

Indicator: Amount of Grade 2 agricultural land irreversibly lost

This indicator is currently not monitored.

Indicator: Air Quality – annual highest average concentration of NO₂

Air Quality is measured and reported annually in The Local Air Quality Monitoring (LAQM) Progress Report. The health based annual mean NO₂ objective is 40ug/m³. LAQM Progress Report produced in 2017, which records NO₂ ug/m³ in the preceding year. The data shows that in 2016 the overall annual mean levels of NO₂ ug/m³ have declined. The number of exceedances of the annual mean NO₂ has gradually fallen between 2012 and 2016: (7 in 2012, 3 in 2013, 2 in 2014, 1 in 2015 and none in 2016).

No AQO exceedance at relevant locations outside the Malton AQMA were identified in 2016.

Pickering
Sherburn
Helmsley
Rillington

2017 is not yet available will be available in June 2018

2016 annual average concentration of 38.1 NO₂ ug/m³ with no exceedance of objective level.

2015 annual average concentration of 29.52 NO₂ ug/m³ (The annual mean Air quality Objective (AQO) of 40 micrograms per cubic meter was exceeded at just one monitoring site in Yorkersgate)

2014 annual average concentration of 31.06 NO₂ ug/m³

2013 annual average concentration of 32.06 NO₂ ug/m³

2012 annual average concentration of 40.6 NO₂ ug/m³ (29/11/12 - 5/12/12 County Bridge closed due to flooding)

2011 annual average concentration of 32.78 NO₂ ug/m³

2010 annual average concentration of 38.5 NO₂ ug/m³

9.16 Mitigating and Adapting to Climate Change

Indicator: Preparation of a Green Infrastructure Strategy

Not started, work has prioritised the Local Plan Sites Document.

Indicator: Number of planning applications which are approved and provide improved linkages to the GI network

The Council will provide figures on this indicator once the Green Infrastructure Strategy has been developed, and this will be undertaken once the sites document has been adopted.

Indicator: Number of applications granted contrary to recommendation from the Environment Agency on the grounds of flood risk (data provided by EA July 2017)

The Environment Agency raised an objection to 8 planning applications on the grounds of flood risk.

1 objection sustained- LPA determined that the sequential test was met, and that the exception test was applied and met.

1 Appeal was dismissed on grounds of failing sequential test

3 applications were withdrawn.
3 objections were lifted.

The application of the Energy Hierarchy to all new development supports the parallel agendas of carbon reduction, long term energy security and reducing fuel poverty and will be implemented in accordance with national building standards.

The Energy Hierarchy:

1. USE LESS ENERGY - Through design and construction; and a lower energy demand
2. USE ENERGY EFFICIENTLY - Encourage occupants to reduce their energy use; increased energy efficiency
3. USE RENEWABLE AND/OR LOW CARBON SOURCES - For heat and power; either on site or through a network

Indicator: Measuring carbon emissions

The Council will provide figures on this indicator when available. The Council is still exploring options for CO₂ emission software modelling.

Indicator: Installed grid-connected capacity

This is measured in MW

Tier of Settlement Hierarchy	Planning Permission Granted	Installed
Principal Town	0.02	-
Service Centres	-	-
Service Villages	0.004	-
Other Villages	0.05	0.007
Open Countryside	0.065	0.04

Planning permissions have been granted for primarily small, farm scale wind turbines, and photovoltaic panels (PV) both attached to roofs and free standing. The PV are more readily able to identify maximum capacity, which allows the potential capacity to be identified. Biomass boilers and air source heat pumps are also in use. There are a very small number of ‘solar farms’ in operation. One which is closest to the settlement of Sheriff Hutton is anticipated to generate c.5MW of power.

Indicator: Energy Efficiency- proportion of new buildings to Code for Sustainable Homes and Building Research Establishment Environment Assessment Method standards

In March 2015, following a fundamental review of technical housing standards, the Government withdrew the Code for Sustainable Homes. Many of its requirements have been consolidated into new technical standards centred on the Building Regulations. This means that local authorities in England no longer require code level 3, 4, 5 or 6 as part of the conditions imposed on planning permissions. Energy requirements for dwellings are now set by the Building Regulations at the equivalent of code level 4.

The Council is keen to support the delivery of new buildings which reduce their impact on the natural environment, and have better capacity to respond to the impacts of a changing climate, whilst providing quality environments in which to live and work. In Ryedale the Local Plan Strategy requires that all development should be built to as high a standard as is feasible and viable, using national standards and where possible deliver on-site renewable and low carbon energy because Ryedale's carbon emissions from development, particularly housing, are high compared to other places, and opportunities for large-scale low carbon energy generation is limited.

Planning permission was granted for two rapid-charge electric vehicle charging points on the A64.

10.0 Summary of Delivery Aim 1 of the Local Plan Strategy:

To create opportunities to retain and create jobs, skills and prosperity and to develop a diverse and resilient economy that supports an ability to live and work in Ryedale

Objectives

- Support new and existing businesses with the provision of a range of employment sites and premises, including higher quality purpose built sites, principally at the Market Towns.
- Diversify the District's economy and enhance skills by building links with the York economy and science and knowledge sectors: supporting Ryedale's precision/advanced engineering cluster and using the District's strong rural identity and its historic, cultural and landscape assets as economic drivers.
- Support the land-based economy through sustainable land management; promoting sustainable rural enterprises and activity that helps to retain traditional land uses such as food production and horse racing, which help to retain land management and traditional building techniques and skills; supporting and facilitating the provision of local weekday and farmers markets and the retention of a livestock market in the District

Key messages:

- Examination of the employment land supply figures demonstrate that the majority of employment land is in the Market Towns: the designated Principal Town and Service Centres. The large allocations/consents are mixed sites on designated industrial estates-identified as being the in-demand areas for businesses to develop. The granting of planning permission for the new livestock market at Eden House Road, Old Malton, together with a new agricultural business park and agricultural business centre is a significant contribution towards achieving the supply of new employment land as set out in the Local Plan Strategy 2013.
- There is a small shortfall in the employment land supply, this is to be addressed through the identification of a broad location, to provide a strategic direction for employment land.
- Employment land again continues to be granted planning permission although for this monitoring year. A number of losses are through changes to use to other employment use classes, particularly from B1 to B2 and B8. This is one of the reasons

for the larger floorspace in open countryside reflect change of use of buildings, including some of those formally used in agriculture and for existing business operations. Also of note is the relatively high number of changes from B1 to other uses, within the Principal Town which is a reflection of the adaptability of buildings of B1 uses to other uses.

- The authority is continuing to support appropriate farm and rural diversification; the majority of such schemes are, as in previous years through the provision of tourist accommodation through the conversion of traditional rural buildings. There has been a rise in the change of use of buildings for industrial/storage purposes. There is also a number of equine enterprises.
- Tourism accommodation has continued to be concentrated around the provision of holiday cottages, this is a natural choice for conversion of traditional buildings where a permanent domestic dwelling is unlikely to obtain permission. However, there have been a number of glamping sites granted planning permission, reflecting current trends.

11.0 Summary of Delivery Aim 2 of the Local Plan Strategy

To work toward rebalancing the age structure of the District; protect and enhance the safety and well-being of local communities; improve choices for local people and meet their needs for new homes, jobs, shops and services

Objectives

- Support the delivery of new homes and to substantially increase the delivery of affordable housing; encouraging an appropriate mix and type of housing that will meet local housing needs and requirements of all in the community, including those of Ryedale's elderly population.
- Plan for growth in Ryedale which is compatible with the principles of sustainable development which address local sustainability issues and which specifically helps to support a more balanced population structure in the longer term.
- Enhance the role of the Market Towns as accessible, attractive and vibrant service centres, offering a range of homes, jobs, shops, entertainment, leisure and recreational facilities within a high quality public realm. Emphasise the role and regeneration of Malton and Norton as the District's Principal Town.
- Focus development at those settlements where it will enhance accessibility to local services, shops and jobs and which provide sustainable access to major service centres outside of the District by promoting the use of public transport, walking and cycling, while reducing the need to travel by private car.

- Deliver new development alongside the provision of the necessary community, transport and utilities infrastructure and initiatives. Make best use of existing infrastructure and make best use of development to secure investment in improved and new infrastructure. Maximise opportunities to secure green infrastructure links between the towns, villages and the open countryside.
- Protect and enhance the provision of community facilities, recognising the particular importance they play in supporting the District's rural and village communities.

Key messages

- The Plan is supporting the delivery of new homes, and is also helping to deliver, through various means, affordable housing and the encouragement of an appropriate mix and type of housing that will meet local housing needs and requirements of all in the community, including Ryedale's elderly population. The Local Plan Strategy sought to deliver a minimum of 200 homes per year, and this has been achieved and exceeded by some margin this year, and has been exceeded with every year of the Plan's operation. With the operation of the local buffer allowing a 25% over supply, there is now a housing requirement of 177 dwellings for the following 5 years of supply.
- 46 affordable dwellings, have been delivered solely through the planning system. This is similar to the previous year. It is also important to note that affordable housing is also delivered through schemes delivered through the Council's housing team, who repair properties, provide mortgage arrears support and provide more cost effective heating schemes, amongst other things, to help ensure that where people currently live remains a suitable and affordable place for them to do so. The Council is working with Registered Providers to ensure that space standards in affordable dwellings allow Registered Providers to be confident that the units will meet Universal Credit Standards for occupancy and living space.
- Regarding enhancing the role of the Market Towns as accessible, attractive and vibrant service centres, the indicators highlight the lack of completed Town Centre retail development in the Principal Town and Service Centres, and demonstrate that there is a continuing rationalisation of smaller retail outlets into other uses such as residential and office/professional. There has been a rise in the conversion of such buildings at ground floor into eateries, and consent has been granted for flat schemes where some ground floor retail is retained with residential accommodation above. There has been more changes occurred outside of the Town Centre Commercial Limits. Including change of use of an industrial building for bulky goods sale and storage. The Livestock Market permission for new A1 retail remains extant. It is proposed in the at-Examination Local Plan Sites Document to both identify it as a commitment and extend the Town Centre Commercial Limits around it.
- There have been a relatively small number of community facilities both lost and gained. However, in the settlements where these facilities are located, this can have a significant impact. There is recognition of the need enhance the provision of community facilities, recognising the particular importance they play in supporting the District's rural and village communities.

There is a need to demonstrate that the loss of such facilities are no longer economically viable, or in demand, depending on the use. The permission for electric vehicle charging on the A64 is significant for a much wider area.

12.0 Summary of Delivery Aim 3 of the Local Plan Strategy

To protect and enhance the environment, Ryedale's unique character and special qualities associated with its high quality landscapes, rich historic and cultural heritage and a wealth of biodiversity; utilising natural assets and resources for renewable / low carbon energy generation; minimising the risk of flooding and increasing resilience to climate change

Objectives

- Protect and, where appropriate, enhance the distinctive character of the District's settlements, landscapes and biodiversity, safeguarding those elements of the historic and natural environment that are recognised as being of local, national or international importance.
- Improve the quality of the environment and environmental systems and require that new development has as low an impact on the environment as possible.
- Respond to climate change by reducing greenhouse gas emissions and helping Ryedale to adapt to the impacts of climate change through flood risk minimisation and enhancing green infrastructure opportunities.

Key messages

- The Council is going into the middle phase (years 6-11) of the implementation of the Local Plan Strategy, and the monitoring of the Plan as such is limited in terms of the ability to derive long term benefits at this stage from the implementation of the policies. However, new development has been considered under the provisions of the National Planning Policy Framework (NPPF), which sets out the need to protect and enhance the landscapes, pay due regard to heritage assets, and protection of natural resources.
- The Council is aware that Ryedale has a wealth of natural resources, and that there are policies in the Local Plan Strategy to protect those resources in a sustainable manner.
- It is clear that the council continues to pay due regard to the advice provided by national bodies on protection of the natural environment. But there continues to be the long-standing concerns of the vulnerability of heritage assets, particularly archaeological remains in the Wolds, and the gardens and structures of Castle Howard.

- The Council is committed to responding to climate change by reducing greenhouse gas emissions and helping Ryedale to adapt to the impacts of climate change through flood risk minimisation and enhancing green infrastructure opportunities. The Council has approved a number of renewable energy schemes, predominantly smaller scale solar panels and wind turbines, although few have been of a scale to be capable of providing excess electricity back to the National Grid.