

Richmondshire District Council



Annual Monitoring Report 2020/21

October 2021



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1.0 Introduction

- 1.1 This Annual Monitoring Report (AMR) covers the period 01 April 2020 to 31 March 2021.
- 1.2 The requirement for a Local Planning Authority to produce an Annual Monitoring Report (AMR) is set out in section 35 of the Planning and Compulsory Purchase Act (PCPA, 2004). This states that every Local Planning Authority must prepare reports containing information on the implementation of the Local Development Scheme and the extent to which policies set out in Local Development Documents are being achieved.
- 1.3 Section 113 of the Localism Act (2011) amended PCPA 2004 section 35 removing the requirement to send an AMR to the Secretary of State. Instead, Local Planning Authorities must publish this information directly at least yearly in the interests of transparency.
- 1.4 This amendment in combination with the DCLG Letter to Chief Planning Officers (30th March 2011) which withdrew previous guidance on Local Plan monitoring means that the Council has more freedom on the contents of its AMR, providing it contains the information required by section 34 of the Town and Country Planning Regulations (2012).
- 1.5 This is the seventh AMR to be produced following the adoption of the Local Plan Core Strategy (LPCS) in December 2014 and will outline the progress that is being made towards the indicators and targets set out for individual policies within the Local Plan Core Strategy (LPCS).

2.0 Local Context

2.1 The Richmondshire Local Development Plan covers the area of the District outside of the Yorkshire Dales National Park (Figure 1). The Yorkshire Dales National Park Authority is the planning authority for the remainder of the District.

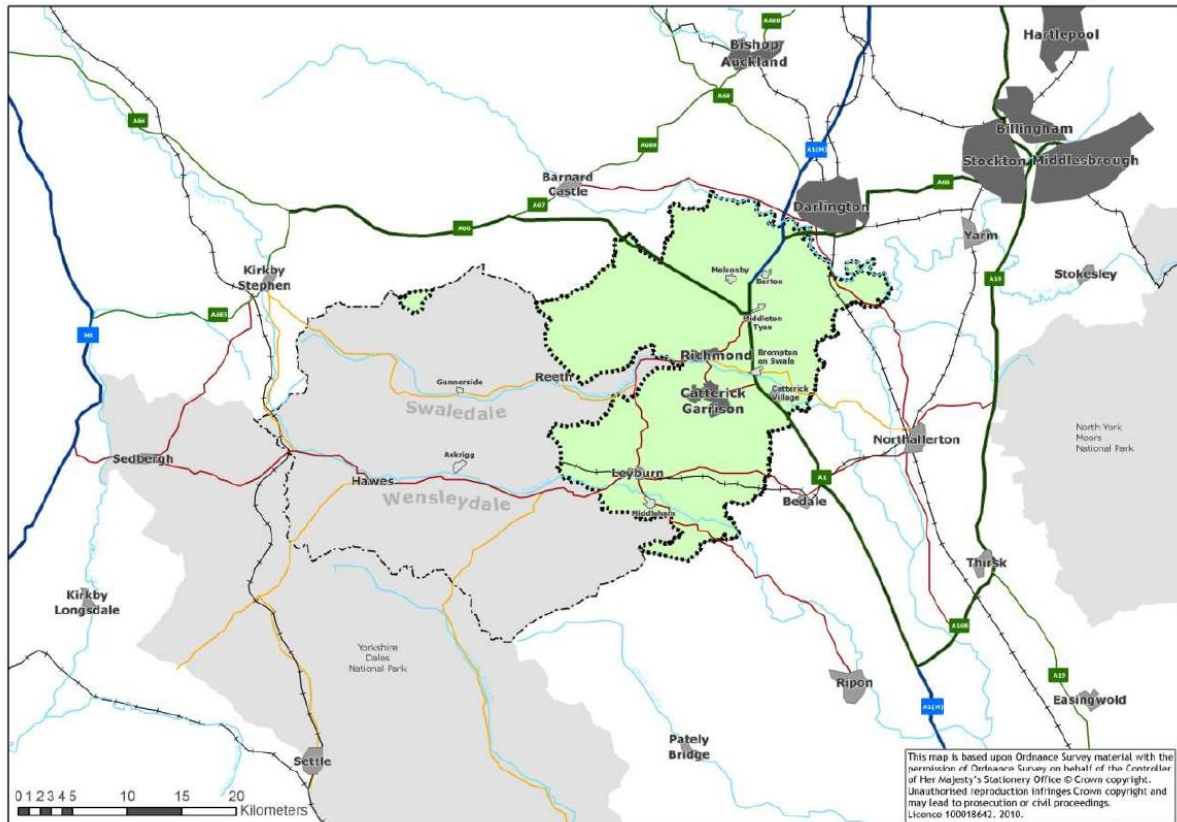


Figure 1: Area Covered by Local Planning Authority

2.2 The following section will provide an updated insight to the local context of the District by briefly summarising the key local facts and issues, many of which have been outlined in further detail in the adopted Local Plan Core Strategy (LPCS) and its supporting background evidence documents.

Local Context Facts for Monitoring Period 2020/21

- Richmondshire is one of the most rural districts in the country and covers an area of 131,867 hectares (509 square miles)
- Around 60% of the district is in the Yorkshire Dales National Park and Sites of Special Scientific Interest (SSSI) cover nearly one fifth of the land area.
- The total population of Richmondshire was estimated in 2020 at 53,700, a small decrease from the mid-2019 estimate of 53,730 (NOMIS/ONS).
- The Plan Area population is estimated to be 47,477; with 6,253 residents in the Richmondshire part of the YDNP.
- The military population is estimated to be nearly 10,500 personnel and dependents, which is nearly a quarter of the plan area population.
- There are around 20,000 (2019) dwellings in the plan area (approximately 23,000 across the district).
- 64% of dwellings in the district are owner occupied, 25% are privately rented, and 11% are affordable homes which are either rented from the Council, a social landlord or are of an intermediate tenure (Discounted Sale or Shared Ownership).
- The ratio of lower quartile house price to lower quartile gross annual workplace-based earnings was 7.78 in 2018. (ONS, 2019)
- Richmondshire's working age population, including the military, is around 33,300 (NOMIS, 2020).
- There were 26,200 people in employment in 2020/21 (NOMIS, Jul 2020-Jun 21), including employers, employees and self-employed. Around two-thirds of jobs are full-time, slightly lower than the regional and national averages. Part-time roles are also higher than average. Jobs in the construction and 'accommodation and food service activities' sectors make up a higher proportion in Richmondshire than Yorkshire and Great Britain, whereas jobs in IT/Comms, finance, admin support and health/social work are considerably lower.
- The resident workforce occupied about 70% of local jobs, in Catterick Garrison this figure rises to 85%, because of military accommodation (2011 Census, WU01EW).
- Richmondshire residents' full time weekly earnings are £460.50, a decrease from £551 in 2019. This is lower than regional (£540.40) and national (£587.10) weekly earnings (Earnings by place of residence, NOMIS, 2020).
- Micro scale businesses (0-9 employees) account for 86.1% and 89.9% of local business units and enterprises respectively, compared with 83% and 88.6% across Yorkshire and Humber (IDBE, ONS 2021).
- In July 2020 - June 2021, unemployment stood at 3.4% (model based), which is lower than regional (5.1%) and national (5.0%) levels.

3.0 Local Plan Progress

- 3.1 The Local Plan Core Strategy (LPCS) sets out the overall vision and objectives to guide future growth in the Local Plan area. It was formally adopted by the Council on the 9th December 2014 after being found sound at examination by a Planning Inspector. Following the adoption of the LPCS all saved policies within the Richmondshire Local Plan 1999-2006 except Policy 23 - Development Limits are now superseded and no longer saved. Policy 23 - Development Limits will be saved until development limits and land use allocations are updated through the Local Plan Review, but they are modified by Core Policy CP4, which enables the assessment of development proposals both within and adjacent to the areas defined in Policy 23. This is necessary to ensure that the Council's statutory development plan is consistent with the National Planning Policy Framework (NPPF) (July 2021). Policy 23 development limits were first defined in the mid 1990's and are otherwise out of date under NPPF para 11.
- 3.2 It is now 7 years since the adoption of the LPCS and a review of it is now required. The Council will produce a single document and comprise of a review of the adopted Local Plan Core Strategy 2012-2028 and will provide site allocations, an area strategy for Catterick Garrison, land use designations, revised Settlement Extents for settlements identified in the settlement hierarchy and detailed development policies. It will include an updated and revised Proposals Map.
- 3.3 The Local Development Scheme (LDS) for the Richmondshire Plan Area which sets out a summary of and timetable for the production of the Local Plan is regularly updated.
- 3.4 The Local Plan Review started in 2017/18. This included beginning to update the Councils evidence base with an update of the Objectively Assessed Housing Need (OAN) and Strategic Housing Market Assessment (SHMA) and an Employment Land Review Update. The Local Plan Review Issues and Options consultation was held in September 2018. The Local Plan Review Preferred Options consultation was held between May and July 2021. The Submission consultation stage is due to take place in early 2022.

4.0 Development Results

- 4.1 This following section outlines development progress in the Plan Area in 2020/21 against LPCS Policies indicators and targets.

Housing Delivery

Overall Number of Net Completions (Spatial Principle SP4)

- 4.2 There was a net total of 45 housing completions in the Plan area during 2020/21. This included 23 new build completions of which 7 were at Sharp Hill in Middleham and 6 at Stags Close in Scorton. There was also 13 conversions of existing residential properties, 8 net changes of use from agricultural and other buildings regarded as previously developed, 4 demolitions and 5 other gains.
- 4.3 Whilst the annual average housing target is only applicable to development in the part of the District outside of the Yorkshire Dales National Park it is however based on change in the whole Richmondshire population. The monitoring of delivery against the target will therefore also include net new housing development in the National Park area.
- 4.4 As the Richmondshire Local Plan Core Strategy was adopted more than 5 years ago on the 9 December 2014 paragraph 74 of the NPPF (2021) requires the 5-year housing land supply to be demonstrated against the local housing need figure calculated through the standard method rather than the requirement set out in the adopted Local Plan Core Strategy as has been used in previous years.
- 4.5 The Local Housing Need figure calculated through the standard method for Richmondshire is 12 homes per annum which as we have explained to Members previously is inaccurate as a result of unit movements and outmigration in the military population in 2013/14 which has since been rebalanced following the arrival of a replacement unit to Catterick Garrison in 2015/16. We are therefore using the demographic projection created through the SHMA update in 2016 which corrected these inaccuracies with the ONS 2014 household projection to calculate the housing requirement through the standard method to use in the 5-year housing land supply calculation. This results in a housing requirement of 115 homes being used rather the requirement of 180 homes which is set out in the Local Plan Core Strategy.
- 4.6 In 2020/21 there were 23 net completions in the Richmondshire part of the Yorkshire Dales National Park. This included 1 new build, 6 conversions of existing residential properties, 15 net changes of use from agricultural and other buildings regarded as previously developed and 1 other gain.

4.7 This means there have been a net total of 68 completions in 2020/21 which contribute to the achievement of the housing target over the current plan period since 2012/13. This is illustrated in the following table:

Sub area	Target (Plan period)	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	Total	Remaining Budget
Plan area	3,060	78	98	118	147	241	270	187	45	45	1,229	1,831
YDNP (Richmondshire Part)	-	13	5	3	7	11	14	14	13	23	103	-
Total	3,060	91	103	121	154	252	284	201	58	68	1,332	1,728

Figure 2: Net Completions (Spatial Principle SP4)

Sub area	Target (Plan period)	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	Total	Remaining Budget
Plan area	2,410	78	98	118	147	241	270	187	45	45	1,229	1,181
YDNP (Richmondshire Part)	-	13	5	3	7	11	14	14	13	23	103	-
Total	2,410	91	103	121	154	252	284	201	58	68	1,332	1,078

Figure 3: Net Completions 115 dwellings pa introduced from 2019/20 (Spatial Principle SP4)

4.8 The Council has continued with its revised monitoring procedure that was necessary following the publication of the Inspectors Report on the Yorkshire Dales National Park Local Plan in December 2016. The Planning Inspector stated that when calculating the net delivery of homes that *'it would be disproportionate and unreasonable to take account of the use of dwellings as holiday homes/lets (which does not require planning permission) and it is not inevitable that such changes will lead to the enduring loss of a dwelling for permanent occupation'*. Therefore, all changes both from and to holiday homes/lets have continued to be excluded from net completions.

Net Completions by Sub Area (Spatial Principle SP4)

4.9 The following table illustrates progress against the LPCS housing target by sub area.

Sub Area	Target (Plan Period)	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	Total	Remaining Target
North R'shire	285	11	11	17	-5	13	14	26	13	7	107	178
Central R'shire	2,410	44	73	81	105	133	228	120	25	14	823	1,587
Lower Wensleydale	365	23	14	20	47	95	28	41	11	24	303	62
YDNP (R'shire part)	-	13	5	3	7	11	14	14	13	23	103	-

Figure 4: Net Completions by Sub Area (Spatial Principle SP4)

Sub Area	Target (Plan Period)	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	Total	Remaining Target
North Richmondshire	220	11	11	17	-5	13	14	26	13	7	107	113
Central Richmondshire	1,902	44	73	81	105	133	228	120	21	14	819	1,083
Lower Wensleydale	288	23	14	20	47	95	28	41	11	24	303	0
YDNP (Richmondshire part)	-	13	5	3	7	11	14	14	13	23	103	-

Figure 5: Net Completions 115 dwellings pa introduced from 2019/20 by Sub Area (Spatial Principle SP4)

Net Completions by Settlement Hierarchy (Spatial Principles SP2 & SP4)

4.10 The following table illustrates progress against the LPCS housing target by the settlement hierarchy.

Settlement	Target (Plan Period)	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	Total	Remaining Target (inc YDNP)
Catterick Garrison	1,900	2	51	70	47	107	191	43	1	1	513	1,387
Richmond	250	32	14	9	50	23	30	57	6	3	224	26
CR PSV	240	6	4	-3	6	2	1	19	17	7	59	181
CR Elsewhere	20	4	4	3	3	1	5	0	-3	3	20	0
Leyburn	215	4	4	6	40	82	2	36	10	5	189	26
Middleham	45	2	2	0	0	1	1	1	0	9	16	29
LW SSV	45	4	5	9	4	2	14	6	-1	2	45	0
LW Elsewhere	60	13	3	5	5	9	11	-1	2	8	59	1
NR PSV	105	-1	0	8	1	2	3	4	3	-2	18	87
NR SSV	110	-1	2	3	-16	4	5	16	3	4	20	90
NR Elsewhere	70	13	9	8	7	8	7	6	7	5	70	0
YDNP (Richmondshire part)	--	13	5	3	7	11	14	14	13	23	103	-
Totals	3,060	91	103	121	154	252	284	201	58	68	1,332	1,728

Figure 6: Net Completions by Settlement Hierarchy (Spatial Principles SP2 & SP4)

Settlement	Target (Plan Period)	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	Total	Remaining Target (inc YDNP)
Catterick Garrison	1,500	2	51	70	47	107	191	43	1	1	513	987
Richmond	195	32	14	9	50	23	30	57	6	3	224	0
CR PSV	185	6	4	-3	6	2	1	19	17	7	59	126
CR Elsewhere	22	4	4	3	3	1	5	0	-3	3	20	2
Leyburn	170	4	4	6	40	82	2	36	10	5	189	0
Middleham	35	2	2	0	0	1	1	1	0	9	16	19
LW SSV	35	4	5	9	4	2	14	6	-1	2	45	0
LW Elsewhere	48	13	3	5	5	9	11	-1	2	8	55	0
NR PSV	80	-1	0	8	1	2	3	4	3	-2	18	62
NR SSV	90	-1	2	3	-16	4	5	16	3	4	20	70
NR Elsewhere	50	13	9	8	7	8	7	6	7	5	70	0
YDNP (Richmondshire part)	-	13	5	3	7	11	14	14	13	23	103	-
Totals	2,410	91	103	121	154	252	284	201	58	68	1,332	1,078

Figure 7: Net Completions by Settlement Hierarchy 115 dwellings pa introduced from 2019/20 (Spatial Principles SP2 & SP4)

Development on Previously Developed Land (Core Policy CP3)

- 4.11 0 of the 68 total net completions in 2020/21 were on previously developed land.

5 Year Housing Land Supply

- 4.12 An update of the SHLAA was carried out and published in June 2019, and an update of the 5YHLS also published in December 2019. The SHLAA and latest update of the 5-year housing land supply can be found on our website. For 2020-21 a 7.54-year housing land supply can be demonstrated.

Affordable Housing (Core Policy CP6)

- 4.13 There were 8 affordable homes built in 2020/21 which included 2 at Sharp Hill Park, Middleham for discounted market sale; 2 for affordable rent in Scorton; and 1 dwelling in Spennithorne for discount market sale. 3 dwellings were 12

created through change of use for affordable rent in Askrigg. Affordable housing commuted sums received totalled £17,700 in 2020-21.

Economic Development

- 4.14 There were a handful of major planning applications permitted for agricultural buildings in 2020-21, with these applications being classed as 'major' due to floorspace created equating to over 1,000sqm.
- 4.15 In total there has been net 32,389.94sqm additional floorspace permitted for economic development in 2020-21. This relates to development within the following categories: agriculture; community facilities; renewable energy; office; general industry; retail; and tourism. This information has been collated by reviewing planning permissions granted for different employment types and recording the size information from applications. Furthermore, an application was approved for the establishment of a community woodland at Land North of Borough Road, Richmond which adds an additional 16,000sqm to the above total.

New tourism related permissions (CP10)

- 4.16 There were 4 tourism related full planning permissions granted in 2020-21 which included 38 static caravans at North Cowton, 2 holiday lodges and 2 Shepherds' Huts both at Leyburn and 1 Shepherd's Hut at Newton Le Willows.

Town Centres

Town Centre Health checks

- 4.17 Normally a survey of retail and businesses in the town centres of Richmond, Catterick Garrison and Leyburn would be undertaken as part of the AMR. Due to the Covid-19 pandemic, such surveys were not possible for 2019/20.

Environment

Installed Large Scale Renewable Energy (CP2)

- 4.18 No large-scale renewable energy schemes were submitted/granted in this monitoring year.

Installed CHP & District Heating (CP2)

- 4.19 No Combined Heat and Power (CHP) or District Heating plants were installed in developments in this monitoring year.

Achievement of Code for Sustainable Homes or equivalent standards (CP2)

- 4.20 The Council has continued in this monitoring year, through CP2, to maximise the achievement of carbon savings in new residential development by attaching the following condition to all permitted housing applications:

“The development hereby permitted shall deliver carbon savings by exceeding the minimum standards prevailing through Part L of the Building Regulations to the maximum level that is feasible and viable for this particular development”.

Carbon Emissions (CP2)

- 4.21 The Council has continued to seek a decrease in carbon emissions within the Plan Area through the implementation of Core Policy CP2 by maximising the achievement of carbon savings in new residential and non-residential development where it is feasible and viable to do so and also encouraging the generation of renewable and low carbon energy. There were 3 applications permitted for the installation of a ground source heating pump/system at various properties as well as 1 application approved for the installation of an air source heat pump.

Installed Electric Vehicle Charging Stations (CP2)

- 4.22 There has been no specific applications submitted and approved in 2020-21 for the installation of electric vehicle charging stations.
- 4.23 However, under Schedule 2, Part 2, Class D and E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) planning permission is not required for the installation of: (a) a wall mounted electrical outlet (Class D); and, (b) an upstand with an electrical outlet mounted on it for the recharging of electric vehicles, subject to specific criterion. Therefore it has not been possible to monitor whether any such facilities have been installed under permitted development for 2019/20.

Flood Risk permissions granted contrary to EA advice (CP2)

- 4.24 In this monitoring year there were no planning permissions granted in areas at risk of flooding contrary to sustained objections from the Environment Agency.

Incorporation of Sustainable Drainage Systems (SuDs) (CP2)

- 4.25 In accordance with Core Policy CP2, the Council has sought to maximise the incorporation of sustainable drainage systems in to new housing developments and they have been incorporated in to developments permitted where practical and do not cause an unacceptable pollution risk. North Yorkshire County Council is the Lead Local Flood Authority and the SUDs team at has been consulted and advised on major developments. The implementation of this policy also enables the Council to support the achievement of one of the key actions identified for local planning authorities to support in the Humber River Basin Management Plan.

Changes in priority habitats and species and areas designated for their environment value or geology

- 4.26 There is no available data to suggest any changes in priority habitats, species and areas designated for their environment value or geology in this monitoring year.

Heritage

Number of Buildings at Risk

- 4.27 In 2020/21 there remained a total of 7 buildings or structures identified as at risk in the plan area which are explained further in Appendix 1. This remains the same as the last monitoring year and includes all of the same buildings or structures.

Production of Conservation Area Appraisals

- 4.28 There were no new Conservation Area Appraisals in 2020/21 following the production of 5 in 2018/19 (Gilling West, Spennithorne, Middleham, Leyburn and Finghall).

Community & Recreation Assets

Net Change in availability of community facilities in each settlement (CP11)

- 4.29 An updated Settlement Facilities Study was published in February which provided a comprehensive and up to date understanding regarding the change in availability of community facilities in each settlement within the plan area. This is available to view on our website.

New community facilities

- 4.30 An application was granted for an extension to the existing Village Hall at Newton le Willows which would provide updated toilet facilities including

disabled toilets and a new meeting room (Application number: 20/00058/FULL – Granted July 2020).

- 4.31 Permission was granted for construction of a new sports pavilion adjacent to the existing pavilion at Wavell Road Sports Pitches in Catterick Garrison (Application number: 20/00072/FULL - Granted June 2020).
- 4.32 An application was granted for an extension to the existing Club House at the Sailing Club in Thornton Steward which would provide additional and improved facilities as well as upgrade the existing track for Wheelchair Users (Application number: 20/00813/FULL – Granted February 2021).
- 4.33 As previously mentioned, an application was also granted for the establishment of a community woodland at Land North Of Borough Road, Richmond which included the planting of circa. 950 trees (Application number: 20/00676/FULL – Granted December 2020).

No. of planning applications resulting in change of use / loss of community facilities

- 4.34 An application was granted for the change of use of recreational open space to a civic burial ground at Middleham (Application number: 20/00076/FULL – Granted June 2020).

Recreational facilities provided in new developments

- 4.35 Please refer to the Infrastructure Funding Statement which for 2020-21 will be published and made available on our website shortly. Transport & Accessibility – Motorways
- 4.36 Following the upgrade of the A1 to full motorway standard from Leeming Bar to Barton in 2018/19, consultation by Highways England is now underway to dual entirely the A66 from Scotch Corner A1(M) to Penrith (M6).

Transport & Accessibility – Motorways

- 4.36 Following the upgrade of the A1 to full motorway standard from Leeming Bar to Barton in 2018/19, consultation by Highways England is now underway to dual entirely the A66 from Scotch Corner A1(M) to Penrith (M6).




5.0 Duty to Cooperate




- 5.1 The 'Duty to Cooperate' was introduced by the Localism Act (2011) and is a legal requirement of the plan preparation process. In essence the duty to cooperate requires Local Planning Authorities and other bodies to cooperate with each other to address relevant 'local strategic issues'. As a rural area the number of strategic cross-boundary issues that Richmondshire shares with neighbouring authorities and other public bodies is limited. The main local strategic cross boundary issues for the area covered by the Richmondshire Local Plan Core Strategy are:
- A1/A6136 link
 - Meeting defence requirements
 - Rural housing needs
- 5.2 These issues have been the subject of ongoing work between the Council and relevant bodies including neighbouring Local Planning Authorities throughout the production of the Local Plan Core Strategy. The Council has also actively consulted neighbouring Local Planning Authorities and other relevant public bodies throughout the preparation of the plan to confirm that the strategic approach proposed in the Local Plan Core Strategy remains compatible with their own approach.
- 5.3 The Council has begun a review of its Local Plan and as part of this process will be consulting and cooperating with neighbouring Local Planning Authorities and other relevant public bodies through the production of evidence and at various stages of consultation. This will include the production of a Statement of Common Ground as required by the NPPF (2021) and will be in accordance with the guidance outlined in the NPPG.
- 5.4 In addition to working and co-operating with neighbouring authorities to address relevant 'local strategic issues' through the production of the Council's own Local Plan documents it is also required to work with them on production of their own Local Plan documents. In this regard the Council has also been involved in Duty to Cooperate meetings and production of Statements of Common Ground with neighbouring authorities including Hambleton, Darlington, YDNP and Durham regarding the production of their new Local Plans.

If you have any questions about this report please contact

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Appendix 1: Heritage at Risk in Richmondshire Plan Area 2020/21

Address	Condition	Photo
The Old Gatehouse (unoccupied part), Jervaulx Park, East Witton	Very Bad. The western end of the house is built into in situ medieval fabric, which ruinous and in need of repair. Scheduled Monument. Grade I listed.	
The Old Gatehouse (occupied part), Jervaulx Park, East Witton	Very Bad. It was probably constructed from re-used medieval masonry in the C19, on medieval foundations. This part of the building is occupied and being repaired. Grade I Listed.	
Grotto & Icehouse, Forcett Park, Forcett & Carkin	Poor. A late C18 Grotto and Icehouse, constructed of cyclopean dry-stone masonry forming three roundish arches. It stands at the head of the lake in Forcett park. The stonework is eroding and stones are becoming loose. The estate is currently on the market. Grade II* Listed.	

Address	Condition	Photo
Ravensworth Castle & Park Wall, The Green, Ravensworth	Poor, Late C14, small roofless keep/gate tower and ruins of ancillary buildings together with impressive water defences later adapted to form water gardens. Much repointing and consolidation needed to all parts of the building. Significant parts of the standing remains, including the gate tower, are now at risk. A detailed record of the standing fabric has been completed. Scheduled Monument, Grade I Listing, part in LB grade II	
St Martins Priory Ruins, A6136, St Martin's, Richmond	Poor. The ruins of a small medieval monastic house, of C12 (possibly earlier) and C15. Part of a church, small gate tower and the ruined walls of other buildings also remain. Extensive consolidation and repointing work is required. Grade I Listed.	
Old Grandstand, Old Racecourse, Richmond	Poor. A rare example of a C18 racecourse grandstand. The racecourse was closed in the late C19 and the Grandstand became derelict. It was partially demolished c1960. Ruins cleared and stonework sorted c1995. A conservation plan for the building has been completed with the support of Historic England. The Racecourse is now a conservation area. Grade II* Listing.	
Keld Heads Lead Smelt mill and mine complex, Preston-under-Scar	Poor. The mine complex displays a wide range of features associated with lead exploitation and processing. The site has been mined since the C12 but the present complex dates from C18 and C19. Scrub clearance was undertaken by North Yorkshire County Council volunteers in 2005 to assist with the preparation of survey documents. Options appraisal complete.	