

Richmondshire Local Plan

Annual Monitoring Report 2023/24

January 2025



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Introduction

- 1.1 This Annual Monitoring Report (AMR) covers the period 01 April 2023 to 31 March 2024.
- 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 AMR outlines the progress that is being made towards the indicators and targets set out for individual policies within the Local Plan Core Strategy (LPCS) since its adoption in December 2014.

1.0 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.

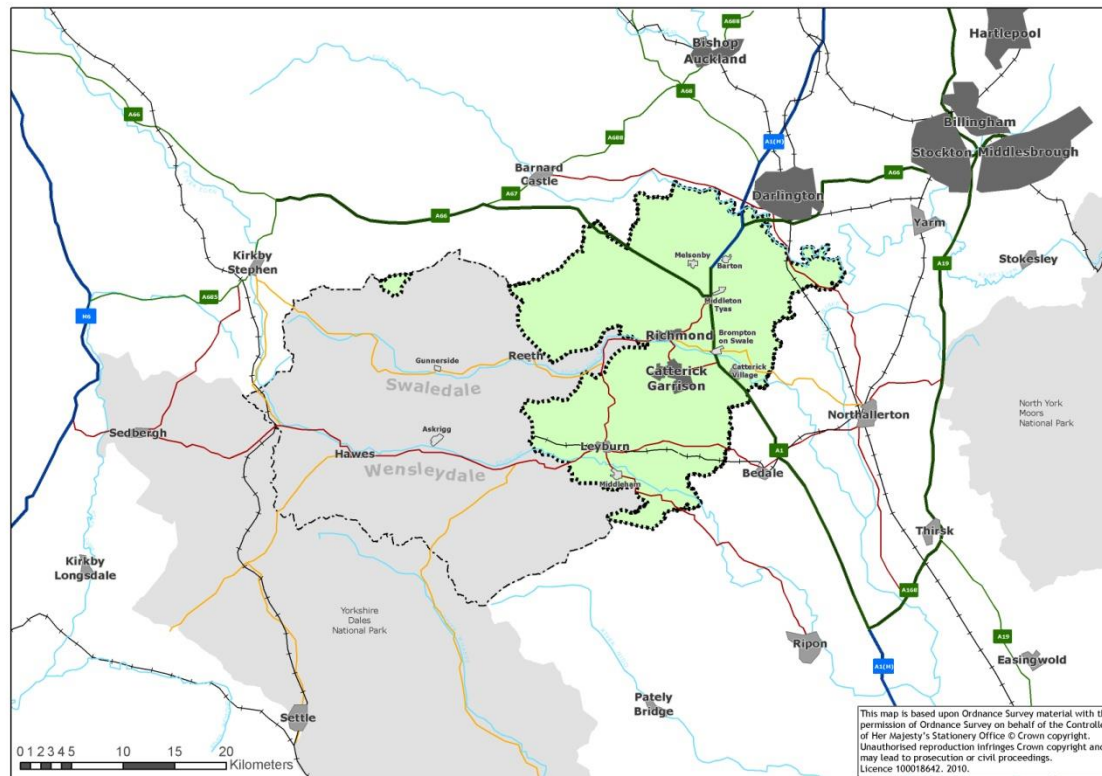


Figure 1: Area Covered by Local Planning Authority

- 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.**
- **Between the last two censuses (held in 2011 and 2021), the population of Richmondshire fell by 4.2%, from just under 52,000 in 2011 to around 49,800 in 2021. This means Richmondshire was one of only three local authority areas in Yorkshire and The Humber to see its population decline.**
- **There are approximately 6,000 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).**
- **64.4% of dwellings in the district are owner occupied, 23.2% are privately rented, and 12.3% 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 median house price to median gross annual workplace-based earnings was 8.35 in 2022 (ONS, 2022)**

- **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.**
- **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). Policy 23 development limits were first defined in the mid 1990's and are otherwise out of date under NPPF.
- 3.2 The Local Plan Review started in 2017/18. This included beginning to update the Council's 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.
- 3.3 A decision was taken not to progress the Local Plan when all North Yorkshire Councils merged in 2024 and instead a new North Yorkshire Plan will be produced.

4.0 Development Results

- 4.1 This following section outlines development progress in the Plan Area in 2023/24 against LPCS Policies indicators and targets.

Housing Delivery

Overall Number of Net Completions (Spatial Principle SP4)

- 4.2 There was a net total of 102 housing completions in the Plan area during 2023/24 including 92 in the Plan Area and 10 in the Richmondshire part of the Yorkshire Dales National Park. The majority of new build completions were from sites at Catterick Garrison including Hipswell Croft and the Avant Homes scheme at Brough St. Giles. There were also 2 net changes of use from agricultural and other buildings regarded as previously developed.
- 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, the NPPF 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 is inaccurate because of unit movements and out-migration in the military population in 2013/14 which was subsequently re-balanced following the arrival of a replacement unit to Catterick Garrison in 2015/16. The demographic projection created through the SHMA update in 2016 which corrected the inaccuracies with the ONS 2014 household projection results in a housing requirement of 115 rather than the requirement of 180 homes set out in the Local Plan Core Strategy.
- 4.6 In 2023/24 there were 10 net completions in the Richmondshire part of the Yorkshire Dales National Park.

4.7 This means there have been a net total of 102 completions in 2023/24 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	2021 /22	2022 /23	2023 /24	Total	Remaining target
Plan Area	3,060	78	98	118	147	241	270	187	45	45	49*	81	92	1451	1,609
YDNP (Richmondshire Part)	-	13	5	3	7	11	14	14	13	23	10*	16	10	139	-
Total	3,060	91	103	121	154	252	284	201	58	68	59	97	102	1,590	1,470

Figure 2: Net Completions (Spatial Principle SP4)

*Estimated split between Richmondshire Plan Area and YDNP Plan Area as not recorded in that monitoring year.

Sub Area	Target (Plan Period)	2012 /13	2013 /14	2014 /15	2015 /16	2016 /17	2017 /18	2018 /19	2019 /20	2020 /21	2021 /22	2022 /23	2023 /24	Total	Remaining target
Plan Area	2,410	78	98	118	147	241	270	187	45	45	49*	81	92	1,451	959
YDNP (Richmond shire Part)	-	13	5	3	7	11	14	14	13	23	10*	16	10	139	-
Total	2410	91	103	121	154	252	284	201	58	68	59	97	102	1,590	820

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

*Estimated split between Richmondshire Plan Area and YDNP Plan Area as not recorded in that monitoring year.

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	2021 /22	2022 /23	2023 /24	Total	Remaining Target (inc YDNP)
Catterick Garrison	1,900	2	51	70	47	107	191	43	1	1		29	46	588	1,312
Richmond	250	32	14	9	50	23	30	57	6	3		11	4	239	11
CR PSV	240	6	4	-3	6	2	1	19	17	7		9	1	69	171
CR Elsewhere	20	4	4	3	3	1	5	0	-3	3		0	0	20	0
Leyburn	215	4	4	6	40	82	2	36	10	5		3	0	192	23
Middleham	45	2	2	0	0	1	1	1	0	9		0	2	18	27
LW SSV	45	4	5	9	4	2	14	6	-1	2		5	0	50	0
LW Elsewhere	60	13	3	5	5	9	11	-1	2	8		4	10	69	0
NR PSV	105	-1	0	8	1	2	3	4	3	-2		11	15	44	61
NR SSV	110	-1	2	3	-16	4	5	16	3	4		10	9	39	71
NR Elsewhere	70	13	9	8	7	8	7	6	7	5		8	5	83	0
YDNP (Richmond shire Part)	-	13	5	3	7	11	14	14	13	23		16	10		-
Totals	3,060	91	103	121	154	252	284	201	58	68	59	97	102	1,590	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	2021 /22	2022 /23	2023 /24	Total	Rem- aining Target (inc YDNP)
Catterick Garrison	1,500	2	51	70	47	107	191	43	1	1		29	46	588	912
Richmond	195	32	14	9	50	23	30	57	6	3		11	4	239	0
CR PSV	185	6	4	-3	6	2	1	19	17	7		9	1	69	116
CR Elsewhere	22	4	4	3	3	1	5	0	-3	3		0	0	20	2
Leyburn	170	4	4	6	40	82	2	36	10	5		3	0	192	0
Middleham	35	2	2	0	0	1	1	1	0	9		0	2	18	17
LW SSV	35	4	5	9	4	2	14	6	-1	2		5	0	50	0
LW Elsewhere	48	13	3	5	5	9	11	-1	2	8		4	10	69	0
NR PSV	80	-1	0	8	1	2	3	4	3	-2		11	15	44	36
NR SSV	90	-1	2	3	-16	4	5	16	3	4		10	9	39	51
NR Elsewhere	50	13	9	8	7	8	7	6	7	5		8	5	83	0
YDNP (Richmond shire Part)	-	13	5	3	7	11	14	14	13	23		16	10	103	-
Totals	2,410	91	103	121	154	252	284	201	58	68	59	97	92	1,590	820

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 None recorded in 2023/24.

5 Year Housing Land Supply

- 4.12 The SHLAA and latest update of the 5-year housing land supply can be found on our website. For 2023-24 a 8.26 year housing land supply can be demonstrated.

Affordable Housing (Core Policy CP6)

- 4.13 There were 22 affordable homes built in 2023/24. which included 4 at Hipswell Croft (Catterick Garrison), 3 at Somerset Close (Catterick Garrison), and 7 at Collier Hill, Brough St. Giles. No affordable housing commuted sums were received.

Economic Development

4.14 The year 2023/24 saw permissions granted for several notable developments. These included:

- 10,000sqm of B8 uses at Scotch Corner Caravan Park
- petrol filling station/two drive through restaurants at the Dalesway Lodge Motel
- three new workshops at Western House Business Park in Melsonby
- 85,000sqm of B2/B8/E uses at A1(M) Junction 52 Catterick Central, and, the expansion of the stone quarry in Leyburn to accommodate an additional saw shed and space to recycle aggregate.

There were no completed developments reported in the monitoring year.

New tourism related permissions (CP10)

4.16 Tourism related full planning permissions granted in 2023-24 included an extension to the existing caravan park and 45 new holiday lodges at Constable Burton along with several similar minor developments.

Town Centres

Town Centre Health checks

4.17 None undertaken

Environment

Installed Large Scale Renewable Energy (CP2)

- 4.18 None recorded 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.

Installed Electric Vehicle Charging Stations (CP2)

- 4.22 EV charging points were included in the proposal to redevelop the Dalesway Lodge Motel at Scotch Corner.

- 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 2023/24.

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 2023/24 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 2023/24.

Community & Recreation Assets

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

- 4.29 There were no changes to the existing Settlement Facilities Study which provides a comprehensive understanding of the change in availability of community facilities in each settlement within the plan area.

New community facilities

- 4.30 There were two notable applications granted permission in 2023/24.
- 4.31 The Catterick Integrated Care Campus (CICC) a joint MoD/NHS primary care facility intended to replace, consolidate and expand existing military and civilian facilities in the area, including the relocation of 6 health facilities and 6 NHS health facilities including the MOD Medical and Dental Service Section (MDSS) and the NHS Harewood Medical Practice (HMP). The development will provide primary care, advanced primary care, mental health services, physiotherapy, dentistry and third sector healthcare support across three storeys with a total floorspace of 13,500sqm.

- 4.32 The redevelopment of Shute Road, Catterick Garrison through Levelling Up Funding incorporating a new community building (1400sqm) and provision of a public square (1724sqm). The proposal includes works to upgrade Coronation Park and a new pedestrian link to the retail parks off Richmond Road.

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

- 4.34 None recorded.

Recreational facilities provided in new developments

- 4.35 Please refer to the Infrastructure Funding Statement which for 2023-24 will be published and made available on the website.

Transport & Accessibility – Motorways





- 4.36 The Development Consent Order (DCO) was approved on 7 March 2024 for the A66 Trans Pennine upgrade to dual the road 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 review of the Local Plan was halted as the two-tiers of local government become a single authority with responsibility to prepare a local plan for the whole county.

If you have any questions about this report please contact

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Appendix 1: Heritage at Risk in Richmondshire Plan Area 2023/24		
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.	
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	

<p>St Martins Priory Ruins, A6136, St Martin's, Richmond</p>	<p>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.</p>	
<p>Old Grandstand, Old Racecourse, Richmond</p>	<p>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.</p>	
<p>Keld Heads Lead Smelt mill and mine complex, Preston-under-Scar</p>	<p>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.</p>	