

Richmondshire Local Plan

Annual Monitoring Report 2024/25

September 2025



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1.0 Introduction

- 1.1 This Annual Monitoring Report (AMR) covers the period 01 April 2024 to 31 March 2025.
- 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.

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.

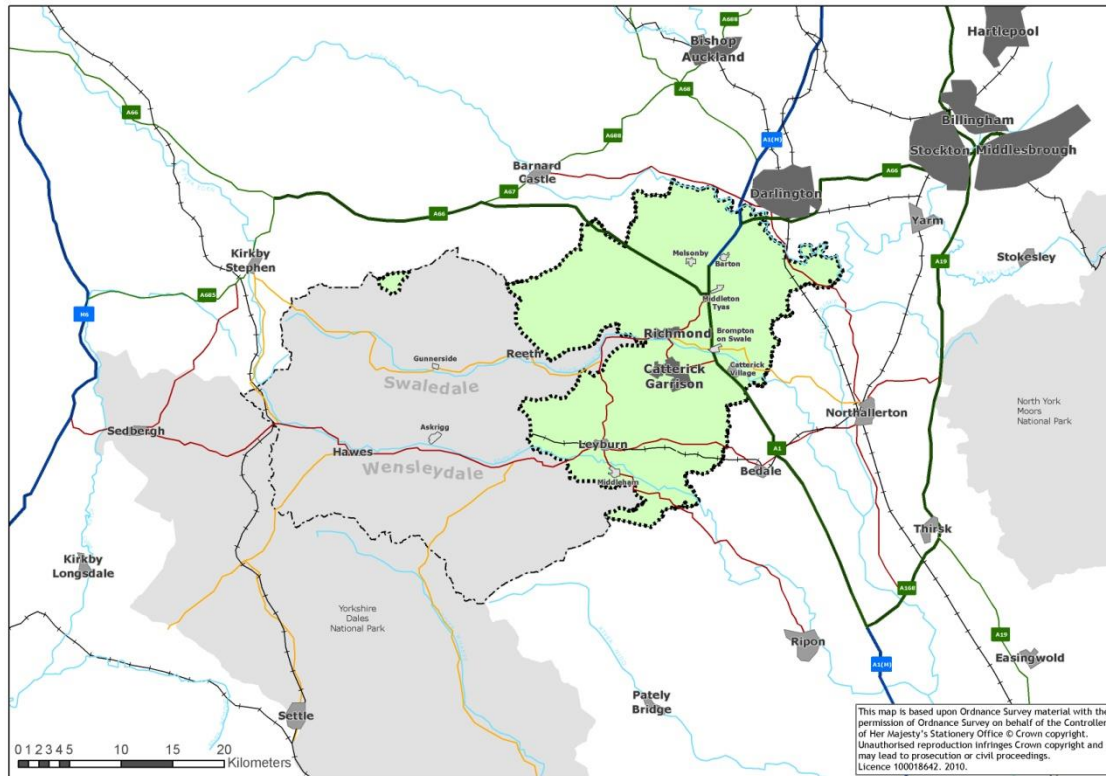


Figure 1: Area Covered by Local Planning Authority

- 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.

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 2024/25 against LPCS Policies indicators and targets.

Housing Delivery

Overall Number of Net Completions (Spatial Principle SP4)

- 4.2 There were 126 housing completions in the Plan area during 2024/25 and 16 in the Richmondshire part of the Yorkshire Dales National Park (YDNP) making a total of 142. The majority of new build completions were from sites at Catterick Garrison including Hipswell Croft and the Avant Homes scheme at Brough St. Giles. 19 dwellings resulted from conversions in the Plan area and, notably in Bainbridge within the YDNP, 5 affordable dwellings at Hornblower Court.
- 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 However, since the introduction of the government's new standard method in December 2024, the annual housing requirement for this area is 320 homes apportioned from an overall target for North Yorkshire of 4156 per annum. Including the relevant 5% buffer, the 5-year supply requirement for this area is 1680. Based on the most recent data (from the 2024/25 monitoring period), there is a demonstrable deliverable supply of 901 homes over a five-year period. This translates to 2.7 years of housing supply when measured against the five-year supply requirement. Therefore, the National Planning Policy Framework "presumption in favour of sustainable development" is engaged for applications involving the provision of housing.
- 4.7 In 2024/25 there were 16 net completions in the Richmondshire part of the Yorkshire Dales National Park.
- 4.8 This means there is a net total of 142 completions in 2024/25 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	2024/ 25	Total	Remaining target
Plan Area	3,060	78	98	118	147	241	270	187	45	45	49*	81	92	126	1577	1483
YDNP (Richmonds hire Part)	-	13	5	3	7	11	14	14	13	23	10*	16	10	16	155	-
Total	3,060	91	103	121	154	252	284	201	58	68	59	97	102	142	1,732	1,328

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	2024/ 25	Total	Remaining target
Plan Area	2,410	78	98	118	147	241	270	187	45	45	49*	81	92	126	1577	833
YDNP (Richmonds hire Part)	-	13	5	3	7	11	14	14	13	23	10*	16	10	16	155	-
Total	2410	91	103	121	154	252	284	201	58	68	59	97	102	142	1,732	678

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)

4.9 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	2024/ 25	Total	Remaining Target (inc YDNP)
Catterick Garrison	1,900	2	51	70	47	107	191	43	1	1		29	46	59	647	1,312
Richmond	250	32	14	9	50	23	30	57	6	3		11	4	9	248	11
CR PSV	240	6	4	-3	6	2	1	19	17	7		9	1	5	74	171
CR Elsewhere	20	4	4	3	3	1	5	0	-3	3		0	0	5	25	0
Leyburn	215	4	4	6	40	82	2	36	10	5		3	0	6	198	23
Middleham	45	2	2	0	0	1	1	1	0	9		0	2	4	22	27
LW SSV	45	4	5	9	4	2	14	6	-1	2		5	0	0	50	0
LW Elsewhere	60	13	3	5	5	9	11	-1	2	8		4	10	11	80	0
NR PSV	105	-1	0	8	1	2	3	4	3	-2		11	15	10	54	61
NR SSV	110	-1	2	3	-16	4	5	16	3	4		10	9	13	52	71
NR Elsewhere	70	13	9	8	7	8	7	6	7	5		8	5	4	87	0
YDNP (Richmonds hire Part)	-	13	5	3	7	11	14	14	13	23		16	10	16		-
Totals	3,060	91	103	121	154	252	284	201	58	68	59	97	102	142	1732	1,328

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	2024/ 25	Total	Remaining Target (inc YDNP)
Catterick Garrison	1,500	2	51	70	47	107	191	43	1	1		29	46	59	647	853
Richmond	195	32	14	9	50	23	30	57	6	3		11	4	9	248	0
CR PSV	185	6	4	-3	6	2	1	19	17	7		9	1	5	74	111
CR Elsewhere	22	4	4	3	3	1	5	0	-3	3		0	0	5	25	0
Leyburn	170	4	4	6	40	82	2	36	10	5		3	0	6	198	0
Middleham	35	2	2	0	0	1	1	1	0	9		0	2	4	22	13
LW SSV	35	4	5	9	4	2	14	6	-1	2		5	0	0	50	0
LW Elsewhere	48	13	3	5	5	9	11	-1	2	8		4	10	11	80	0
NR PSV	80	-1	0	8	1	2	3	4	3	-2		11	15	10	54	26
NR SSV	90	-1	2	3	-16	4	5	16	3	4		10	9	13	52	41
NR Elsewhere	50	13	9	8	7	8	7	6	7	5		8	5	4	87	0
YDNP (Richmondshire Part)	-	13	5	3	7	11	14	14	13	23		16	10	16		-
Totals	2,410	91	103	121	154	252	284	201	58	68	59	97	92	142	1732	678

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)

- 4.10 None recorded in 2024/25.

5 Year Housing Land Supply

- 4.11 The latest update of the 5-year housing land supply can be found on the North Yorkshire Council website.

Affordable Housing (Core Policy CP6)

- 4.12 There were difficulties in monitoring this year however it can be confirmed that 3 dwellings were completed in Hudswell provided by the local community trust and 5 in Bainbridge in the Yorkshire Dales National Park.

Economic Development

- 4.13 The year 2024/25 saw a relatively low amount of permissions granted economic/social developments. These included:
- Permission for Demolition of existing school building and development of a new single storey building with associated access, parking, replacement playing field in Catterick Village.
 - Permission for Extension of Unit 7C by Yorkshire Dales Distillery Ltd to Increase the Space Available for Production Operations and Storage in Catterick Garrison.
 - 3 No Commercial Units 1155sqm B1 and B8 at Green Howards Road in Richmond.
 - Permission for Construction of Two Industrial Units on Walkerville Estate, Catterick Garrison.

The proposed Motorway Service Area at J52 on the A1(M) was granted permission having resolved outstanding environmental issues.

New tourism related permissions (CP10)

- 4.14 There were no significant tourism related permissions granted in this reporting year. Applications were approved for 4 glamping pods in Leyburn and conversion of existing building for tourist accommodation in Harmby.

Town Centres

Town Centre Health checks

- 4.15 None undertaken

Environment

Installed Large Scale Renewable Energy (CP2)

- 4.16 None recorded in this monitoring year.

Installed CHP & District Heating (CP2)

- 4.17 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)

- 4.18 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)

- 4.19 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)

- 4.20 EV charging points were included in the proposal for the Motorway Service Area at J52 A1(M).
- 4.21 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 2024/25.

Flood Risk permissions granted contrary to EA advice (CP2)

- 4.22 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)

- 4.23 In accordance with Core Policy CP2, the Council has sought to maximise the incorporation of sustainable drainage systems into new housing developments and they have been incorporated in to developments permitted where practical and do not cause an unacceptable pollution risk.

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

- 4.24 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

- 4.25 In 2024/25 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

- 4.26 There were no new Conservation Area Appraisals in 2024/25.

New Heritage Designations

- 4.27 Six buildings at Catterick Garrison were listed in the monitoring period. These include: The Former Sandes Soldiers Home (Grade II*); Pinhill Mess (Grade II); Army Education Centre (Grade II); Vimy Officers Mess, Servants Quarters and Squash Rackets Club (Grade II); Building 55 – Former Officers Mess (Grade II); and, Baden Powell House (Grade II).

Community & Recreation Assets

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

- 4.28 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

- 4.29 There were no new community facilities granted permission in the monitoring year.

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

4.30 None recorded.

Recreational facilities provided in new developments

4.31 Please refer to the Infrastructure Funding Statement which for 2024-25 will be published and made available on the website.

Transport & Accessibility – Motorways

4.32 None recorded.

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 and, as a result, Duty to Co-operate meetings are now focussed on the wider North Yorkshire Council area.

If you have any questions about this report please contact:

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Appendix 1: Heritage at Risk in Richmondshire Plan Area 2024/25		
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>	