



RYEDALE  
DISTRICT  
COUNCIL



## Ryedale Local Plan Monitoring Report 2013 – 2014

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# 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 2013 – 31 March 2014.
- 1.2 A key purpose of the MR 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. 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. Further indicators will be added as further Development Plan Documents are prepared, where necessary. 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.

Ryedale’s planning policy framework consists of the Ryedale Plan, which is the Local Development Plan for the District. The structure of which is set out below:

## The Ryedale Plan

**Local Plan Strategy**

**Local Plan Sites**

**The Helmsley Plan**

**Proposals Map**

**Neighbourhood Plan**

## Supporting Documents

**Supplementary Planning Documents**

**Infrastructure Delivery Plan**

**Community Infrastructure Levy Charging Schedule**

**Statement of Community Involvement**

**Monitoring Report**

**Local Development Scheme**

## The Structure of the Monitoring Report

- 1.3 This Monitoring Report reflects the aspirations of the monitoring framework of the Local Plan Strategy which was Adopted in September 2013. The Council have moved the monitoring framework forward to reflect the monitoring of the Indicators set out in the Local Plan Strategy. It will be a number of years before the Council can confidently consider the establishment of any trends as the indicators will require some time to be fully incorporated into the established monitoring framework.

- 1.4 Section 2 provides a brief context for Ryedale, and sets out the Vision for the District, which is set out in the Local Plan Strategy. From this Vision come three aims, which form the basis of this Monitoring Report. They are around: supporting economic development; meeting the needs of communities and protecting and enhancing Ryedale's valued natural and built environment. From the Vision and Aims were developed twelve Objectives and the Monitoring Report provides a means to reflect on development in the District in this year (and in time to consider trends) and assess whether the policies are meeting these Objectives.
- 1.5 Section 3 provides information in relation to monitoring of a series of indicators. The indicators are described in the Local Plan Strategy. They are structured to reflect the Aims of the Plan, and to assess whether the Objectives of the Plan are being delivered. These indicators are to monitor both policy performance, i.e. are the policies achieving their expected aims? and to provide a clearer picture of what development is happening and where, so that policy changes can be undertaken when necessary, and for planning policy to become more responsive to changing social, economic and environmental circumstances. The time period covered by this MR is the 1 April 2013 to 31 March 2014.
- 1.6 Section 4 concerns the recording of progress towards meeting key targets and milestones in the Local Development Scheme (LDS) and to consider whether changes to the LDS programme will need to be made. The LDS is concerned with the principal planning documents; it is not a formal requirement to record progress of Supplementary Planning Documents, although the Council will indicate the likely timetable of any such document's production. It also, when applicable, refers to any Neighbourhood Plan that has been adopted. The section also includes information about how the Council has undertaken the Duty to Cooperate.
- 1.7 Section 5 is concerned with the progress of delivering of various infrastructure developments which are seen to be critical and necessary. In accordance with the 2012 Regulations, this section will be expanded in due course to record the implementation of the Community Infrastructure Levy charging schedule. The Council considers that it is important that new development does not adversely affect the provision of services and facilities in the District. It has developed an Infrastructure Delivery Programme Document which sets out what areas of new infrastructure will be critical and those which are necessary.
- 1.8 Section 6 concerns contextual indicators, these look at the broader, social, economic and environmental situation in the District, and are usually derived from other information providers.
- 1.9 Section 7 sets out the findings of the biennial town and village services and facilities survey. To ensure that housing development is be delivered in the most sustainable manner over the life of the plan period, a survey of town and village facilities is undertaken every two years. The next survey will be reported in the Monitoring Report 2014-15.

This document and previous Monitoring Reports are viewable on the council's web page:

<http://www.ryedaleplan.org.uk/other-documents/monitoring-report>

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

## 2.0 Ryedale

- 2.1 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 approximately two thirds of the District is covered by national landscape designations. Approximately a third of Ryedale, to the north 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 is within Ryedale District Council's planning jurisdiction, as 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.
- 2.2 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.

## 3.0 Indicators

- 3.1 With the Adoption of the Local Plan Strategy in September 2013, the Council have moved the monitoring framework forward to reflect the aspirations of the monitoring framework of the Local Plan Strategy. It was noted in the Monitoring Report 2012-13 that there are some Indicators in the Local Plan Strategy that would require some time to be fully incorporated into the established monitoring framework. In the interests of ensuring full coverage of the indicators, this Monitoring Report for 2013-14 will cover the monitoring period 1<sup>st</sup> April 2012 to 31 March 2014 for those indicators where data had yet to be collected. However, in some instances there are still a few indicators where data has yet to be fully collated. These are set out in this report and the Council will endeavour to report these in next year's Monitoring Report.
- 3.2 The monitoring of the Ryedale Plan is currently through the use of over 30 indicators set out in the Local Plan Strategy. The structure of the Monitoring Report follows, principally, the three Aims of the Local Plan Strategy. The twelve Objectives that have been developed from the Vision are at the beginning of each section, with a summary commentary on whether the Plan's approach is achieving the intended outcomes of those Objectives. This is the second year of monitoring under the Ryedale Plan, and so the ability to assess trends is clearly still limited, as this is, in some instances, the first year of monitoring. It is anticipated that there will be a small number of further indicators added to reflect particular elements of subsequent Development Plan Documents.

## Spatial Strategy

- 3.3 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.
- 3.4 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.
- 3.5 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.

- 3.6 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.
- 3.7 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.
- 3.8 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.
- 3.9 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 with the spatial location data for planning approvals and completions during 2013-14 to meet the requirements of this indicator.



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

The Council has begun linking the location of the completed developments during 2013-14 to the Council's mapping system (Geographical Information System) to enable the proportion of development sites completed in each location to be judged in relation to bus stop locations for an hourly bus service. This will be available in the subsequent monitoring year.

## **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.**

## Employment Land Supply

**Indicator: Amount of employment land by use class (B1, B1a, B1b, B1c, 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

The table below sets out the amount of floorspace granted planning permission for employment use:

<b>Amount of new Employment Floorspace Granted Planning Permission 2013-14 (m<sup>2</sup>)</b>	<b>B1</b>	<b>B2</b>	<b>B8</b>	<b>Mixed</b>
<b>Principal Town (Malton and Norton)</b>	991.81	1468.22	518.69	-
<b>Service Centres (Pickering, Kirkbymoorside and Helmsley)</b>	5603.4	1080.00	5000.00	-
<b>Service Villages</b>	0	0	39.03	-
<b>Other Villages</b>	105	0	0	-
<b>Open Countryside</b>	77.5	643.87	733.07	-

3.10 To ensure that the wider business needs of the District are met it is important to ensure that there is a consistent supply of land available, in sustainable locations, and where businesses want to be located. The Local Plan Strategy seeks to distribute employment land allocations in the following manner:

- Malton and Norton: approximately 29.6ha- to 36 ha (approx 80% of overall supply)
- Pickering: approximately 5.55-6.75ha (approx 15% of overall supply)
- Kirkbymoorside and Helmsley: approximately 1.85-2.25 ha (approx 5% of overall supply)

3.11 The Plan also supports the principle of established business expansion, and small scale conversions and new builds for meeting localised employment needs, recognising the large number of smaller businesses in the District, and its rural character.

Employment land supply available by type (Ha)	B1	B1a	B1b	B1c	B2	B8	Mixed
Principal Town	-	0.076	-	0.023	0.147	0.052	8.275
Service Centres	0.005	0.002	-	-	0.108	0.554	2.88
Service Villages	-	-	-	-	-	-	-
Other Villages	-	-	-	-	-	-	-
Open Countryside	0.300	0.019	-	-	0.746	0.022	-

## Business and Industrial Development Completions

Indicator: Amount of completed employment land by use class (B1, B1a,b,c, B2 and B8 and mixed) and by tier within settlement hierarchy.

Amount of floorspace developed for employment by type (m <sup>2</sup> )		Type						
		B1	B1a	B1b	B1c	B2	B8	Mixed
Principal Town (Malton and Norton)	Gross	-	-	-	-	-	-	-
	Net	-	-	-	-	-	-	-
Service Centres (Pickering, Kirkbymoorside and Helmsley)	Gross	-	-	-	-	-	4914.51	-
	Net	-	-	-	-	-	-	-
Service Villages	Gross	-	-	-	-	-	39.03	-
	Net	-	-	-	-	-	-	-
Other Villages	Gross	-	-	-	-	-	-	-
	Net	-	-	-	-	-	-	-
Wider open countryside	Gross	-	-	-	-	-	-	-
	Net	-	-	-	-	-	-	-

Indicator: Gross amount and % of gross floorspace by employment type, which is on previously developed land (M <sup>2</sup> )		Type						
		B1	B1a	B1b	B1c	B2	B8	Mixed
Principal Town (Malton and Norton)	m <sup>2</sup>	-	-	-	-	-	-	-
	% of Gross	-	-	-	-	-	-	-
Service Centres (Pickering, Kirkbymoorside and Helmsley)	m <sup>2</sup>	-	-	-	-	-	14.51	-
	% of Gross	-	-	-	-	-	0.3	-
Service Villages	m <sup>2</sup>	-	-	-	-	-	39.03	-
	% of Gross	-	-	-	-	-	100.0	-
Other Villages	m <sup>2</sup>	-	-	-	-	-	-	-
	% of Gross	-	-	-	-	-	-	-
Wider open countryside	m <sup>2</sup>	-	-	-	-	-	-	-
	% of Gross	-	-	-	-	-	-	-

Indicator: Losses of employment land (m <sup>2</sup> )		Type						
		B1	B1a	B1b	B1c	B2	B8	Mixed
Principal Town (Malton and Norton)		-	-	-	-	-	-	-
Service Centres (Pickering, Kirkbymoorside and Helmsley)		-	-	-	-	-	-	-
Service Villages		39.03	-	-	-	-	-	-
Other Villages		-	-	-	-	-	-	-
Wider open countryside		-	-	-	-	-	-	-

**Indicator: Number of Farm and Rural Diversification Schemes**

Development	Farm Diversification		Rural Diversification	
	Permitted	Completed	Permitted	Completed
<b>Tourist Accommodation</b>	7	-	10	-
<b>Residential Activity (cooking/Arts etc)</b>	-	-	1	-
<b>Equestrian Related</b>	-	-	3	-
<b>Farm Shops</b>	3	-	-	-
<b>Outdoor Shops and Activities</b>	-	-	-	-
<b>Office space</b>	1	-	3	-
<b>Industrial</b>	1	-	-	-
<b>Commercial space</b>	1	-	1	-
<b>Hospitality</b>	-	-	-	-
<b>Caravan Store</b>	-	-	-	-
<b>Kennels/Cattery</b>	-	-	-	-
<b>Mixed use</b>	-	-	-	-

**Indicator: Amount\* of net new and converted tourist accommodation (m<sup>2</sup>)**

Type of Accommodation Granted Planning Permission (m <sup>2</sup> )	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
<b>Principal Town</b>	22.29	-	-	-	-	-	-	-	-
<b>Service Centres</b>	40.00	-	-	-	-	-	-	-	-
<b>Service Villages</b>	1,700.00	-	-	-	-	-	-	-	-
<b>Other Villages</b>	5,346.91	-	-	7,000.00	3,458.00	-	-	-	-
<b>Open Countryside</b>	8,105.30	18,200.00	-	474,970.00	20,000.00	-	-	-	-

\* This is a measure of site areas for new developments and floorspaces where it involves the conversion of an existing building, this means that caravan sites and holiday lodge sites make up a significant component of the land take of such schemes.

#### **Indicator: Net amount of static and touring caravan sites**

There have been no new static caravan units or touring caravan pitches developed this year. Planning permission has been granted for various holiday developments as above, but there has been no record of them being completed during this current monitoring year. Permission was granted for a large complex of holiday lodges, static and touring caravans at the site of the Pickering Showfield, and this is demonstrated by the high figures.

### Summary of delivery of Aim 1 and Objectives – 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. Clearly, the amount of employment land is lower than the Plan seeks to provide, but this will be addressed through the Local Plan Sites Document, or if appropriate sites come forward in advance of that Plan.**
- **Employment land continues to be granted planning permission although for this monitoring year, the amount recorded as completed appears to be lower than previous years. There continues to be either none or a limited number of B1b or B1c schemes either delivered or with planning permission.**
- **The authority is continuing to support appropriate farm and rural diversification; the majority of such schemes are through the provision of tourist accommodation through the conversion of traditional rural buildings.**
- **Tourism accommodation has been concentrated around the provision of holiday cottages, however, there has been a number of touring sites granted planning permission, and the shift in the market from static caravans sites to static holiday units/lodges continues, as shown by the recent permission near Pickering.**

## **Aim 2 of the Ryedale 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.**

## Population and Demography

- 3.12 Ryedale has an ageing population, the 2011 census counted 23% of residents being over 65, 17% is the average for England and Wales. This is a 3% increase of residents being over 65 compared with the 2001 census. The 2011 census shows 13% of the population are between 16 and 29. The last five Censuses have shown a decline in this age group, which is in part due to out-migration of young people. This loss is often due to young people needing to move away to meet education and training aspirations, and upon finishing, finding a lack of appropriate employment opportunities coupled with a scarcity of affordable housing within the District. This dissuades those people who would like to come back, from returning. In order to create vibrant, mixed and balanced communities within Ryedale it is essential to provide opportunities for younger people to live and work in the District. Given the large number of people in older age groups it is also important that the Ryedale Plan meets their housing and other needs.

## Housing Supply

- 3.13 The delivery of housing, and aligned to this affordable housing, is one of the Council's key priorities. The Local Plan Strategy establishes a level of house building of 200 units per annum, in order to deliver at least 3,000 (net) new homes over the period 2012-2027. This is a level of housing development which is derived from an objective assessment of needs for market and affordable housing in the housing market area.
- 3.14 This will be achieved through positive measures including: changing the nature of the land supply, committing to allocate land for the full level of housing for the plan-period without deducting an allowance for 'windfalls' and a housing land supply buffer to provide flexibility, choice and to help ensure planned levels of house building are met. These measures will help to ensure that the District plans for growth in line with national objectives.
- 3.15 The objective assessment of housing requirements has looked across a wide evidence base and represents a balanced approach which takes account of demand led drivers, supply factors and agreed sub-regional co-ordination. It has concluded that the full objectively assessed needs for market housing are at least 3,000 homes for the plan period and that this is a level of new housing which can be accommodated and positively planned for. It has also concluded that full objectively assessed needs for affordable housing can be addressed through the Plan, which does not seek to cap the amount of affordable homes built and which supports the provision of affordable homes through a range of measures.
- 3.16 The National Planning Policy Framework (NPPF) places a significant emphasis on supporting housing growth and the continuous delivery of housing through the provision of a flexible and responsive supply of land to support the delivery of planned house building rates. Local Planning Authorities are required to provide a supply of housing land which is sufficient to enable the continuous delivery of housing for at least 15 years from the date of the relevant Development Plan and as part of this; an on-going five year supply of deliverable housing land must be maintained. The NPPF also requires that Local Planning Authorities supplement their five-year deliverable supply with an additional supply buffer (brought forward from later in the Plan Period) of 5% or 20% depending on the record of past delivery. It makes it clear, that allowance



for windfall sites in the five-year supply should only be made where a Local Planning Authority has compelling evidence that such sites have consistently become available and that they will continue to provide a reliable source of supply.

- 3.17 The Ryedale Plan will ensure that sufficient land is available to deliver the level of housing provision identified although the rate at which new housing is built by developers will be subject to sensitivities in the national and local housing markets, which will inevitably occur over this fifteen year period. In order to support house building and to enhance the prospect that planned rates of housing will be delivered, the Plan will make provision for a 20% (NPPF) supply buffer. This will be an amount of land (brought forward from later years) which will be identified in the Local Plan Sites Document and /or Helmsley Document and that it is not a buffer which is designed to increase planned annual rates of house building.
- 3.18 A planned 15 year supply of deliverable and developable land will be distributed in accordance with this strategy and the settlement hierarchy, reflecting the role of different settlements and their capacity to accommodate additional housing growth, particularly in terms of the capacity of infrastructure and the ability to deliver infrastructure improvements. Approximately 50% of the planned supply will be directed to Malton and Norton, with 25% to Pickering, 10% to Kirkbymoorside, 5% to Helmsley and 10% to the Service Villages. Precise numbers will be determined by the sites identified as part of the Local Plan Sites Document.
- 3.19 The Council will continually monitor delivery and the availability of housing land and will ensure that a five year deliverable supply of housing land is managed and maintained. The monitoring process will inform the point at which sites are released and may be used to amend the order or phased release of sites over time. It will also be used to inform the point at which a formal review of the planned land supply may be required.
- 3.20 The Helmsley Plan and Local Plan Sites Document will identify the planned supply of housing land required for the Plan Period. If, in advance of the adoption of these documents, the existing supply of housing land is built out more quickly than anticipated, planning permission on unallocated sites could be granted within the context of ensuring a five year supply of deliverable housing land. The Council will consider any proposals for land releases during this interim period against the policy framework of this Plan. It will take into account the extent to which sites have progressed through the site selection process and will take account of the views expressed by local communities and other stakeholders which have been obtained through joint working as part of these emerging site specific plans.
- 3.21 The housing figure included in the Local Plan Strategy is the best objectively assessed estimate of housing requirements at the date of the adoption of the Plan. However, the Council recognise that housing needs and requirements can change over time and it will commit to reviewing housing needs in five years. The Council will consider the extent to which a formal review of the housing figure in the plan is required on the basis of this information- derived from demographic trends and updated Strategic Housing Market Assessment information, together with other factors relevant to an objective assessment of housing needs, including deliverability, economic growth factors and on-going strategic co-operation.

**Indicator: Housing Permissions and Completions 2013-14**

<b>New homes permitted 2013-14</b>		
<b>Settlement Hierarchy position</b>	<b>Gross</b>	<b>Net</b>
<b>Principal Town</b>	48	46
<b>Service Centres</b>	375	374
<b>Service Villages</b>	58	57
<b>Other Villages</b>	43	41
<b>Open Countryside</b>	22	21
<b>Total</b>	<b>546</b>	<b>539</b>

<b>New homes completed 2013-14</b>		
<b>Settlement Hierarchy position</b>	<b>Gross</b>	<b>Net</b>
<b>Principal Town</b>	102	102
<b>Service Centres</b>	74	74
<b>Service Villages</b>	13	13
<b>Other Villages</b>	30	29
<b>Open Countryside</b>	6	6
<b>Total</b>	<b>225</b>	<b>224</b>

3.22 This shows that housing completions have modestly exceeded the Plan requirement of 200 dwellings by 24. With the operation of the Local Buffer, the 24 dwellings do not exceed the buffer and are not subtracted off the following year's supply requirement which remains at 200 dwellings.

### Housing Supply at 31.03.2014

3.23 Below is the raw supply of dwellings and the split between Greenfield and Previously Developed Land. The smaller table below shows the size of those sites. Small is less than 10. Large is 10 or more. The majority of this supply is through the release of large, greenfield, windfall sites (i.e. not allocated). This reflects the limited allocations remaining and the Council's release of sites through the approval of a number of large sites adjacent to the Development Limits of the market towns prior to the allocation of sites through the Local Plan Sites Document. However a number of these sites are coming to the end of their development cycle and the level of supply has dropped more recently.

Settlement Tier	Gross Housing Supply at 31/3/2014	Greenfield	Brownfield
Principal Town	466	421	45
Service Centres	422	359	63
Service Villages	99	83	16
Other Villages	149	113	36
Open Countryside	53	26	27
<b>Total</b>	<b>1189</b>	<b>1002</b>	<b>187</b>

	Small sites	Large sites	Total
Windfall	306	847	<b>1153</b>
Allocated	0	36	<b>36</b>
<b>Total</b>	<b>306</b>	<b>883</b>	<b>1189</b>

### Indicator: Deliverable and developable supply

3.24 The gross housing supply at 31.03.14 from sites with planning permission was 1189 plots or 5.95 years against a Local Plan Strategy target of 200. However, this does not factor in losses from conversion and demolition which are 8 units. Consequently the net supply is 1181 dwellings or 5.91 years supply. However this includes a site which although it has an outline planning permission (13/00342/MOUT – Land at Westfields, Kirkbymoorside), it was the subject of a High Court challenge or ‘judicial review’ (JR). The promoters of this site indicated that they would not proceed with this consent due to the lodging of the JR and the fact that they wished to pursue a different scheme on this site. However, given the Council has evidence which demonstrates the 13/00342/MOUT consent is neither deliverable nor developable, in the interests of ensuring the supply is robust, this site is discounted. Therefore the net supply when application 13/00342/MOUT is excluded amounts to 971 dwellings.

The Council considered two approaches which factored in deliverability matters. Using a global 10% non-implementation figure the number of dwellings is 892, which gives a 4.46 years of supply.

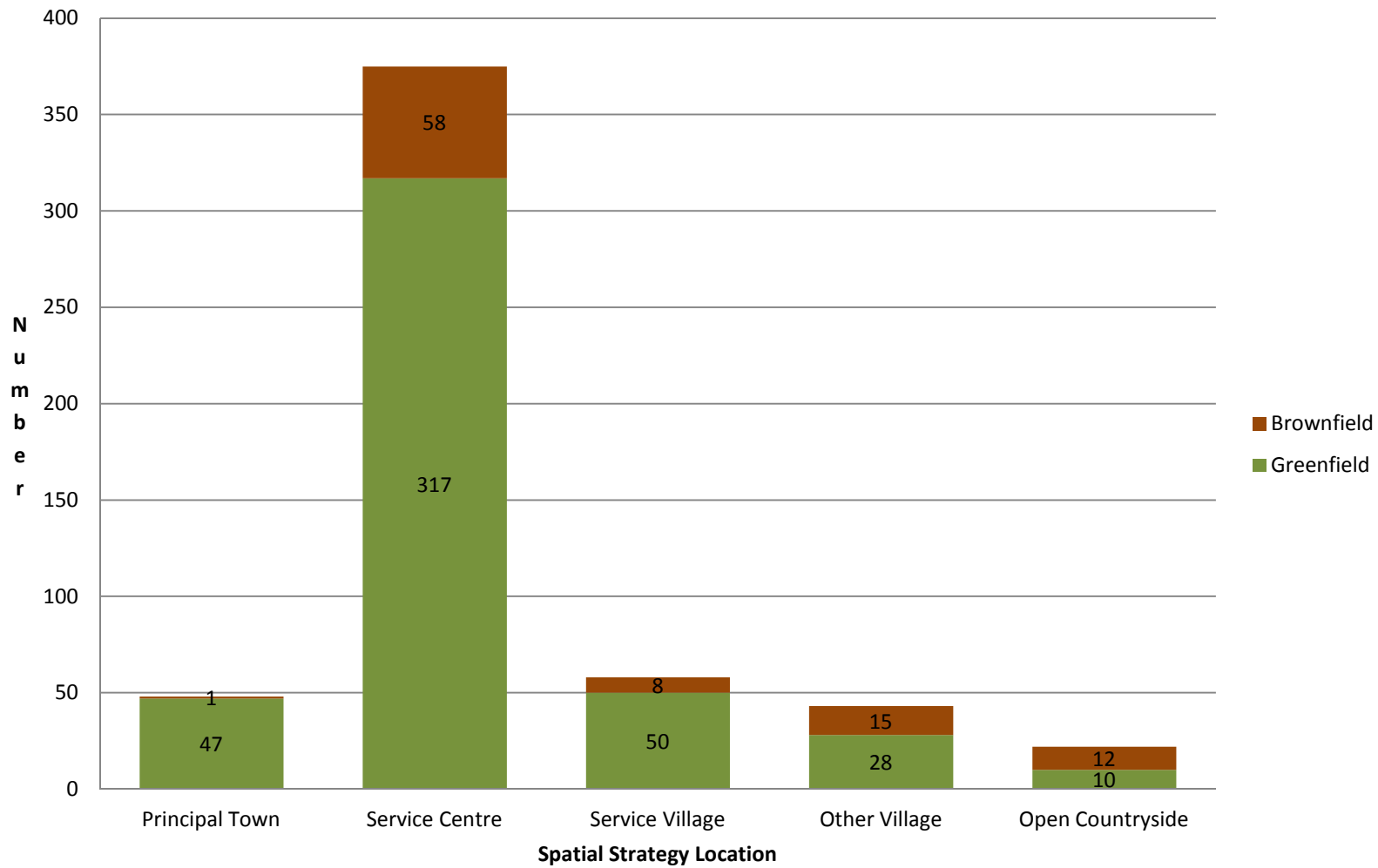
However, emerging guidance is supporting an approach whereby the housing supply is trajectoryed by examining the rate at which sites come on stream and are built out. This is undertaken on larger (major) sites. The 10% non-implementation rate is then applied to those smaller remaining sites. Using this approach which is set out in the 2014 SHLAA Part I the supply is **4.52** years (continuing with the exclusion of the 13/00342/MOUT).

**Indicator: Amount of new development committed and completed by type on previously Developed Land**

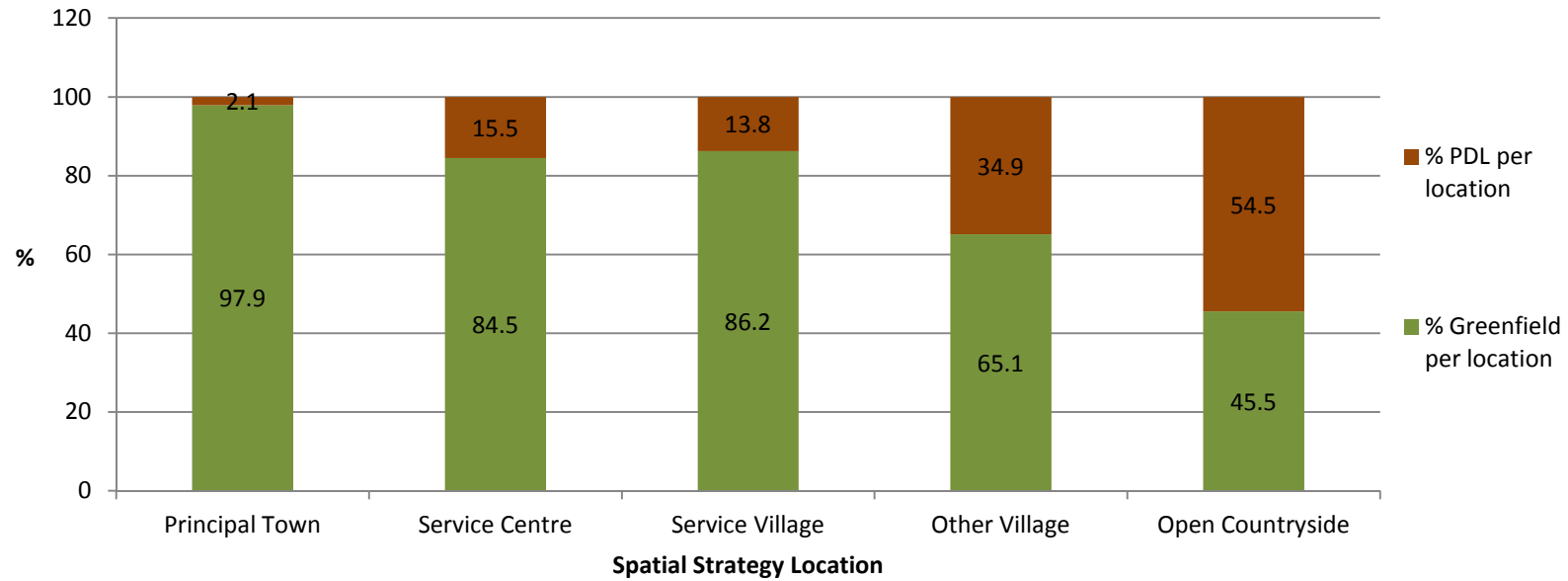
3.25 The table below shows by tier in the Settlement Hierarchy the amount of permissions and completions on previously developed land for housing development.

Indicator	New homes permitted 2013-14				New homes completed 2013-14			
	Gross		Net		Gross		Net	
	Greenfield	PDL	Greenfield	PDL	Greenfield	PDL	Greenfield	PDL
<b>Principal Town</b>	47	1	47	-1	94	8	94	8
<b>Service Centres</b>	317	58	317	57	56	18	56	18
<b>Service Villages</b>	50	8	50	7	3	10	3	10
<b>Other Villages</b>	28	15	28	13	18	12	18	11
<b>Open Countryside</b>	10	12	10	11	4	2	4	2
<b>Total</b>	452	<b>94</b>	452	<b>87</b>	175	<b>50</b>	175	<b>49</b>

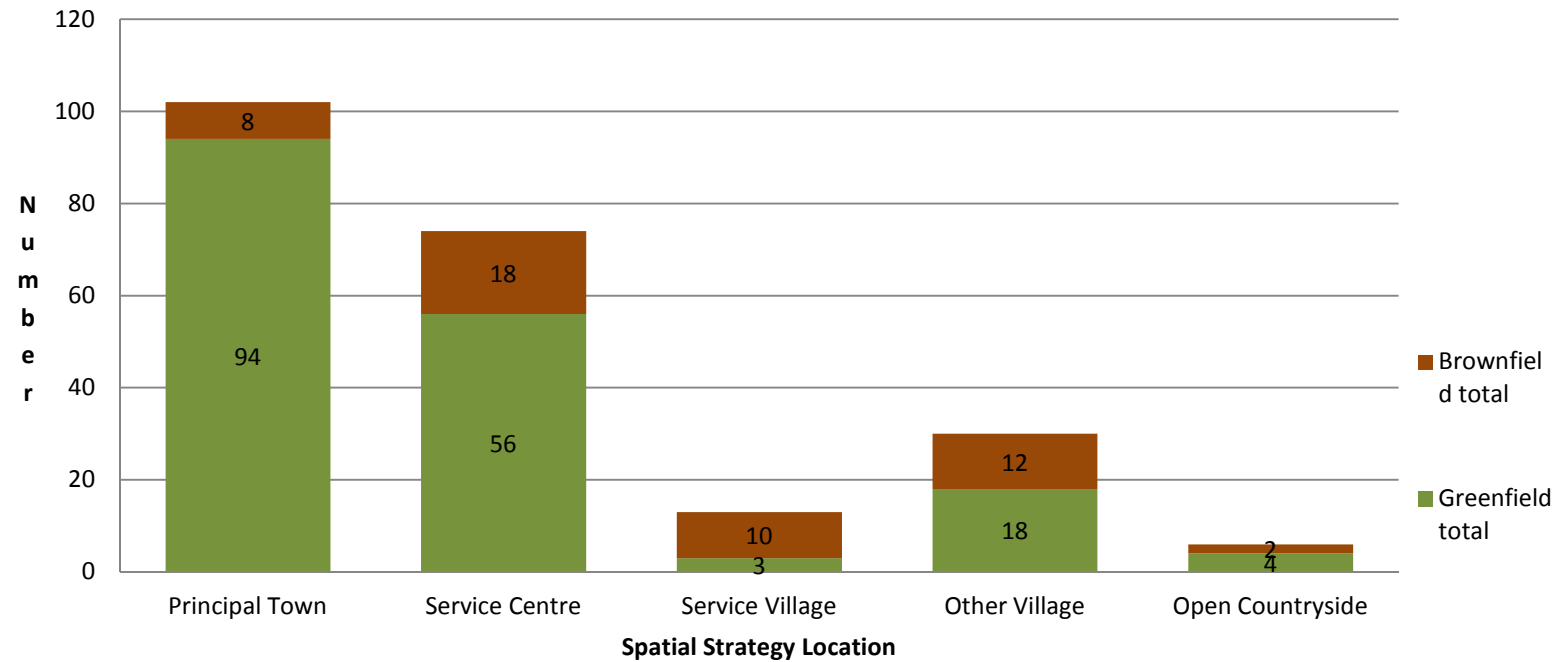
## Residential Development Granted by Location 2013-14



## Percentage of PDL Residential Planning Permissions Granted per Location

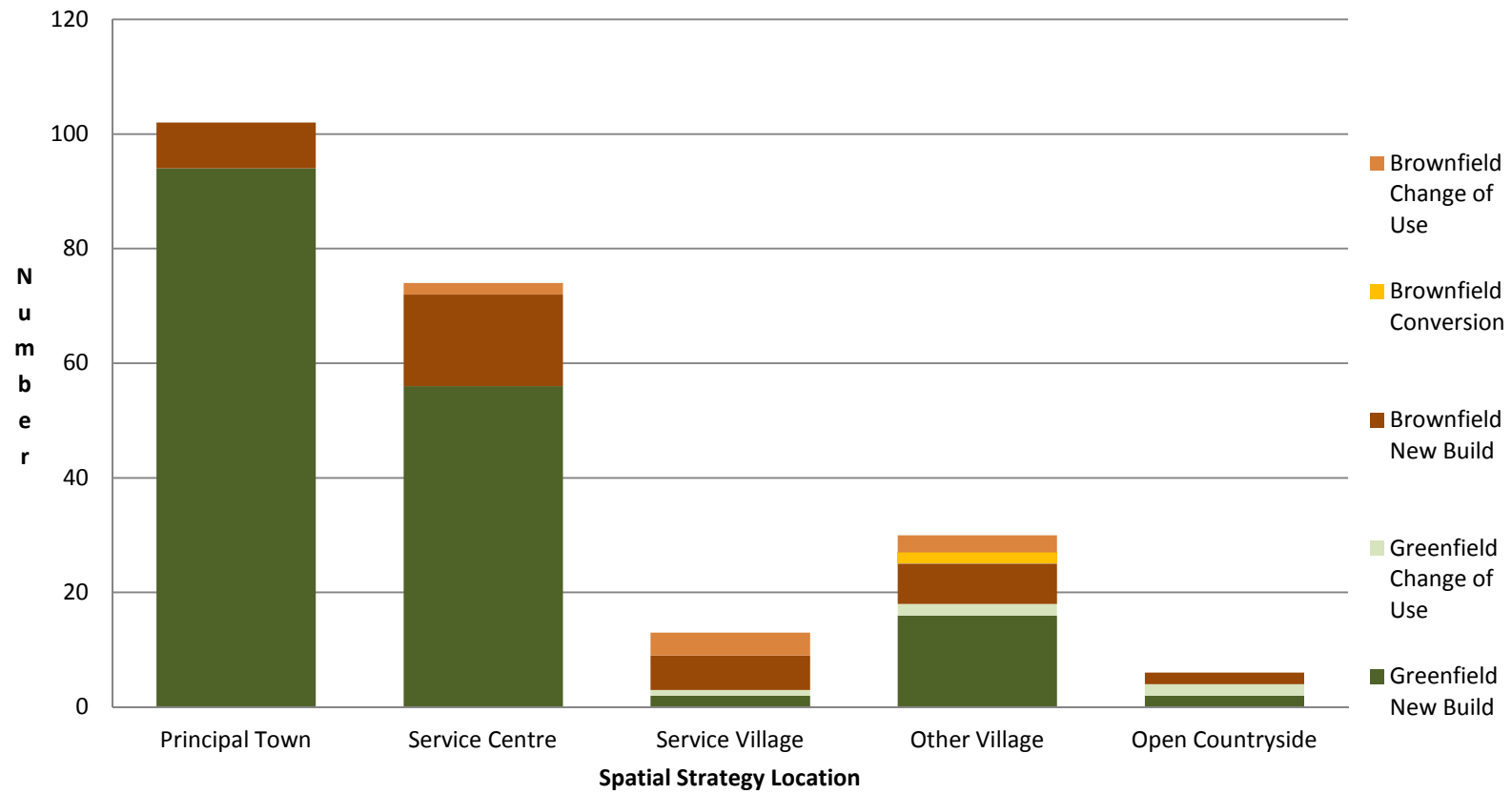


## Greenfield / Brownfield Housing Completions 2013-14 by Settlement Hierarchy





### Greenfield /Brownfield Housing Completions 2013-14 by Location and Development Type



3.26 The bar graphs on the previous pages show the pre-existing land circumstances. It is clear that the vast majority of residential developments completed have been on Greenfield sites in the higher tiers of the settlement, with a much more mixed supply of sites on Brownfield and Greenfield sites in the other settlements. The “Greenfield change of use” refers to sites where there are conversions for dwellings from former agricultural uses. As buildings in agricultural use do not constitute Previously Developed Land as per the NPPF.

### Indicator: Number of second homes

	1 April 2013	1 April 2014	Change
<b>Number of Second Homes</b>	<b>733</b>	<b>763</b>	<b>+30 (+4.09%)</b>
<b>Total Number of Homes</b>	<b>24562</b>	<b>24793</b>	<b>+231 (+0.94%)</b>
<b>Second homes as % of total</b>	<b>2.98%</b>	<b>3.08%</b>	<b>-</b>

(source: Ryedale District Council – Council Tax. Note: Figures include that part of the District within the North York Moors National Park)

The spatial distribution of second homes will be available in the Monitoring Report 2014-15.

## Delivery of Affordable Homes

- 3.27 Households in affordable housing need are those who lack their own housing or who live in unsuitable accommodation and cannot afford to meet their housing needs in the housing market. Ryedale has an acute need for affordable housing and is one of the least affordable areas in Yorkshire in which to live. This is primarily as a result of the disparity between house prices and local incomes. Significantly, a 30% drop in median house prices during the 2007-2010 economic downturn only reduced the level of affordable housing by 20 units, which illustrates well the fact that many local households simply do not have sufficient income to compete in the housing market. Recent work undertaken as part of the York and North Yorkshire Strategic Housing Market Assessment further illustrates that the gap between income and house prices remains an issue in Ryedale. It notes that average lower quartile house prices range from £122K to £185K across different sub-areas of the District.
- 3.28 Increasing the supply of new affordable homes is a priority in Ryedale in order to address the acute affordable housing need in the District. The Plan puts in place a range of policy mechanisms to seek to meet full affordable housing needs. It supports a range of ‘traditional’ responses to the delivery of affordable housing, including new build provision, provided through the release of Rural Exception Sites or as developer contributions on new housing sites, which are managed primarily through the social sector. The main way in which additional affordable

housing will be provided in this District in the future is as a contribution from developers as a proportion of housing built on new development sites.

- 3.29 Affordable housing is housing which is provided for eligible households whose needs are not met in the housing market. Affordable housing can comprise a number of different types of accommodation ranging from social rented and affordable (sub market) rent products, to intermediate tenures such as shared equity and discounted sale housing. It is important that in providing affordable housing, a range of tenure types is provided to help to address the range of needs of different households.
- 3.30 In addition, it also proposes an approach which would enable the Council to develop and expand the role of the private sector in addressing affordable housing need using the existing housing stock. This is important against the current national context of reforms to social housing and public funding for affordable housing as well as wider national reforms, including changes to the benefit system. In addition to increasing the supply of new affordable homes/accommodation the Council, North Yorkshire County Council and Registered Social Landlords/providers will seek to reduce the need for affordable housing through homeless prevention measures, mortgage rescue schemes and the provision of grants and loans to support necessary alterations or energy efficiency measures.
- 3.31 The scale of need revealed by the existing Strategic Housing Market Assessments would justify the Council establishing a high target for the amount of affordable housing that it will seek to negotiate from new development sites. However, it is important that this target is realistic and set at a level that allows housing land to come forward and maintains the delivery of new homes without making schemes unviable. It is also important to ensure that the need to provide affordable housing is balanced with the need for developers of housing sites to contribute to necessary infrastructure improvements and community facilities as well as to increasingly build to improved sustainable construction standards. Along with affordable housing contributions these factors all influence the economics of housing schemes and ultimately the decisions of landowners to release sites.
- 3.32 This Plan also seeks to secure financial contributions towards affordable housing from small sites below the on-site policy threshold. Contributions will be negotiated on the basis of 9% of the private sales revenue of a scheme. Reduced contributions will only be sought where it can be demonstrated that such a scheme is likely to be unviable.
- 3.33 Off-site contributions and the financial contributions generated from small schemes below the on-site threshold will be pooled and used in a range of ways to address affordable housing need across the District and to prevent households falling into need. Funds will be used to maximise provision and ensure an effective use of resources and may be used to address need in a range of ways. This may include, for example, the acquisition of land for Rural Exception Sites or to support a programme of Landlord Improvement Grants and Loans designed to bring empty properties back into use or to provide shared housing/ House in Multiple Occupation. The use of financial contributions provides the opportunity to target affordable housing need in smaller rural communities. It also provides some flexibility to provide a range of accommodation types and to respond to changing wider circumstances that have the potential to affect need over time.

### Indicator: Number of affordable homes delivered per annum

Type of Affordable Dwelling	Not identified	Social Rented	Discounted for Sale	Total
Principal Town	18	17	7	42
Service Centres	-	11	7	18
Service Villages	-	-	-	-
Other Villages	-	-	-	-
Open Countryside	-	-	-	-
<b>Total</b>	<b>18</b>	<b>28</b>	<b>14</b>	<b>60</b>

### Indicator: Number of affordable homes permitted (s106 only)

7 dwellings granted Planning Permission via s106 Agreements in 2013-14.  
173 dwellings in total with extant planning permission.

### Indicator: Number of rural exception sites per annum

Committed: 19 dwellings with extant planning permission  
Completed: 4 dwellings

- 3.34 Rural Exception Sites are sites that are released to provide affordable housing in locations which would not normally be used for housing. They provide an important opportunity to address affordable housing need in smaller communities and are a long standing mechanism supported by national policy to support the provision of rural affordable housing. Given that affordable housing need is spread across the District, the use of this approach is supported in principle across Ryedale's smaller settlements.

### Indicator: Affordable Housing Need

The 2011 Strategic Housing Market Assessment also updates the estimated annual net shortfall of affordable housing to 270 units per annum.

## Meeting wider housing needs

- 3.35 The provision of an appropriate mix and choice of new housing is central to the objective of creating sustainable and balanced communities. The District will need to ensure a range and choice of market housing is provided to respond to changing demographics and market drivers. New homes built in Ryedale will need to respond to the needs presented by an ageing population, smaller household sizes and the demand arising from the in migration of working family and retiring households. It is also important that specialist accommodation is provided to meet the needs of vulnerable members of the community and those with long term support needs.

- 3.36 Currently, for those households who can afford to purchase property in the District the housing market is generally well balanced with a diversity of property types. Shortfalls in the existing stock are predominantly related to smaller properties and specific property types. For example there are noticeable shortfalls in flats and bungalows across much of the District. This is in part, a function of the fact that these property types are not a traditional component of the housing stock in a rural area such as Ryedale.
- 3.37 It is important that the District maintains a diversity of property types and new housing schemes will be expected to provide a mix of dwelling sizes and where, appropriate, dwelling types. It is also important that opportunities to address localised shortfalls in house types or sizes and developers will be expected to address stock shortfalls through the mix of house types proposed in new schemes.

**Indicator: Completions by property type and size (number of bedrooms) per annum**

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	2	27	39	28	4	100
	Flats, Apartments and Maisonettes	1	1	0	0	0	2
Service Centres	Houses and bungalows	1	24	27	20	1	73
	Flats, Apartments and Maisonettes	0	1	0	0	0	1
Service Villages	Houses and bungalows	0	2	5	5	1	13
	Flats, Apartments and Maisonettes	0	0	0	0	0	0
Other Villages	Houses and bungalows	2	8	7	12	1	30
	Flats, Apartments and Maisonettes	0	0	0	0	0	0
Wider open countryside	Houses and bungalows	0	0	4	1	1	6
	Flats, Apartments and Maisonettes	0	0	0	0	0	0
<b>Total</b>		<b>6</b>	<b>63</b>	<b>82</b>	<b>66</b>	<b>8</b>	<b>225</b>

## Meeting the needs of Ryedale's aging population and other specific needs

- 3.38 Ryedale's ageing population presents a specific issue for the District and diversifying the range of open market accommodation suitable for older people will be important. Building new homes to lifetime homes standards, the provision of smaller open market dwellings, a greater supply of bungalows and new retirement apartment schemes will assist in addressing the requirements of older people. This aligns with longer term social and health care delivery aimed at supporting independent living.
- 3.39 By 2020, one in every four people will be over the age of 65 and it is vitally important that older members of the community are able make choices as to how best to meet their housing requirements as personal circumstances changes over time. This Plan supports in principle, the provision of a range of accommodation by specialist private sector developers and housing organisations which will be specifically designed to support the needs of an ageing population. The types of need will vary and provision will need to be made for:
- Independent living in one or two bedroom units of various types;
  - Warden controlled care facilities for people with some age related or minor disabilities;
  - Care homes for those whose needs can be met in traditional residential homes;
  - Extra care facilities as described in the NYCC programme to be rolled out in the next few years;
  - Nursing homes for critical needs of people requiring 24 hour nursing care.
- 3.40 Such a range of accommodation types would not only provide increased choice for older residents but may also, in turn, release family housing as elderly residents are provided with a greater choice of purpose built accommodation which may better meet their requirements. In addition consideration will be given to adaptations to existing accommodation, including shared accommodation where this would help older people to remain in familiar surroundings.
- 3.41 An ageing population also demands the provision of extra care accommodation to meet specialist care and support needs. North Yorkshire County Council (Health and Adult Services) has identified a need for four extra-care schemes in Ryedale in addition to the scheme recently completed at Norton, of at least 40 units each. These needs will be addressed through the redevelopment of existing public sector sites or as part of new housing and development sites that will be identified in the Local Plan Sites Document.
- 3.42 Extra-care accommodation provided specifically to address the requirements of North Yorkshire County Council will not be deducted from planned levels of housing provision identified as part of Policy SP2 of this Plan. It is anticipated that North Yorkshire County Council, Registered Social Landlords and the Private Sector will work together to deliver extra-care provision across Ryedale. The Council will seek to ensure that extra-care schemes provide a mix of tenure options.
- 3.43 It is also important that affordable housing contributions are used to address the needs of older people and the needs of vulnerable people such as those with learning or physical disabilities. The Council will negotiate with developers and work with Registered Social landlords to ensure the provision of suitable accommodation as part of affordable housing contributions on standard as well as specialist housing schemes.

### **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.

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

No extra care schemes have completed in 2013-14. A replacement facility has been provided in Malton which provides mental health, learning disability or substance misuse accommodation support, and cares for people whose rights are restricted under the Mental Health Act, or have dementia. The Council opened Derwent Lodge, Norton in December 2013 as a new facility providing a hostel for young, vulnerable and homeless people.

## **Meeting the needs of Gypsies and Travellers**

- 3.44 Gypsy and Traveller households do have specific accommodation requirements and it is important that these are recognised and addressed. This will help to avoid unauthorised encampments and Gypsy and Traveller households being made to live in houses due to a lack of alternative accommodation provision that better meets their requirements.
- 3.45 Within Ryedale, Tara Park at Malton is the only authorised Gypsy and Traveller site within the District. It is well managed and popular, providing 13 pitches with individual amenity facilities. Planning consent was granted for an extension to Tara Park, and the site extension and refurbishment completed in November 2013.
- 3.46 The accommodation requirements of Gypsies and Travellers will be kept under review in order to inform the need for further provision. The Council will aim to ensure that any new site is provided in a location that suits the living and working patterns of the Gypsy and Traveller community as well as ensuring reasonable proximity and access to community facilities and services.

### **Indicator: Transit and permanent pitch requirements**

Gypsy and Traveller accommodation assessment undertaken in 2008 for the North Yorkshire sub-region identified a need for 22 Gypsy and Traveller pitches in Ryedale. This equates to a shortfall of nine pitches that will be addressed through both the extension of the existing site to an appropriate capacity and through the identification of a further site.

- 3.47 In 2009 the North Yorkshire Strategic Housing Partnership Board commissioned research to identify the distinct accommodation needs of Travelling Show People. This identified a need for two permanent pitches in the District. The Council will look to address this need through consultation with the travelling community as it looks to allocate or release land for specific types of employment or commercial development.

### **Indicator: Number of transit and permanent pitches completed**

Transit pitches: 0

Permanent Pitches: 7 new pitches created and 13 existing pitches refurbished to create 20 pitches in total at Tara Park, Malton (November 2013)

**Indicator: Number of unauthorised encampments**

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

## Responding to Specific Needs

- 3.48 To further ensure that the scale and distribution of new homes supports the Spatial Strategy, the Council will apply a Local Needs Occupancy condition on new homes built in the smaller non-service villages and in the wider open countryside. This will help to ensure that the relatively limited sources of new housing in these areas better reflect the housing requirements of local people as opposed to externally driven demand. It is expected that in turn, and in order to achieve the annual house building target, this will support the release of larger allocated housing sites which will be provided at Ryedale's more sustainable towns and villages. This is a policy mechanism which is considered to be an important tool to help manage housing supply across such a large rural District. The details of this condition are included within Policy SP21. The Monitoring Report seeks to monitor the implication of such occupancy conditions, and whether they are modified.
- 3.49 Restricting the occupancy of holiday accommodation helps to ensure that permanent residential use can be restricted where this is appropriate, either in terms of the type of accommodation, its design and/or location. Without such an approach, broad objectives of protecting the countryside could be compromised and incremental pressure placed on local services such as schools, health and adult support services.
- 3.50 In general, this plan supports the use of existing new build or converted holiday cottage accommodation for permanent residential use. However, reflecting the broad strategy of the Plan, a Local Needs Occupancy restriction would be used to control the occupancy of this type of accommodation in areas outside of the Market Towns or Service Villages. Time related holiday occupancy conditions will continue to be applicable to holiday cottage accommodation which, as a result of design would be inappropriate for permanent residential use, normally by virtue a lack of private amenity space or inability to provide such space in terms of the character and context of the building or its surroundings.
- 3.51 Most other forms of tourist accommodation such as caravans or chalets will not be suitable for permanent residential use. Additionally, in most instances such forms of development will have been acceptable in principle on the basis that they are provided in order to contribute to Ryedale's tourist economy and often in locations where new homes would not be provided or supported. On this basis the occupancy of these wider types of accommodation will be restricted.
- 3.52 Occupancy conditions are also used to help ensure that permanent residential accommodation can be provided in the open countryside and locations where residential development would not normally be located but which can be demonstrated as necessary to support an existing, established land-based business.



3.53 The Council will provide further information on this monitoring indicator in the following Monitoring Report, concerning the Local Needs Occupancy condition application. This is because the Plan was only recently adopted. However, in terms of occupancy conditions for new development the following schemes have been permitted:

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

Type of Occupancy Restriction	Tier of Settlement Heirachy	Granted	Lifted	Varied
Local Needs Occupancy	Principal Town	-	-	-
	Service Centre	-	-	-
	Service Villages	-	-	-
	Other Villages	-	-	-
	Wider Open Countryside	-	-	-
Agricultural/Rural Workers conditions	Principal Town	-	-	-
	Service Centre	-	-	-
	Service Villages	-	-	-
	Other Villages	-	-	-
	Wider Open Countryside	7	-	-
Ancillary Residential	Principal Town	-	-	-
	Service Centre	-	-	-
	Service Villages	1	1	-
	Other Villages	1	-	-
	Wider Open Countryside	3	2	1
Time limited (tourist accommodation)	Principal Town	-	-	-
	Service Centre	-	-	-
	Service Villages	-	-	-
	Other Villages	-	-	-
	Wider Open Countryside	-	-	1
Seasonal Occupancy	Principal Town	-	-	-
	Service Centre	-	-	-
	Service Villages	-	-	-
	Other Villages	-	-	-
	Wider Open Countryside	-	-	-

## Meeting the needs of Town Centres

- 3.54 Vibrant rural Market Towns are an essential part of the economy, community and general way of life in an area like Ryedale. They are a focus for business and generate economic growth, helping to create jobs, lifting local incomes and attracting investment and visitors. They also provide shops and essential services for local people and surrounding village communities and act as a focus for cultural activities, leisure and recreation.
- 3.55 Shopping is one of the main activities for any town centre and Ryedale does need additional shop floorspace, especially for non food retailing or 'comparison' goods. Securing this will help to reduce the leakage of retail expenditure out of the area as a greater range and choice of shops would provide local people with improved opportunities to shop locally. Currently one out of every three people travel out of Ryedale to shop for food and seven out of every ten people leave the District for non food shopping. Clearly however, this must be carefully balanced with the need to ensure that the amount, type and location of new retailing activity does not have a detrimental impact on existing town centres and their strong independent retail sectors.
- 3.56 Each of the centres of Ryedale's towns benefits from having a strong historic built environment, with all but Norton built up around a traditional market place core. They are also home to an excellent mix of independent retailers and these are important strengths that can reinforce their individual identity and contribute to their attractiveness. Building on these key ingredients will be an important way in which the vibrancy of each of the towns can be sustained and improved into the future. However, it is important to ensure that the towns are resilient to changing shopping patterns and that the issues which hinder investment or that detracts from the experience of spending time in them are addressed.
- 3.57 Supporting the specific role of each of the Town Centres is central to this strategy. They each share a need to be bustling centres of activity and interest, supported by a high quality environment, safe and clean streets, reduced traffic congestion, a strong mix of uses, vibrant evening economies, public transport and a sufficient level of car parking. However, each of the five towns is very different and it is important that this is recognised and that the scale and type of new town centre uses reflect their existing and very individual roles.
- 3.58 Malton Town Centre is the main town centre serving the District, offering the most extensive range of retail and other town centre uses. It is seen as a genuine market town with a good range of independent retailers and a strong food offer from modern delis, traditional butchers and grocers selling high quality and often locally sourced provisions. The Town Centre has proved resilient to recent economic conditions. Whilst suffering from a number of shop closures during the 2008 recession, vacancy levels have fallen with the opening of a mix of new independent retailers and national retailers. Added to this, a growing calendar of events such as the Malton Food Lovers Festival is attracting new and repeat visitors to the town. Despite this, however, Malton is not achieving its full potential and has experienced a continued decline in national retail rankings over the last decade due to the lack of national retailer representation to complement the strong independent offer. At the same time other centres have expanded leading to an increased amount of retail 'leakage' of Ryedale residents, particularly for non-food items, to neighbouring centres such as York and Scarborough. Action needs to be taken to build on the opportunities that exist to support and enhance the role of the town, particularly as the District's main centre for shopping. The Town Centre lacks a range of suitably sized shops and shop

formats that would be attractive to high street multiple retailers which would help to address key gaps in existing provision, notably fashion retailing. In addition, choices of supermarket shopping are limited, with a predominance of discount type food stores and only one supermarket offering a wide range and choice of goods. A retail study undertaken to inform this plan suggests that broadening the range and choice of shops at Malton will be integral to the long term success of the town. This includes a requirement for further additional non-food shops and improving the supermarket offer to include provision for a higher order food store.

- 3.59 Norton, on the other hand, acts as a local centre with shops that meet more everyday needs and is principally located along the linear 'High Street' of Commercial Street. Norton is not performing as strongly in retail terms and there are indications that it risks falling into decline. Given its local centre role and its role as a gateway into Malton, it is essential that Commercial Street has an inviting appearance to attract and retain custom and recent public realm improvements have assisted this. The role of this strategy in promoting growth in Malton and Norton will also help to support increased footfall on Commercial Street.
- 3.60 Pickering Town Centre is noticeably different in character to Malton and is orientated towards its visitor market and localised shopping requirements. Its retail provision consists mainly of independent shops with a noticeable cafe and restaurant presence. The town has a limited food retailing offer and whilst it is a less significant retail centre than Malton, it does exert a wide influence due to its leisure and tourism facilities.
- 3.61 Similar to Pickering, Helmsley has a number of small shops that provide everyday convenience goods and tourism is a significant influence on its economy and its range and choice of town centre shops and facilities. The influence of the latter has been particularly noticeable in Helmsley over recent years and the Town has seen a growing number of high quality delis, upmarket hotels, pubs and boutique style shops. It is important to ensure that the everyday shopping needs of local residents continue to be provided for in these towns and that uses aimed at their visitor and tourist economies do not prejudice their important roles as local centres.
- 3.62 Unlike Pickering and Helmsley, tourism is less prevalent in Kirkbymoorside, a local centre that provides for the everyday needs of its local population with a focus on small, independent, high quality food stores.
- 3.63 In an area like Ryedale, larger centres outside of the District such as York and Scarborough will always act as strong shopping destinations. Notwithstanding this, a retail study prepared in 2011 indicated that to maximise the retention of retail expenditure in the District, approximately 1890 (net) square metres of additional food retailing space and 7,706 (net) square metres of non food retailing will be required to 2026. Since the retail study was published a number of retail proposals have been granted consent or consent in principle. Indeed current commitments address the quantitative food retail requirements identified in the 2011 study.
- 3.64 The amount of non food retailing space identified as being required in the retail study in 2011 has fallen from previous retail surveys, mainly as a result of lower predicted expenditure levels but also more recently as a result of recent planning permissions. However there is still a requirement for further non-food retail space in line with the quantitative and qualitative requirements identified. Given the scale of this, the Council does not believe that out of town locations should be required to accommodate this level of non food floorspace. There are a number of Brownfield and underused potential edge of centre sites, particularly at Malton that represent excellent opportunities to accommodate new

non food retail space. Indeed this strategy seeks to plan for maximum retention rates, not only as a means of retaining expenditure but equally, as a way of promoting higher value retail uses to deliver difficult Brownfield sites, in order to assist their regeneration.

- 3.65 Current commitments granted consent or consent in principle account for most if not all of the additional food retail required to 2026. However should any commitments fail to come forward, any outstanding requirements will be directed to Malton in order to improve the range and choice of food stores in the District's main town centre. Any new retail development needs to link closely with the town centre and be sensitively accommodated in the townscape. To ensure that the effects of any proposals that come forward in edge or out of centre locations are adequately taken into account, a local floorspace threshold has been set. Any proposals for retail development that would meet or exceed the identified floor space requirements, will be required to undertake an assessment of impacts to ensure that there will not be an unacceptable impact on existing town centre retailers.
- 3.66 In reflection of Malton's role as the main retail centre serving Ryedale, this strategy will look to direct most new retailing and other town centre uses to Malton in order to support and promote its role as a shopping destination, employment, leisure and cultural centre for Ryedale. It is important that new uses are located in or as close to the Town Centre as is possible, in order to maximise linked trips which will help to support existing town centre businesses and therefore the vitality and viability of the town as whole. The Malton Town Centre Commercial Limits define the predominant extent of the Town Centre and its Primary Shopping Area. However, this area forms part of the medieval historic core of the town and as a result, the opportunities to accommodate the amount of new retail space required within the current commercial limits and in the formats that provide for modern retail requirements, are very limited.
- 3.67 Excellent edge-of-centre opportunities exist to accommodate new retail space to support the role of Malton Town Centre. A 'Northern Arc' lies to the north of the town and it stretches from the existing Livestock Market to Wentworth Street Car Park. It is a band of existing and former agricultural buildings and spaces that were carved out of the medieval street pattern to relocate livestock trading in the mid 19th century. Today, whilst this broad area is not derelict, parts of it are underused and there are opportunities to redevelop sites and buildings to accommodate additional retail space with excellent connectivity with the existing Town Centre. Although this document does not allocate specific sites for new uses, it is considered that within this northern arc, the livestock market area is of strategic significance. It provides a key opportunity to accommodate a mix of uses and in particular, to provide much needed space for additional non-food retailing. Whilst it currently occupies a location which abuts the existing town centre, it has the ability - once developed - to form a logical extension to the Town Centre. Currently outline planning consent has been granted for a mixed convenience and comparison retail scheme on the site.

**Indicator: Gross and net amount of retail, office and leisure space completed by tier in Settlement Hierarchy**

<b>Tier</b>	<b>A1 Gross m<sup>2</sup></b>	<b>A1 Loss m<sup>2</sup></b>	<b>A1 Net m<sup>2</sup></b>	<b>B1a and A2 Gross m<sup>2</sup></b>	<b>B1a and A2 loss m<sup>2</sup></b>	<b>B1a and A2 Net m<sup>2</sup></b>	<b>D2 Gross m<sup>2</sup></b>	<b>D2 loss m<sup>2</sup></b>	<b>D2 Net m<sup>2</sup></b>
<b>Principal Town</b>	-	-	-	-	-	-	-	-	-
<b>Service Centre</b>	378.6	200	178.6	-	-	-	-	447-	-
<b>Service Village</b>	-	-	-	-	39.03	39.03	12.0	-	12.0

Other Village	-	-	-	-	-	-	-	-	-
Open Countryside	-	-	-	-	-	-	-	-	-

**Indicator: Net amount of new retail convenience and comparison floorspace (A1)**

Tier	Convenience Gross m <sup>2</sup>	Convenience Loss m <sup>2</sup>	Convenience Net m <sup>2</sup>	Comparison Gross m <sup>2</sup>	Comparison loss m <sup>2</sup>	Comparison Net m <sup>2</sup>
Principal Town	-	-	-	-	-	-
District	-	-	-	378.6	-200	178.6

**Indicator: Town Centre Health Checks:**

No such checks at present. The Council is undertaking a biennial survey the first will be reported in next year's Monitoring Report. This will also provide the number of vacant shop units per town centre (see below).

**Indicator: Net amount of new retail (A1), Office (B1a and A2) and Leisure (D2) compared to other Use Classes (C3, A3, A4, A5 and Sui Generis) within Town Centres\***

\*Town Centre Commercial Limits as defined on the Proposals Map.

Tier	Net A1 m <sup>2</sup>	Net B1a m <sup>2</sup>	Net A2 m <sup>2</sup>	Net D2 m <sup>2</sup>	Net C3 m <sup>2</sup>	Net A3 m <sup>2</sup>	Net A4 m <sup>2</sup>	Net A5 m <sup>2</sup>	Net Sui Generis m <sup>2</sup>
Principal Town	-	-	-	-	160	-	-	-	-
Service Centre	178.6	-	-	447	260	192	-	-	-297

**Indicator: Number of vacant shop units per town centre**

This indicator will be set out in the 2014-15 Monitoring Report.

## Transport and Accessibility

- 3.68 As a rural District, provision of public transport and opportunities for cycling and walking to services and facilities are less achievable, and as a result Ryedale will always experience a higher level of reliance on the private car than more urbanised areas. However, with rising fuel costs, the need to reduce CO<sub>2</sub> emissions and the adverse impacts of increased traffic, there is a need for the Local Plan Strategy to reduce, where possible, the need for the private car. There is the main bus services that operate along the A64, A169, A170 and B1257, and the rail link at

Malton, but most settlements have either no, or very limited, public transport connections. To create sustainable communities, opportunities to access jobs and services by public transport must be maximised.

- 3.67 There is also a need to address congestion problems in some of the market towns, by supporting improved links to the strategic road network and traffic management measures. A strategic road improvement, the A64 junction at Brambling Fields, has been completed. Investment in transport infrastructure is considered in other parts of the Monitoring Report, principally the Infrastructure Delivery and Developer Contributions sections.
- 3.68 The Local Plan Strategy Policy SP20 is concerned with general development management principles, this includes considering the impact of new development on the transport network and mitigating any impacts. This is done through various mechanisms, which are primarily concerned with reducing the need to travel, particularly by private car, and improving opportunities for more sustainable forms of travel. This is also aligned with many other areas of the approach of the Local Plan Strategy. Traffic Impact Assessments are used to assess and provide mitigation to ensure that new developments do not exacerbate or create a situation on the road traffic network which reduces free flow of traffic; creates and adverse safety issue, or causes pollution. Travel Plans are used to reduce the need to rely on the private car, by providing mechanisms which reduce reliance on the private car.

**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)**

Data for the above four indicators will be set out in the 2014-15 Monitoring Report.

## Community Facilities

- 3.69 Community facilities are important elements that contribute to the valued quality of life in the District and which also help to support sustainable communities. Community facilities typically include village shops, post offices, pubs, Community Halls, places of worship, playing fields, health care facilities, schools and sport and recreational facilities, but can also include more varied facilities which contribute to the special role and character of towns and villages in Ryedale. In rural Ryedale and in particular those villages that are not well served by public transport, the loss of such facilities can have a major impact on the vitality of local communities as well as individuals, particularly the less mobile and those without access to a car. Once lost, these facilities can be difficult to replace. This strategy considers these facilities to have an importance and which should be protected as far as possible. Projects which help to improve access to existing services and facilities or involve the creation of new facilities will be supported across the District.

- 3.70 The Council is keen to assist in the delivery of meaningful and practical open space provision which meets the needs of the people of Ryedale. The key issue is to ensure that there is quality provision with sustainable long-term management.

**Indicator: Protection of existing services and facilities/replacement facilities**

The following developments have been granted planning permission in 2013-14:

<b>Development</b>	<b>Gain</b>	<b>Loss</b>
Village shop / petrol station	1	3
Post Office	-	-
Public House	-	1
Village/community hall	-	3
Place of worship	-	2
Playing fields	1	-
Sport and recreational facilities	1	1
Children's play area	-	1
Health facilities	-	-
Dentist	-	-
School	-	-
Cinema / Theatre	-	1

- 3.71 It is important that qualitative improvements to open spaces are monitored. Clearly quantitative provision will only go so far in meeting the needs of Ryedale's communities. In order for open spaces to be meaningfully meet expectations and needs, there quality of provision will need to be maintained at a high standard. The Council does have maintenance agreements for open spaces, and commuted sums are collected for management.

**Indicator: Qualitative assessment of open space**

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

## Summary of delivery of Aim 2 and Objectives

- 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 Council is pleased to have delivered a new hostel facility at Derwent Lodge. The Local Plan Strategy sought to deliver a minimum of 200 homes per year, and this has been achieved and exceeded.
- 60 affordable dwellings, have been delivered solely through the planning system. This is lower than the previous year which was more of an exception reflecting the delivery of a number of larger scale schemes. Committed affordable units, i.e. those that have the grant of planning permission, but are not completed, is at 173 units which is higher than last 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.
- Regarding enhancing the role of the Market Towns as accessible, attractive and vibrant service centres, the indicators highlight the lack of completed retail development in the Principal Town, and demonstrate that there is a continuing rationalisation of smaller retail outlets into other uses such as residential, office/professional and eateries and drinking establishments. There are two planning permissions in place for large scale retail development in the Principal Town, which when implemented would fulfil the Plan's requirements for retail development. The proportion of comparison and convenience retail further demonstrates that the comparison retail sector has seen more change.
- 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 to 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. On occasion the loss of one facility has improved another. A couple of health-related facilities have been completed, however it is important to note that places where residents meet or congregate have been lost (cinema, village/community halls and places of worship).



## 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 green house gas emissions and helping Ryedale to adapt to the impacts of climate change through flood risk minimisation and enhancing green infrastructure opportunities.**

### Heritage

- 3.72 The key elements of Ryedale's environment – its landscapes, historic and cultural heritage are highly cherished by residents and valued and appreciated by visitors and tourists. Protecting and enhancing these assets is important. They have their own intrinsic value, but also frame this District's unique identity and help to provide a 'sense of place'. They contribute to the health and well-being of local residents, providing a familiar peaceful sanctuary in which to relax and play. These assets are also important economically and are especially important in attracting tourists to Ryedale.
- 3.73 Historic features provide a valuable legacy and their longstanding presence helps to provide familiarity and a sense of security. The District has a wealth of historic features that include a rich tapestry of built heritage, relic landscapes and archaeology. The historic settlement patterns

and the local vernacular of the Market Towns and Villages, Country Houses and Estates, Castles and Churches are strong elements which reflect Ryedale's rural culture and the strategic and religious importance of the District in history.

- 3.74 A significant number of heritage features in Ryedale are identified as historic assets – identified features of historic interest that are given statutory protection as Scheduled Monuments, Listed Buildings or Conservation Areas. Yet, some of the most valued sites, are not statutorily designated: the Vale of Pickering, with its prehistoric archaeological landscapes and 'ladder' settlements are considered by English Heritage to be of international significance and provide a unique record of the past on an entire landscape scale, yet much of the area remains undesignated and currently without statutory protection.
- 3.75 The Council administers LEADER Small Scale Enhancements Scheme, as part of the North York Moors, Coast and Hills LEADER Programme for a large area of Ryedale District. It helps rural communities to deliver projects of up to £5000 that focus on either the following two themes:
- Conservation and upgrading of rural heritage - aimed at enhancing villages by repairing and celebrating local heritage, skills and cultural features.
  - Village renewal and development – aimed at encouraging community activities and villages' events and projects that strengthen community cohesion.
- 3.76 In essence it is supporting implementing or financing of any village improvement, environmental or heritage projects. The LEADER scheme has resulted in a number of heritage assets being removed from the At Risk Register, in particular Mileposts. This is the number of structures removed from the At Risk Register since 2010.

Church of St Leonard's Sand Hutton;  
Harrison and Taylor Tomb Salton;  
White Gate Welburn;  
Limekiln Cawton;  
Mileposts at Gilling; Harton; Sproxton; Whitwell on Hill; Stonegrave; Appleton/Barton le St; Oswaldkirk; Sproxton; and Beadlam.

#### **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 Principle Listed Buildings demolished during 2013-14.

- 3.77 The Council is committed to the preparation of up to date Conservation Area Appraisals to identify those elements which are considered to contribute to the special qualities of individual Conservation Areas, to help inform the decision making process and ensure that in managing development, the character and appearance of Conservation Areas is preserved or enhanced.

**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 up-to-date 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**

- 3.78 In 2013-14 there were 5 Listed Building applications which were refused, of which 1 was specifically refused against Policy SP16 and 1 was specifically refused on Listed Building design grounds. Since Conservation Areas are a statutorily designated heritage asset, 3 applications within Conservation Areas were refused specifically on the grounds of harming the character and appearance of the Conservation Area.
- 3.79 The Council will also look to protect wider features of local historic value which are not afforded statutory protection. Negotiating and advising on the siting of new development, or adaptations to buildings, will be an important way in which this can be achieved. Decisions made over new land allocations will need to ensure that the historic character of settlements, and their settings, are not undermined. Encouraging an awareness of the value of the District's historic landscapes will also be an important way in which they are protected, and this is something that the Local Plan Strategy seeks to support.

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

No such applications

- 3.80 Significant elements of this rich heritage are under threat. The District is one of only a handful nationally that has between 35-50% of designated 'high grade' assets being classed as 'at risk', mainly as a result of lack of funding for essential maintenance and repair. New development can pose a threat to buildings and other historic features or to the settings and character of towns and villages and the historic archaeological landscapes of the Vale of Pickering and the Wolds are continually at risk from intensive agriculture involving deep ploughing and intensive irrigation.

### **Indicator: Number of heritage assets on the 'At Risk Register' of English Heritage 2014**

12 Buildings  
6 Places of Worship  
96 Archaeological Sites  
2 Parks and Gardens

From the previous year there has been a favourable reduction in the number of archaeological sites at risk (24 sites removed from the Register). However, places of worship have increased in vulnerability from 1 to 6 buildings, reflecting the challenges facing places of worship in an increasingly secular society in combination with their natural constraints of conversion to other uses, particularly if there is a graveyard in operation.

- 3.81 The cost of maintaining and repairing historic assets can be substantial. This is recognised in national policy which provides, under certain circumstances, support in principle for 'Enabling Development'. This is development which would be contrary to policies in a Local Plan but which could be used to secure the future of a significant heritage asset, and policy SP12 provide local amplification to this policy consideration.

### **Indicator: Number of 'Enabling Development' proposals granted planning permission and Monitoring of legal clauses to secure benefit**

None in 2012-13 and 2013-14.

## **Design**

- 3.82 New development introduces changes to a place and good design helps to ensure that changes build on the existing qualities of an area, enhancing its attractiveness not only in terms of how a place looks also but how it feels to live, work and spend time in. As places change, good design will help them stand the test of time. A well planned structure of streets, buildings, spaces and routes is considered one of the most enduring features of successful places. It is seen as central to the success of assimilating new development into existing areas and helps to ensure that as well as being attractive and interesting, places are easy to navigate and feel safe to be in. Good urban design, landscaping and high quality architecture needs to reflect the key features and special qualities that give a place its own distinctive character.

### **Indicator: Proportion of major/minor applications refused against Policy SP16 on design**

There were 9 (22.5%) planning applications out of a total of 40 specifically refused against LPS Policy SP16.

## **Landscape**

- 3.83 Climate, geology and a long history of human habitation and activity have shaped Ryedale's impressive and unique landscapes. They are valued for their scenic and natural beauty, their variety and their historical value – the record of ancient history and more recent cultural activity

that remains imprinted on the landscape. The outstanding quality of Ryedale's landscapes is reflected by the fact that a large area of the District is covered by nationally protected landscapes, designated for their natural beauty. Much of the north of the District is located within the North York Moors National Park and the Howardian Hills, designated an Area of Outstanding Natural Beauty, is located in the south west of the District. For most development proposals a character-based approach will be used to inform the decision making process across Ryedale.

3.84 Ryedale has five distinctive landscape character areas, which are:

- To the north – the rising land of the North York Moors, with wooded dales and visible historic settlement patterns
- To the South east – the Wolds – an upland chalk landscape with a string of medieval (and earlier) villages following the spring line of the Gypsy Race
- Centrally and to the east – the Vale of Pickering, a flat, relatively open landscape which is the relic of a large glacial lake. Together with the rising land of the Fringe of the Moors and the Wolds, this area contains internationally important and exceptionally rare archaeological remains dating from the Mesolithic period, providing a continuous record of human settlement to the present day
- To the east – the Howardian Hills, a well wooded rolling countryside set on Jurassic limestone and home to exceptional examples of country houses and estate villages, including Castle Howard itself.
- To the south – the Vale of York, a flatter and arable landscape of a patchwork of fields with hedgerows

#### **Indicator: Number of Planning Applications refused on the basis of landscape impact**

14 (35%) planning applications were refused on the basis of landscape impact. It is also worth noting that two of these applications were within a Conservation Area and were refused on the grounds of landscape impact on the Conservation Area, and two planning applications were refused on the landscape impact on the Howardian Hills AONB.

#### **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>

3.85 The Council will continue to work with the AONB unit to ensure that special qualities of the Howardian Hills AONB are protected and enhanced. Any changes will be highlighted in due course.

## **Biodiversity**

3.86 Ryedale has a wealth of sites that are given statutory protection as a result of their contribution to biodiversity. Stretches of the River Derwent are protected under international law as a Special Area of Conservation and 32 Sites of Special Scientific Interest have been designated as areas of national interest by virtue of their flora, fauna or geological importance. They represent some of the best remaining examples of

natural and semi-natural habitats. 123 Sites of Importance for Nature Conservation (SINCs) have also been designated in the District. These are local sites that play a key role in maintaining ecological networks and which are of a quality and value which cannot be easily recreated elsewhere.

- 3.87 Biodiversity is threatened when habitats are destroyed or fragmented, either through land management practices or as a result of new development. Pollution, disturbance or the introduction of alien species can also pose significant threats to biodiversity. Climate change is expected to affect the range of habitats and species in the District with anticipated temperature and water table changes which could be beyond the ability of some species to adapt to.
- 3.88 Conservation actions were implemented through the Ryedale Biodiversity Action Plan (2007-2012). This document identified key habitats and species that required concerted effort to conserve and strengthen in the District. Ryedale District 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 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

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

There are 123 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 at 1 April 2014 is as follows:

	<b>Number of units</b>	<b>% of number of units</b>	<b>hectares</b>
Favourable	49	56.32%	408.24
Favourable - recovering	33	37.93%	548.47
Unfavourable - no change	2	3.30%	3.82
Unfavourable - declining	3	3.45%	41.03

## **Natural Resources**

3.89 Natural resources sustain life. Soils, water and air are essential elements which support environmental systems, biodiversity and economic activity. Increasingly these resources are under pressure from increasing demand from growing populations or through the effects of climate change such as changing rainfall patterns and increased flooding. Protecting the quantity and quality of these resources is important to human health, quality of life and the well being of the environment as a whole.

### **Water**

3.90 There is a fundamental need to maintain high quality water standards and to maintain and protect water supply, through pollution and abstraction control. This is primarily the responsibility of the Environment Agency, aligned with Yorkshire Water, the supplier of water in the District, which has various statutory responsibilities and regulations which it must adhere to.

### **Indicator: River Quality Monitoring**

3.91 The Environment Agency sample around 7000 river and canal sites 12 times a year and test the water chemistry and nutrient levels. This tells the Environment Agency whether there are any pollutants and whether there is a need to target areas for improvement. They assess the biological activity of the water every three years. Given the ability of a river's characteristics to change over distance attributes are monitored over the full stretch. The Council has summarised this information for the years 2009 - 2014.

Chemistry and biology - A to F (very good to bad)

Nitrates and phosphates - 1 to 6 (very low levels to very high levels)

High levels of nutrients may occur naturally and are not necessarily bad for the environment.

Water Quality		2009	2010	2011	2012	2013	2014
River Derwent	Chemistry	B					
	Biology	A	A	A	A	A	A
	Nitrates	4	5			5	4
	Phosphates	3					
River Rye	Chemistry	A					
	Biology	A	A	A	A	A	A
	Nitrates	3	3	3	3	3	3
	Phosphates	2					

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

None. The Environment Agency raised an objection to a planning application on the grounds of water quality. The planning application was granted following discussions with the Environment Agency, revisions to the plans and revised Conditions being imposed to meet the Environment Agency's objections.

**Soil**

3.92 Although agricultural land is a plentiful resource in the District, the Local Plan Strategy recognises it is still valued resource. Climate change places an increasing emphasis on the need to support local food production, and it is important that as a resource, the loss of productive (Best and Most Versatile) land, is carefully managed, and a balance is struck against other sustainability considerations which need to be taken into account in guiding new development.

**Indicator: Amount of Grade 2 agricultural land irreversibly lost**

The Council will provide figures on this indicator in the following monitoring report.



## Air

- 3.93 Ryedale generally experiences low levels of air pollution. The notable exception to this is the Malton Air Quality Management Area (AQMA) which has been identified around the Butcher Corner junction in the centre of the Town. The AQMA was declared in 2009 on the basis that current and predicted nitrogen dioxide levels were in breach of air quality objectives prescribed by air quality regulations. Air quality issues exist in this location mainly as a result of traffic congestion compounded by a narrow historic street pattern which restricts the ability of air pollutants to disperse, especially in certain weather conditions.

### **Indicator: Air Quality – annual average concentration of NO<sub>2</sub>**

Monitoring of nitrogen dioxide (NO<sub>2</sub>) has shown that in 2013 there was a reduction in annual mean concentrations at eight of the nine sites within the Malton Air Quality Management Area (AQMA) in comparison with the previous year. Annual mean levels exceeded the air quality objective (AQO) at three of the sites within the Malton Air Quality Management Area (AQMA). In the previous year the AQO was exceeded at seven sites in the AQMA. However the levels at the four sites where the AQO was breached in 2012 but not in 2013 were only marginally below the AQO in 2013. No AQO exceedences at relevant locations outside the Malton AQMA were identified.

2013 annual average concentration of 32.06 NO<sub>2</sub> ug/m<sup>3</sup>

2012 annual average concentration of 40.6 NO<sub>2</sub> ug/m<sup>3</sup> (29/11/12 - 5/12/12 County Bridge closed due to flooding)

2011 annual average concentration of 32.78 NO<sub>2</sub> ug/m<sup>3</sup>

2010 annual average concentration of 38.5 NO<sub>2</sub> ug/m<sup>3</sup>

These figures are District wide NO<sub>2</sub> ug/m<sup>3</sup> readings taken from the following sites:

Yorkersgate – Castlegate, Butcher Corner (Triplicate Exposure)

Wheelgate (1) (2), Malton

Old Malton Gate (1) (2) Malton

Castlegate (1) (2) (3) Malton

Yorkersgate (1) (2) Malton

Scarborough Rd, Norton

Newbiggin, Malton

Church Street, Norton

Pickering

Sherburn

Helmsley

Rillington

- 3.95 The data shows that in 2013 the overall annual mean levels of NO<sub>2</sub> ug/m<sup>3</sup> decreased. The LAQM Progress Report produced in 2014 sets out that the decreases in NO<sub>2</sub> ug/m<sup>3</sup> at eight of the nine monitoring sites in the AQMA could be due to the opening of the Brambling Fields road junction following its construction in 2012 which meant that east and west bound traffic leaving Norton, as well as traffic from the east travelling

to Norton, was forced to divert through Malton in 2012, thus increasing volumes of traffic and congestion in the AQMA, particularly on Castlegate between County Bridge and Butcher Corner and Old Maltongate. As observed in the LAQM Progress Report produced in 2013 this may account for increases in the annual mean concentration at several sites in 2012. The fall in annual mean levels in 2013 in the AQMA is attributable to the re-opening of the junction. At several sites within the AQMA the 2013 levels are below the levels measured in 2011 before the construction and opening of the improved junction. This may indicate that the reduction in 2013 was also the result of additional traffic accessing Norton via Brambling Fields instead of driving through Butcher Corner in the AQMA (which is the objective of the scheme). Monitoring sites results for 2013 elsewhere in the District show that annual mean concentrations were the same or within +/- 1 mg/m<sup>3</sup> of levels measured in the previous year. This has meant that the overall annual average concentration of NO<sub>2</sub> ug/m<sup>3</sup> has reduced.

## Mitigating and Adapting to Climate Change

- 3.96 Climate change is undoubtedly, the biggest environmental challenge facing society and it is an issue of global significance. Predicated climatic changes stand to threaten the highly valued elements of Ryedale's environment as landscapes, habitats and species change and adapt in response to changing environmental conditions. Local communities may experience an increased risk of flooding, water shortages, increased winter storm damage and related illness. Where it can, this Plan needs to try and ensure that the District can adapt to and mitigate against the potential effects of global climate change as it affects the District.
- 3.97 Green spaces and natural features are important components of the environment. These include areas of semi-natural habitat such as woodland and grassland; river and stream corridors; ponds; Rights of Way; hedges and verges as well as features that are commonly found in more built up areas such as street trees, recreation space, parks, gardens, allotments and cemeteries. Collectively known as 'Green Infrastructure' these assets support a number of benefits. They are integral to the character and appearance of the landscape and help to soften and enhance the appearance of built up areas as well as helping to support biodiversity and environmental systems, absorbing pollution and carbon dioxide, assisting the water cycle and flood management. Green Infrastructure also helps to support communities in living healthy lifestyles, providing opportunities for active recreation or relaxation and contemplation. The close proximity of communities to nature also provides an important and easily accessible educational resource.

### **Indicator: Preparation of a Green Infrastructure Strategy**

Not started, work has been prioritising the site assessment work.

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

The Council will provide figures on this indicator in the 2014-15 monitoring report.

- 3.98 The risk of flooding needs to be reduced as far as possible, especially as it is predicted that flooding may increase in both scale and frequency as a result of climate change. Development needs to be located in a way which reduces the risk of flooding and to ensure that it does not lead to an increase in flood risk elsewhere.

**Indicator: Number of applications granted contrary to recommendation from the Environment Agency on the grounds of flood risk**

None. The Environment Agency raised an objection to a planning application on the grounds of flood risk. However, the application was granted following discussions with the Environment Agency regarding their objection which was subsequently lifted.

- 3.99 One of the main ways in which climate change can be mitigated is through a reduction in greenhouse gas emissions. In order to assist in the decarbonisation of the UK's electricity and heat supply Ryedale will realise its potential for renewable and low carbon energy sources (both electricity and heat). Opportunities for large-scale energy generation are limited in Ryedale because of its high quality landscape, historic environment and significant biodiversity, but there is still some potential. Far greater opportunities exist at the smaller scale in association with community schemes, on farms, new developments and the existing built stock. New and existing developments can also help mitigate climate change through energy efficiency measures i.e. lowering energy demand and ensuring that they adapt to changing climatic conditions e.g. hotter summers.
- 3.100 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 in the 2014-15 monitoring report. The Council is exploring options for CO<sub>2</sub> emission software modelling.

**Indicator: Installed grid-connected capacity**

<b>Tier of Settlement Hierarchy</b>	<b>Planning Permission Granted</b>	<b>Installed</b>
<b>Principal Town</b>	-	-
<b>Service Centres</b>	-	-
<b>Service Villages</b>	-	<b>0.03MW</b>
<b>Other Villages</b>	-	-
<b>Open Countryside</b>	<b>1.1265MW</b>	<b>0.026MW</b>

3.101 There are a number of schemes (particularly solar/PV) where the energy generating capacity could not be ascertained. As such there are a further 17 schemes granted planning permission and not yet completed and a further 5 schemes which have been completed in this monitoring period for which we have not been able to ascertain the MW. The Council has also included a number of schemes which are not currently grid-connected, because they still demonstrate that the Council is committed to reducing CO2 emissions, and that such schemes do reduce the need for use of fossil-fuel generated power. They may also become connected to the grid in due course. The Council has also granted permission for 1 biomass scheme, which is not a renewable energy scheme, but it is a low carbon form of energy generation, usually in the form of heat.

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

The Council will provide figures on this indicator in the 2014-15 monitoring report.

3.102 The current nationally recognised standards for improved building sustainability are the Code for Sustainable Homes and The Building Research Establishment Environmental Assessment Method (BREEAM) (used for non-residential development). Currently only part of these standards (the emissions component) is to be mandatory through Building Regulations because Building Regulations have a minimum or lowest common denominator approach to all building types in different locations. These standards will apply until a higher national or locally-determined standard is required. 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 these 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.

## Summary of delivery of Aim 3 and Objectives

- **The Council is still at an early stage in the implementation of the Local Plan Strategy, and the monitoring of the Plan as such is limited in terms of 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 green house 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 wind turbines and solar panels.**
- **In future monitoring reports the Council will report the implementation of sustainable building standards.**

## 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 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 LDS' 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 In the autumn of 2011 Members approved a revised LDS for the Ryedale Plan (formerly Local Development Framework). The revised LDS showed revised production periods for all three of the Council's DPDs, and was published on the 16 January 2012. In the interim, Officers provided updates on progress of the Ryedale Plan, on the Forward Planning website, and will continue to do this.
- 4.4 In early 2014 the LDS will be updated, to accurately reflect the adoption of the Local Plan Strategy, and the production of its 'daughter documents'.

### Community Planning

- 4.5 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.

<b>Indicator: Number of:</b>	2013-14
• <b>Neighbourhood Plans in preparation</b>	1
• <b>Neighbourhood Development Orders in place</b>	0
• <b>Community Right to Build Schemes completed</b>	0

### The Ryedale Plan (Local Plan) (formerly Local Development Framework)

- 4.6 Ryedale's Local Plan is made up of a series of documents. The Local Plan Strategy Document is to be the overarching planning policy document for the District. Two separate Development Plan Documents will be prepared to amplify this document, and to provide allocations of land for various different land uses. These will be known as the Local Plan Sites Document, and the Helmsley Plan. In time, various Supplementary Planning Documents will be prepared in due course on issues around: affordable housing provision; mechanisms for developer

contributions; sustainable building/energy supply; and green infrastructure. There will also be a Community Infrastructure Charging Schedule, which the Council is involving in preparing. Any formally adopted Neighbourhood Plan will also be part of the Development Plan, and the Council is aware of one such Plan, the Malton and Norton Neighbourhood Plan which is at a pre-examination stage.

### ***Local Plan Strategy (formerly Core Strategy) DPD***

- 4.7 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.
- 4.8 The Local Plan Strategy Examination hearing sessions occurred on the 11-14 September; 25-28 September and 9-10 October. The Council, at the request of the Inspector, prepared responses to a number of matters and issues, in the form of 'homework'. As a result of the consultation and hearing sessions the Council proposes a series of modifications to the Plan, known as Main Modifications. These were subject to a six-week consultation in January/February 2013. This resulted in further responses, and resumed hearing sessions 22-24 May 2013. On the 24 May the Inspector formally closed the Hearing Sessions. The Inspector sought further clarification on particular matters, and as a result of a Ministerial Statement on assessing renewable energy schemes, a further short and tailored consultation was undertaken. On the 14 August 2013 the Council received the Inspector's Report of the Local Plan Strategy, which concluded that, subject to the identified 'Main Modifications' being included, the Plan was indeed sound, and capable of being Adopted as used as the Development Plan. The Local Plan Strategy was adopted by Ryedale District Council on the 5 September 2013.
- 4.9 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. This meant that the 2012 LDS no longer reflected the actual Development Plan Document Production. However, the Council had been publicising the Examination process on the Forward Planning Website to ensure that communities and other interested parties are informed.

### ***Local Plan Sites Document (formerly Facilitating Development) DPD***

- 4.10 In the 2012 LDS the milestones for the Local Plan Sites Document were for publication in April/May 2013 and submission for examination in December 2013. However, due to the extended Examination period of the Local Plan Strategy, these targets have not been met. The Council's focus has been on getting the Local Plan Strategy document to adoption, which is has now achieved. In the latter part of 2013, work on the Local Plan Sites Document is being progressed, where possible, especially regarding infrastructural and environmental capacity, and development viability. This is to support the publication of the preferred sites in 2014. Any further milestones will be publicised on the Council's web site once they are known.

## ***Helmsley Plan***

- 4.11 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 (but residential and employment-based) and site specific policies.
- 4.12 There has been, due to the extended Examination of the Local Plan Strategy, some inevitable slippage in the production of this document, because of the need to ensure that the strategic approach to development in Helmsley (as set out in the Local Plan Strategy) was indeed a sound approach. The publication of the document was proposed for October 2012, and submission for examination Spring 2013, with a likely adoption of November 2013. The two authorities' rescheduled publication of the document for the summer of 2013, and this has been publicised on the Council's website. This consultation ran for 6 weeks from the 24th June 2013 on the Draft Helmsley Plan.

The following dates are proposed:

Submission Jan 2014

Examination - April 2014

Adoption - Aug 2014

## ***Duty to Cooperate***

- 4.13 There is a legal requirement for local planning authorities demonstrate wider cooperation in plan making with adjoining authorities and other organisations in relation to identified strategic matters. This is known as the Duty to Cooperate. The Council have prepared in relation to the Duty to Cooperate as part of the examination of the Local Plan Strategy is the link to the this document is below:

[http://www.ryedaleplan.org.uk/attachments/article/141/BP3\\_Duty\\_to\\_Cooperate.pdf](http://www.ryedaleplan.org.uk/attachments/article/141/BP3_Duty_to_Cooperate.pdf)

To date, Officers attend meetings with other Local Authorities, and continue to have on-going dialogue with statutory consultees particularly as work on the site assessment process is starting in earnest post adoption of the Local Plan Strategy. The Helmsley Plan production is another area of work which is demonstration of the Duty to Cooperate.

## ***Community Infrastructure Levy (CIL)***

- 4.14 The Community Infrastructure Levy (CIL) is a local tariff that can be charged on all types of 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 infrastructure such as schools, open space, health facilities, flood defences and transport improvements required through the Ryedale Plan.



- 4.15 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 Council has published an Infrastructure Delivery Plan to support the delivery as part of the evidence base to Local Plan Strategy.
- 4.16 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.
- 4.17 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 most new development. The first step towards introducing the CIL is for the Council to consult on a Preliminary Draft Charging Schedule. The Council consulted on a Preliminary Draft Charging Schedule (PDCS) for a period of six weeks until 15 November 2013. It is now examining those responses received to that consultation. Chapter 5 of this report gives further detail about the Infrastructure Delivery Plan.

**Table 1: LDS 2012-2015**

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
<b>Local Plan Strategy</b>		Nov 2008 Summer 2009		Summer 2010	January 2012	January 2012	April/May 2012	May 2012	January 2013	September 2013
<b>Local Plan Sites</b>		Summer 2009			April/May 2013	Not met Anticipate late 2014	December 2013	Not met		
<b>Helmsley Plan</b>		Summer 2009 January 2012			October 2012	June 2013	April 2013	Not met		
<b>Proposals Map</b>	Proposals map will be updated when new site-specific documents are prepared. The Proposals Map from the 2002 Local Plan is carried forward into the Local Plan Strategy									

\*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 Infrastructure Delivery Programme

- 5.1 Below is a series of tables that lists new infrastructure provision which is planned, and any progress made on delivery. This is the second year that we have started to monitor this, and we will add to and update these tables accordingly, in line with our Infrastructure Delivery Programme Document. The Council has also commissioned consultants to prepare and take forward the Community Infrastructure Levy (CIL) Charging Schedule, which will include the production of a relevant infrastructure list. Future MRs will reflect this work, as well as detailed infrastructure projects allied to the allocation DPDs.
- 5.2 The infrastructure requirements that have been identified through the Local Plan Strategy are a result of the consideration of the infrastructure requirements at a strategic level. These are set out below. The more detailed improvements required to infrastructure as a result of specific sites being identified through the allocation process will be set out through the Local Plan Sites Document and Helmsley Plan. At a site specific level, the impact of new infrastructure as result of new development will be considered through the Local Plan Sites DPD, some capacity issues have already been identified.
- 5.3 Infrastructure developments are split into that which is critical: essential for the development to proceed, and necessary: that which will need to be undertaken, but the precise timing and phasing is less critical, so some development may occur ahead of the infrastructure provision. A new element is the consideration of risk and mitigation. The definitions of high, medium and low risk are defined below:

<b>Risk to Infrastructure Delivery</b>	<b>Definition</b>
<b>Low</b>	Infrastructure requirements are identified, costs are known and funding is secured or a robust mechanism identified to secure funding. No other planning or consents are required, and/or there is a statutory duty to provide the required infrastructure in step with development.
<b>Medium</b>	Infrastructure requirements are identified and there is a clear mechanism identified to secure funding. Planning /and or other consents may be required to secure delivery. There is a strong likelihood that consents would be granted.
<b>High</b>	Either/or: Infrastructure requirements are identified but there is no clear mechanism at present to secure funding. Planning and/or other consents are required to secure delivery. The likelihood of consents being granted is uncertain.

## Critical Infrastructure

- 5.4 In late September 2012 the A64 Brambling Fields junction was re-opened. The improvements undertaken at the junction have created a full movement grade-separated junction, adding the final 'missing slip road' where east bound traffic could exit the bypass and enter Norton and vice versa. The Council's Infrastructure Delivery Plan identified this element of infrastructure as being critical to the implementation of the Ryedale Plan: Local Plan Strategy, and the accommodation of planned development within Malton and Norton. Further to this, there will be a package of measures to ensure that Brambling Field operates properly, and this will be developed after monitoring for a 6-12 month period.

What	When	Why	Lead deliver y org.	Cost	Sources of funding	Any dependencies	Risk of not proceedin g	Contingenc y
<b>Transport</b>								
<b>Package of town centre measures in Malton and Norton town centre to ensure proper operation of Brambling Fields improvement</b>	Following the implementation of Brambling Fields Slip Road, traffic movements in Malton Town Centre will be monitored for be for a 6-12 month period. Following this town centre measures will be implemented based on the results of the monitoring	Critical infrastructure to accommodate future development in Malton and Norton (linked to Brambling Fields)	NYCC	£0.5m	NYCC RDC S106 monies CIL	The operation of the newly reconfigured grade separated junction at Brambling Fields.	Low	Assessment following 6-12 month monitoring period
<b>Package of internal junction improvements in Malton and Norton</b>	Implementation phased throughout plan period as allocations are brought forward	Critical infrastructure to accommodate future development in Malton and Norton	NYCC	£0.5-1m	Developer Contributions CIL	Both reconfigured Brambling Fields junction and Town Centre complementary measures in Malton and Norton	Low	Choice and phasing of development sites changed to accommodate development

## Necessary Infrastructure

Utilities					
Project/Location	Funding/Delivery Mechanism	Planned/Scheduled	Responsibility for Delivery	Progress	Risk/contingency
Waste Transfer Station in Malton/Pickering area	£1.5m NYCC	Design and planning - 2013/14 Construction - 2014/15 Operation - April 2015	North Yorkshire CC	Close to securing a site in Malton/Pickering area. Local consultation undertaken.	Medium None Dependant on delivery of the County Wide Allerton Waste Recovery Park
Local reinforcement of Water supply in market towns and service villages	Response to new development-duty to provide, or depending on funding cycle developer contribution	variable	Yorkshire Water	Will be phased in conjunction with sites being brought forward through Local Plan Sites Document and Helmsley Plan	Low Phasing of release of sites to manage water capacity supply

<p>Additional WWTW capacity in Norton, Pickering, Kirkbymoorside, Ampleforth, Sherburn, Sheriff Hutton, Slingsby, Staxton and Willerby, and potential additional WWTW capacity for Nawton, Beadlam, Hovingham, Rillington and Thornton le Dale</p>	<p>Response to new development-duty to provide, or depending on funding cycle developer contribution</p>	<p>variable</p>	<p>Yorkshire Water</p>	<p>Will be phased in conjunction with Local Plan Sites being brought forward through Sites Document and Helmsley Plan</p>	<p>Low Phasing of release of sites to fully utilise existing WWTW capacity</p>
<p>Local reinforcement of electricity supply in Market Towns and Service Villages</p>	<p>NEDL, site specific developer funding may be required towards a proportion of the costs.</p>	<p>variable</p>	<p>NEDL</p>	<p>Will be phased in conjunction with sites being brought forward through Local Plan Sites Document and Helmsley Plan</p>	<p>Low Phasing of release of sites to fully utilise existing electricity capacity</p>
<p>Reinforcement of Medium Pressure Gas supply network in Malton and Norton</p>	<p>Northern Gas Networks, site specific developer funding may be required towards a proportion of the costs.</p>	<p>variable</p>	<p>Northern Gas Networks</p>	<p>Will be phased in conjunction with sites being brought forward through Local Plan Sites Document and Helmsley Plan</p>	<p>Low Phasing of release of sites to fully utilise existing Medium Pressure Network if necessary</p>

Reinforcement of Low Pressure Gas supply network in Malton and Norton	Northern Gas Networks, site specific developer funding may be required towards a proportion of the costs.	variable	Northern Gas Networks	Will be phased in conjunction with sites being brought forward through Local Plan Sites Document and Helmsley Plan	Low Phasing of release of sites to fully utilise existing low Pressure Network if necessary
Localised flood mitigation measures	On site development as well as CIL/ NYCC capital programme	On-going 2012/13 (for capital programme funding)	RDC/NYCC	Will be phased in conjunction with sites being brought forward through Local Plan Sites Document and Helmsley Plan	Low
Flood mitigation measures Revised 'Slowing the Flow' Project.	Install large woody debris dams – Forestry Commission, Environment Agency	Implementation on-going (at a reduced scale)	Forestry Commission, Environment Agency, North York Moors National Park, Ryedale DC	Implementation on-going, current phase anticipated completion 2012/3	Low

<b>Telecommunications</b>					
<b>Project/Location</b>	<b>Funding/Delivery Mechanism</b>	<b>Planned/Scheduled</b>	<b>Responsibility for Delivery</b>	<b>Progress</b>	<b>Risk/contingency</b>

Nynet / Connecting North Yorkshire	Public and private sector funding	On-going	North Yorkshire County Council , Nynet, Broadband Delivery UK	North Yorkshire has successfully attracted BDUK project funding. Therefore broadband will be rolled out across the County to serve 90% of North Yorkshire with broadband by 2014	Low
Super fast broadband	BT Openreach roll out supported by Government funding	On-going	North Yorkshire County Council and BTOpenreach	BT announced roll out of superfast broadband provision in key Ryedale towns and successful BDUK bid will enable additional funding for superfast provision.	Low Working with private sector



<b>Transport</b>					
<b>Project/Location</b>	<b>Funding/Delivery Mechanism</b>	<b>Planned/ Scheduled</b>	<b>Responsibility for Delivery</b>	<b>Progress</b>	<b>Risk/contingency</b>
Site-specific highway improvements necessary to satisfactorily accommodate the development	Developer, guided by NYCC	variable	Developer Contributions	Phased on conjunction with sites being brought forward through Local Plan Sites Document and Helmsley Plan	Low
Major strategic highway improvement to accommodate development beyond 2026	Developer contributions, NYCC, RDC, Dft/HA	To accommodate development on the highway network beyond 2026	NYCC	Potential developer contributions in the medium term to deliver an improvement beyond 2026, subject to review of Local Plan Strategy Document	High  Choice of strategic highway improvements possible to maximise potential delivery.
Package of highway and cycleway/footpath improvements as identified in Transport Strategies (TMS and SCTS)	NYCC, developer contributions	Implementation phased throughout plan period as allocations brought forward	NYCC	Set in NYCC's SCTSs which list projects	Medium  Choice and phasing of development sites changed to accommodate development.

<b>Open Space, Sport and Recreation</b>					
<b>Project/Location</b>	<b>Funding/Delivery Mechanism</b>	<b>Planned/Scheduled</b>	<b>Responsibility for Delivery</b>	<b>Progress</b>	<b>Risk/contingency</b>
Malton/Old Malton cycle path	North Yorkshire CC	Planned	North Yorkshire	NYCC Capital Programme	Low
Provision of a formal park in Malton and Norton	Developer contributions (guided by RDC)	Phased in conjunction with sites, or part of a development site	RDC/developers	Dependent on choice of sites	Medium
Children's and young people's play provision in the Market Towns and Service Villages where additional provision is required	Developer contributions or on-site provision (guided by RDC)	Phased in conjunction with sites, or part of a development site	RDC/developers	Dependent on choice of sites	Medium
Provision of informal market town open space in the market towns	Developer contributions or on-site provision (guided by RDC)	Phased in conjunction with sites, or part of a development site	RDC/developers	Dependent on choice of sites	Medium
Additional outdoor play provision in the market towns	Developer contributions or on-site provision (guided by RDC)	Phased in conjunction with sites, or part of a development site	RDC/developers	Dependent on choice of sites	Medium

Additional village open space at Amotherby, Rillington, Staxton and Willerby and Thornton le Dale (quantitative) and Amotherby and Swinton, Ampleforth and Beadlam and Nawton (qualitative).	Developer contributions or on-site provision (guided by RDC)	Phased in conjunction with sites, or part of a development site	RDC/developers	Dependent on choice of sites	Medium
Green Infrastructure	Developer contributions or on-site provision (guided by RDC)	Phased in conjunction with sites, or part of a development site	RDC/developers	Dependent on choice of sites	Medium
Replacement of Derwent Pool, Norton	Developer contributions/RDC	Still under consideration	RDC	No further progress	Medium
Extension to Ryedale Pool at Pickering	Developer contributions/RDC	Still under consideration	RDC	No further progress	Medium
Additional Allotment Provision	Developer contributions/RDC	Phased in conjunction with sites, or part of a development site	RDC	Dependent on choice of sites. Whitby Road, Pickering space for allotments being delivered	Medium
Additional burial space at Malton, Norton and Pickering	Developer contributions/RDC	Phased in conjunction with sites, or part of a development site	RDC	Dependent on choice of sites	Medium

<b>Health and Education</b>					
<b>Project/Location</b>	<b>Funding/Delivery Mechanism</b>	<b>Planned/ Scheduled</b>	<b>Responsibility for Delivery</b>	<b>Progress</b>	<b>Risk/contingency</b>
Provision of 160 Extra Care bed spaces (total) at Malton, Pickering, Kirkbymoorside and Helmsley	NYCC/ Special Purpose Vehicle	Initial appraisal of potential sites being considered	NYCC/ Special Purpose Vehicle	Scheme in Norton scheme. 2011. However 4 schemes to be built. Schemes to be submitted over the next 5 years.	Medium Range of sites to be investigated- choice will be based on suitability and deliverability
Potential new primary schools to create additional teaching space at Malton, Norton and Pickering. Extend existing primary schools to create additional teaching space at Kirkbymoorside, Helmsley, Ampleforth, Amotherby and Swinton, Staxton and Willerby	Developer contributions (guided by NYCC)	Phased on conjunction with sites being brought forward through Sites Document and Helmsley Plans	NYCC	Phased on conjunction with sites being brought forward through Local Plan Sites Document and Helmsley Plan	Low Development can be phased to utilise existing school capacity until enough funding has been secured to deliver additional provision

## 6.0 Contextual Indicators

6.1 The following indicators will be used in order to provide an overview of key aspects of the District and how these are changing year on year. Please note that some data collection systems are not annual and not collected by the Council. The 2011 Census data release has been released.

<b>Demographic Structure</b>	
District's Actual population	51,751 2011 Census  52,100 Source: ONS 2011 Census
Ethnic Group	White 98.5% Gypsy/Irish Traveller 0.2% Mixed 0.6% Asian/Indian 0.1% Asian/Pakistani 0% British Chinese 0.2% British Other 0.3% Black/African/Caribbean/ Black British 0.2% Other Ethnic Group 0.1%  Source: ONS 2011 Census Ethnic Group (11 Oct 2013)
Age Profile	0 to 4 yrs 2,385 5 to 15 6,166 16 to 29 6,806 30 to 44 8,483 45 to 59 11,508 60 to 74 10,784 75 to 89 5,081 90 and over 538  Source: ONS 2011 Census
Resident Working Age Population (Estimated)	31,000  NOMIS (2013) web site Source: ONS annual population survey

Unemployed males Unemployed females	3.3% 2.2% Source: STREAM Ryedale District 2011 Census Profile 2013
% of Economically active: unemployed aged 16-74	2.7% Source: ONS 2011 Census
Number of live housing / council tax benefit claims	3764 Source: Ryedale District Council (Benefits)
Average Rank of Deprivation	19078.79 (2010) 13,270.33 (2007) (32,482 = least deprived)  Source: DCLG, English Indices of Deprivation 2007 and 2010 (via ONS)
Rank of Local Concentration (Local Concentration is a population weighted score to measure 'hot spots' of deprivation.)	Ranked 293 (2010) 307(2007) (1 is the most deprived and 354 is the least deprived)  Source: DCLG, English Indices of Deprivation 2007 and 2010 (via ONS)
All full time students aged 16-74	All categories: Full-time students and economic activity 2,071 Full-time students: Economically active: In employment 719 Full-time students: Economically active: Unemployed 111 Full-time students: Economically inactive 1,241  All full-time students aged 16 to 74 Source: 2011 Census, ONS
Qualifications	NVQ 4 and above 35.6% NVQ 3 and above 51.7% NVQ 2 and above 68.2% NVQ 1 and above 78.1% Other qualifications 14%  Source: NOMIS Office for National Statistics 2013 (Jan 12-Dec 12)
Homelessness	Homeless applications between 1 April 2012 – 31 March 2013 39 Source: Ryedale Housing Department 2013
Household Composition	One person (aged under 65) 2,989 One person (aged 65 and over) 3,557 Households with all residents aged 65 and over 6,408 Couple with dependant child(ren) 4,056 Households all full-time students 0  Source: RDC – 2011 Census Profile, Performance Management Unit

Total employee jobs	26, 600 Source: NOMIS (2008 fig)
Gross weekly pay	Full time workers 417.6 (per week) Male £460.4 (per week) Female £374.9 (per week) Source: NOMIS Earning by residence 2013
Economic Activity Rates Male / Female	Males age 16-74 18,622 Economically active 14,154 Economically Inactive 4,468  Females age 16-74 18,959 Economically Active 12,490 Economically Inactive 6,469  Source: STREAM Ryedale District 2011 Census Profile 2013
Total number of VAT registered businesses	The stock of VAT registered businesses 3,285 Registrations 215 (6.5% of Ryedale stock), De-registrations 170 (5.2% of Ryedale stock) Source: NOMIS, 2007 BERR - vat registrations/de-registrations by industry
Employment sectors (% of workforce employed by sector)	Distribution, hotels and restaurants 20.9% Transport and Communications 19.9% Public admin. Education and health 17.4 Manufacturing 16% Finance, IT and other business activities 7.8% Other services 7.1% Construction 5.5% Tourism Related 11.3 (various sectors from above)  Source: Nomis 2008 Note: Tourism consists of industries that are also part of the services industry
Average House Price and change Source Land Registry	Detached - £ 286,543 Semi-detached - £167,954 Terraced - £147,012 Flat - £126,000

	<p>Detached - £ 288,528  Semi-detached - £168,411  Terraced - £ 158,110  Flat - £88,666</p>
	<p>Detached - 254,191  Semi-detached - 151,879  Terraced - 121,004  Flat/maisonette - 148,121</p>
	<p>Detached - 254,378  Semi-detached - 154,168  Terraced -121,678  Flat/maisonette - 152.238</p>
	<p>Detached - £ 293,969  Semi-detached - £168,946  Terraced - £148,994  Flat - £86,500  <b>Average - £213,983</b></p>
Housing Type	<p>Detached: 40.7%  Semi Detached: 31.7%  Terraced (inc end terrace): 19.8%  Flat - purpose built 4.8%  Flat - part of a converted or shared house 1.3%  Flat - in commercial building 1.3%  Caravan or other mobile or temporary structure 0.5%</p> <p>Source: STREAM Ryedale District 2011 Census Profile 2013</p>
Tenure Type	<p>Owns outright 41.4%  Owns with mortgage or loan 25.7%  Shared ownership (part owned and part rented) 0.4%  Social rented: Rented from Council (Local Authority) 0.9%  Social rented: Other 11.9%  Private rented: Private landlord or letting agency 14.7%  Private rented: Other 2%  Living rent free 2.9%</p> <p>Source: STREAM Ryedale District 2011 Census Profile 2013</p>



% of stock as second homes	755 of 22,624 3.33% Source: Census 2011 and Ryedale District Council 2013 Council Tax Records
Car or Van Ownership	None 14.6% One 43.2% Two 31.1% Three 8% Four or more 3.1%  STREAM Ryedale District 2011 Census Profile 2013
Accessibility Rating	64.49 (100 = England Average) National rank (324 out of 325) second least accessible district.
Households with 2+ cars	31.1 %  STREAM Ryedale District 2011 Census Profile 2013
<b>Environment</b>	
Number of protected Sites of Special Scientific Interest (SSSI)	32 Source: Natural England and NYCC
Sites of Importance for nature Conservation (SINCs)	125 Source: NYCC
Ancient monuments	300+ Source: English Heritage
Regionally Important Geological / Geomorphological Sites (RIGS)	5 Source: NYCC
Areas of High Landscape Value	AONB= 16,161ha Fringe of Moors + Wolds Area of High Landscape Value = 36,771ha Source: Ryedale District Council

## 7.0 Village and Town Audit of Facilities and Services

7.1 Since 2007 the Council has undertaken a biennial review of services and facilities within the settlements of Ryedale. The 2010-11 AMR was the first to publish these findings. It is important that there is an evidence base which justifies the choices made regarding a particular strategy, or policy approach within the Ryedale Plan. The Settlement Hierarchy of: Principal Town; Local Service Centres and Service Villages have been established through assessing the various levels of services offered in villages and towns. It is also important that we are aware of any changes in the circumstances of any settlements within the District, so that if necessary, amendments to policies can be made at the appropriate time. The next survey will be reported in the Monitoring Report 2014-15.