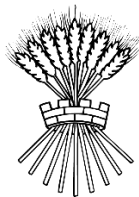


**RYEDALE
DISTRICT
COUNCIL**



Development Plan

The Ryedale Local Plan Strategy

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Version	1.00
Status	Final Version
Ratifying committee	
Date ratified	
Date policy effective from	5 September 2013
Review cycle	5 Years Post Review

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Introduction

The Ryedale Plan

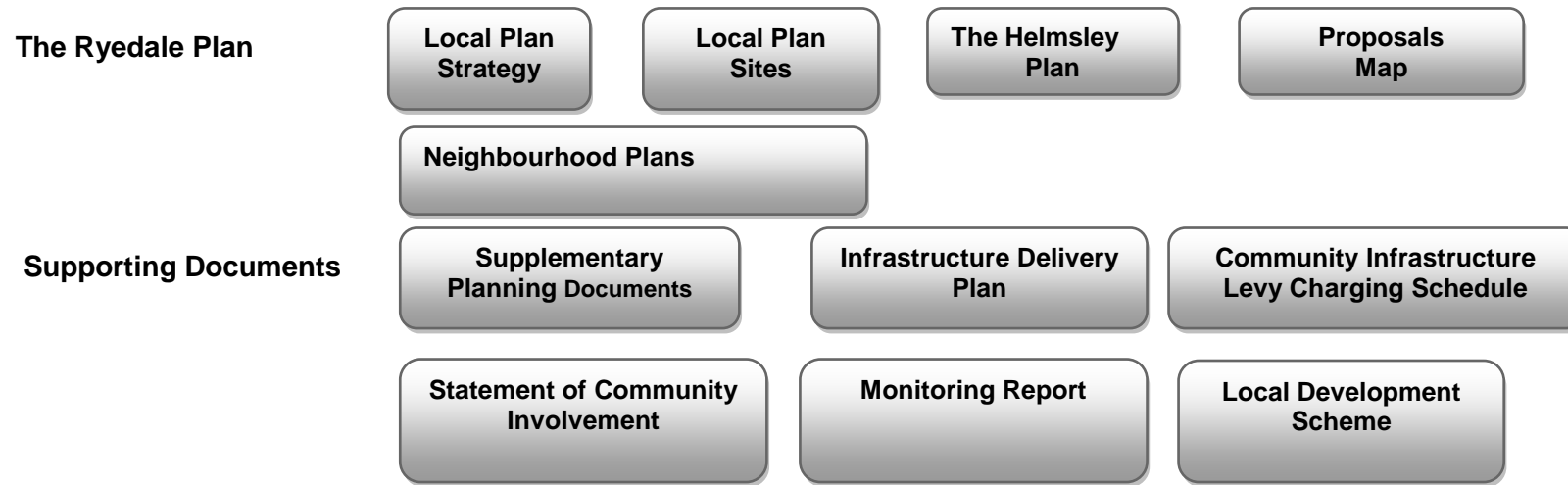
- 1.1 This document forms part of the Ryedale Plan, a planning framework for the area, which is formally called a Local Plan.
- 1.2 The purpose of the Ryedale Plan is to encourage new development and to manage future growth whilst ensuring that change across the District is based on a presumption in favour of sustainable development. The Ryedale Plan will help to support the delivery of new homes, jobs and shops to address the needs of local communities and it will look to ensure that these are carefully co-ordinated with the services and facilities that communities rely upon and which are essential to well being and quality of life. It will influence the location, amount and type of new development in different places, shaping how they will look and feel in years to come. Vitally, the Plan will also protect those things that are important in this area and which are highly valued by local people. These include Ryedale's outstanding landscapes and rich cultural heritage, as well as the community facilities and services that are essential in supporting rural communities, particularly those in more isolated locations.
- 1.3 This strategy document is at the heart of the Plan. It sets out the strategic issues facing the District and the challenges of addressing them. It includes a Vision and Objectives for the sort of place that Ryedale will be and sets out a Strategy and suite of strategic policies to achieve these and to promote and guide private and public sector investment, neighbourhood planning, community and voluntary sector work and support over the next fifteen years. Specifically it:
- Sets out the amount of new housing, retail and employment development that will take place in different parts of the District to 2027
 - Identifies the type of development required to best meet the needs of local communities
 - Outlines the types of changes that will happen at each of the five towns as well as the wider rural area
 - Lists some of the projects and investment that will help to support and deliver the Strategy
 - Provides a framework to inform development decisions and assist the determination of applications for development
 - Provides a strategic framework to help local communities deliver local change through Neighbourhood Plans, Neighbourhood Development Orders, the Community Right to Build or the management of local services
- 1.4 It is important to note that this Strategy applies to the area of Ryedale which lies outside of the North York Moors National Park. The National Park Authority has prepared a Core Strategy which covers the area of the District within the National Park.
- 1.5 The Ryedale Plan is made up of a number of other key policy documents which will support the Strategy. These include:
- Local Plan Sites Document – setting out site specific policies and proposals, including the identification and allocation of land for development for land uses such as employment and housing and site specific design guidance and build standards/targets.
 - The Helmsley Plan – to be prepared jointly with the North York Moors National Park Authority to ensure a consistent and co-ordinated approach to the future development of the town and to

identify site specific land allocations, design guidance and build standards/targets.

- Proposals Map - an Ordnance Survey based Map defining detailed boundaries within which particular policies apply
 - Neighbourhood Development Plans - prepared by local communities to identify land for development and to shape and co-ordinate activity in specific local areas
- 1.6 Together these main policy documents have formal statutory status as the Development Plan. Over time, further Development Plan Documents may be prepared if these are required in response to changing local or national circumstances. Supplementary Planning Documents (SPD) will also be produced to support the main policy documents. Their role will be to provide guidance on the interpretation and delivery of the Ryedale Plan's objectives and policies. For example, the low carbon agenda is a technically challenging area which warrants a Supplementary Planning Document to further expand on how this can be taken forward. Supplementary Planning Documents will not be used to introduce further standards which would result in additional 'burdens' on developers.
- 1.7 The Local Development Scheme sets out a rolling programme for the preparation and review of documents that will be prepared as part of the Ryedale Plan. The performance and delivery of the Plan will be monitored and reported through the Monitoring Report.
- 1.8 Although the Ryedale Plan needs to reflect the Government's priorities as set out in the National Planning Policy Framework, it is important that it establishes a local policy approach which reflects local issues, needs and requirements. This Strategy aligns with

national priorities of delivering an increased supply of housing and economic growth whilst at the same time, addressing the aspirations and opportunities that have arisen throughout a lengthy consultation process with local people and stakeholders. In effect, the Plan acts as a local expression of national policy. It establishes local policies which comply with national policy but which also provide a specific local policy response which reflects the distinctiveness of this District and best integrates local social, economic and environmental issues. Furthermore, the Plan provides a context for more detailed decision making which will be undertaken at a neighbourhood or site specific level through the development of Neighbourhood Development Plans and the production of the Local Plan Sites Document.

- 1.9 Ryedale is influenced by its proximity to two of North Yorkshire's most substantial settlements – the city of York and Scarborough. The District has distinctive travel to work and housing markets as a result. Ryedale also shares significant landscape areas with the East Riding and North York Moors National Park. It is important that the Ryedale Plan is consistent with sub-regional plans and strategies and the Plans of neighbouring authorities. This is undertaken through a formal Duty to Cooperate which Ryedale is currently developing with its neighbours. However, significant cross-boundary cooperation has already fed into the Ryedale Plan as a result of former regional planning arrangements and the identification and recognition of functional sub-areas, including the Coastal, Remoter Rural and York Sub-Areas in the former Yorkshire and Humber Plan.
- 1.10 It is important to note that the Ryedale Plan – this Strategy, the Local Plan Sites Document and supporting supplementary documents need to be read as a whole. The range of documents which provide a context for planning in Ryedale are outlined in the following diagram:

Figure 1: Ryedale's Planning Framework

Context

Local Issues and Challenges

- 2.1 Ryedale is a large rural District in North Yorkshire, located between the historic city of York and Scarborough on the coast. The North York Moors form the northern border of the District with the Yorkshire Wolds to the south and east. Covering approximately 580 square miles, Ryedale is a diverse and beautiful area of spectacular scenery, productive countryside, bustling market towns and picturesque villages.
- 2.2 Many of Ryedale's communities already benefit from a high quality of life, influenced by attractive landscapes and historic market towns and villages, very low levels of crime, good health, low unemployment, high school educational attainment and a relatively affluent population. However, this masks some underlying issues that need to be addressed in order to provide for more balanced and sustainable communities, to reduce impact on the natural and historic environment and to adapt to the anticipated impacts of climate change.

Figure 2: Context

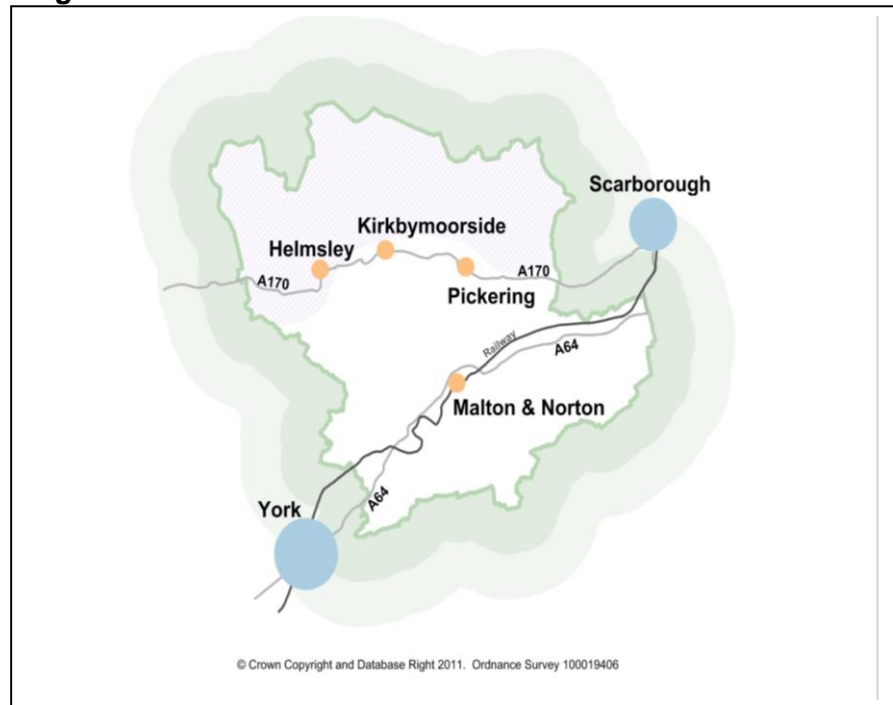
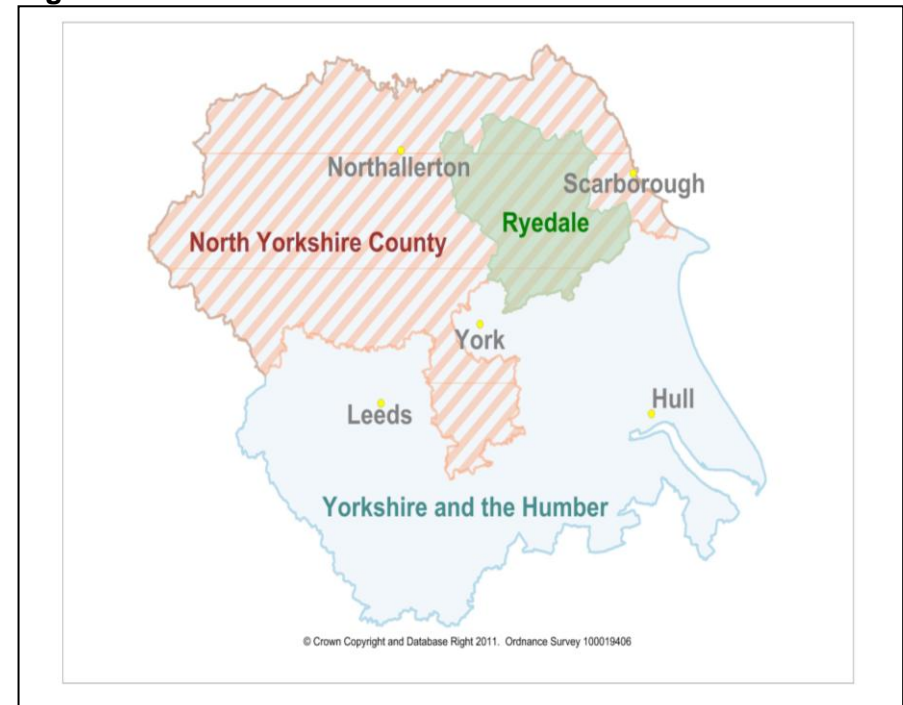


Figure 3: Administrative Context



Population and Communities

- 2.3 The population of Ryedale at the time of the 2001 Census was approximately 51,000 and estimates since that date show that the District's population will continue to increase, primarily as a result of continued in-migration of working couples, families and retiring households. The recent 2011 Census has revealed that Ryedale's population has increased to 51,700 over the last ten years. Whilst the population has increased, it has not increased as much as previously estimated by trend based population and household projections. In terms of age structure, Ryedale has a significantly higher proportion of people over the age of 65 than the national average. Indeed the District has the third highest proportion of retired and elderly people in Yorkshire and The Humber. This is compounded by the fact that Ryedale has a substantially lower proportion of young people and adults in the 16-29 year age group than national and regional averages. The proportion of people in this age group has declined whilst the proportion of the population at or near retirement age has progressively increased. Therefore, although the population of the District is increasing, it is also ageing, with the proportion of very old people (75+) set to increase significantly over the next two decades.
- 2.4 Northern Ryedale has a greater proportion of elderly residents in comparison with other parts of the District, whilst the Wolds has a greater concentration of households with children. This could be a reflection of lower house prices in the Wolds area and northern Ryedale being particularly attractive to incoming retiring households.
- 2.5 Consistent with national trends, the District is also experiencing a progressive decline in average household size. The reasons for this are varied but generally involve the separation of couples and families and a greater proportion of elderly people living alone following the loss of a spouse or partner.
- 2.6 As a large rural District, Ryedale has a relatively low population density and is recognised as one of the most sparsely populated areas in England. The majority of residents live within over 150 settlements that are widely dispersed across the District, although almost half of the entire population are estimated to live in the District's five towns. Within the previous decade however, it has been the villages outside of the Market Towns that have seen the greater increases in population.
- 2.7 The health of the population is generally similar to, or better, than national average indicators. However the percentage of children classified as obese is higher than the national average and is one of the highest in the North Yorkshire. Ryedale also has one of the highest rates of road accident injuries and deaths in the country. Given the District's age profile, increases in dementia are set to represent one of the greatest challenges in future years in terms of the health of the population. Ryedale is one of the least deprived areas in the county, although, proportions of the population in fuel poverty are significantly higher than the national average, a reflection of the large rural nature of the District and a limited mains gas distribution network, combined with relatively low wages and older housing stock.
- 2.8 Key Messages: Ryedale's population profile and distribution has implications for the delivery of and access to services across the District and for the type of development that needs to be provided. To help create and sustain mixed and balanced

vibrant communities there is a clear need to provide opportunities for younger people to live and work in the District. Given the number of people in older age groups there is a need to ensure specific accommodation and other needs are provided for and the projected growth in single person and couple households will also have implications for the distribution and type of new homes. Protecting and providing opportunities for young people to lead active lifestyles and measures to improve road safety will also be important.

Climate Change

- 2.9 Climate change is a significant challenge and its effects are seen globally and locally. There are a range of important local impacts that affect the way in which Ryedale develops. A changing climate causes changes to weather patterns and there is forecast to be greater extremes of weather: from heavy rain which causes river and flash flooding to summer droughts. Malton, Norton and Pickering have all experienced devastating floods in recent years. Droughts will lead to soil erosion and dust which affects road surface conditions and reduces air quality. They also put pressure on water resources and the Corallian Limestone groundwater resource. This is likely to lead to declining groundwater levels, which will have an impact on river flows, especially the River Derwent, abstraction of water from rivers for agriculture and industry and the availability of domestic supplies. Summer temperatures will increase and make life uncomfortable for many older and vulnerable people who suffer from respiratory or other health conditions.
- 2.10 Climate change will also change the way open spaces look in Ryedale, with a need to plant drought-resistant species. It is likely to increase visitor numbers to the District and the Plan needs to respond to the consequent benefits to the local

economy and pressures this brings to local infrastructure. There are specific implications for farmers and those engaged in forestry as changing temperatures affect the viability of crops. Growing seasons will increase; but so too will pests. Climatic changes could also have wider implications for the District's biodiversity and movement of species through changes to habitat and food chains.

- 2.11 Clearly the District is vulnerable to the impacts of climate change. The costs of climate change are projected to be huge and it is estimated that not taking action could cost much more than taking steps to reducing emissions now to avoid the worst impacts of climate change. Sustainable development is regarded as a key means of addressing climate change and the planning system has a duty to ensure that action is taken to encourage and deliver more sustainable development.
- 2.12 Planning for sustainable development means not only mitigating and adapting to climate change. It can also help Ryedale deal with the costs associated with diminishing oil and gas supplies through producing more of its own energy. In turn this creates a source of energy closer to the user, which is more secure and reduces the costs of transporting energy. Efforts to encourage more sustainable development flow throughout the Ryedale Plan from the small-scale e.g. improving the energy efficiency of existing dwellings so as to reduce carbon emissions and tackle fuel poverty, to the strategic e.g. encouraging a distribution of new development that is accessible and lessens the carbon emissions from private transport.
- 2.13 The Government has established ambitious targets for carbon dioxide emission reductions (on 1990 levels), aiming for a 34% reduction by 2020, 50% reduction by 2025, a 60% reduction by 2030 and 80% by 2050. In 2010 in the UK, an estimated 39% of carbon dioxide emissions were from the energy supply sector, 25% from transport, 17% from residential fossil fuel use and

16% from business. Ryedale's per capita emissions of carbon dioxide (10 tonnes of CO₂) are higher than the average for North Yorkshire, the Yorkshire and Humber Region and the UK as a whole.

2.14 Mitigating climate change is about dealing with the causes of climate change and can be achieved in a number of ways, including:

- Ensuring that development is as energy efficient as possible,
- Locating development as near to existing towns as possible,
- Realising the potential of natural renewable energy sources,
- Developing low carbon energy supplies,
- Delivering decentralised energy supplies in new development and promoting its use in existing buildings.

2.15 Adapting to climate change is about dealing with the consequences of climate change and can be achieved in a number of ways, including:

- Ensuring that the design of buildings helps them remain cool during hotter summers,
- Delivering on-site sustainable drainage systems and permeable drainage surfaces,
- Conserving water,
- Adopting a precautionary approach to developing in areas at risk of flooding,
- Making sure that Ryedale's potential to grow food is supported.

2.16 Key messages: The District is vulnerable to the actual and anticipated impacts of climate change. The Ryedale Plan plays an important role in supporting many of the things that help Ryedale play its role in mitigating climate change and also adapting to its impacts. Choices over the location and

design of development and facilitating new renewable energy generation will be important if the area is to reduce its CO₂ emission rates. This will demand innovative approaches to assimilating new technologies in the landscape or in historic buildings, which will undoubtedly challenge traditional opinions and views. Finally, choices over the location of new development will also need to ensure greater resilience and adaptation to the impacts of climate change, particularly flooding.

Environment

- 2.17 Ryedale is characterised by its outstanding high quality built and natural environment. The District has diverse landscapes, numerous historic assets and is rich in plant and animal species, which helps to support economic activity such as tourism and which contributes to the personal quality of life, relaxation and well-being of local residents.
- 2.18 A large proportion of the District is covered by national landscape designations, including that part of Ryedale that falls within the North York Moors National Park and the Howardian Hills Area of Outstanding Natural Beauty. The Fringe of the Moors and the Yorkshire Wolds are also valued locally for their scenic and historic landscape character. Farming and sensitive land management practises play a vital role in maintaining these landscapes, much of which are managed by a number of larger landed Estates who have owned land across Ryedale for many generations. Indeed, this pattern of land ownership is a very distinctive feature of Ryedale.
- 2.19 The District has an enormous range of heritage assets, a legacy of its rich history and culture. These range from the internationally significant pre-historic archaeological remains in the Vale of Pickering, Roman remains in the Wolds, Malton and Norton, and deserted mediaeval villages such as Wharram Percy. Ruined monasteries and castles are spread throughout the District and are an illustration of the area's religious and strategic significance throughout history. Ryedale is also home to some of the most exceptional examples of Country Houses, including Castle Howard, Duncombe Park and Nunnington Hall. More generally, the historic character of many of the District's settlements contributes to the high quality environments that are cherished by local residents. There are 34 Conservation Areas in Ryedale and around 1600 Listed Buildings and structures which are designated as a reflection of architectural and historic merit.
- 2.20 Historic buildings and structures are costly to repair and maintain and archaeological resources and historic landscape features such as field boundaries can be threatened by development or land management practises. Archaeological resources, particularly those in the Vale of Pickering are vulnerable to the effects of climate change on soil structures. Air pollution, especially in the Market Towns can erode historic buildings and features constructed of traditional local building stones such as limestone and sandstone.

2.21 Ryedale has a wealth of biodiversity which is integral to the character and distinctiveness of the countryside and helps to support economic activity such as farming, leisure and tourism. However some species and habitat are in decline through changing land management practises and indirectly, it is anticipated that global climate change is likely to result in further threats to biodiversity. As well as the sheer range of habitat and species found in Ryedale, the District also contains a range of sites that are of acknowledged importance for nature conservation. The River Derwent is an internationally important site for wildlife conservation and is designated as a Special Area of Conservation under European legislation primarily for the presence of the River Lamprey. There are also other important species with Otters, Bull Lamprey and a flat fish called a Bullhead. Ryedale District is also adjacent to the North York Moors Special Conservation Area and Special Protection Area. The Duncombe Park Estate, near Helmsley, is a National Nature Reserve. Additionally, there are currently 32 Sites of Special Scientific Interest (SSSI) and 125 local Sites of Importance for Nature Conservation (SINC) across the District. The Sites of Special Scientific Interest concern a diverse range of habitats, including the River Derwent, various disused quarries, wooded Dales on the fringe of the Moors, and chalk grasslands, principally in the Wolds. Sites of Important Nature Conservation are locally important sites. They include water features such as ponds, the River Rye and River Derwent (outside the SSSI). It includes man-made features such as churchyards, road verges and former quarries. A large proportion of the SINCs are concerned with grassland (calciolous, limestone and chalk), with unimproved hay meadows and pastures, and woodlands, including ancient woodland, semi-natural woodlands, with predominating species such as Oak, Ash, Alder and Hazel.

2.22 Key Messages: The District's high quality environment is integral to its character and appearance. Decisions over the location and amount of new development and land management need to be balanced with the need to protect and enhance the area's landscapes, townscapes and natural assets and not undermine or erode these special qualities.

Housing

2.23 One of the greatest concerns of many local residents is the ability of local people to access affordable housing in Ryedale. The District is an attractive place to live and in-migration exerts a strong influence in the local housing market. The area is accessible to centres of employment in York, Leeds and Scarborough and proves an attractive location for those who wish to commute to work elsewhere. Ryedale is also attractive to incoming retiring households and to second home owners. Competition in the housing market combined with a relatively low wage economy means that many local households are unable to compete with those seeking to move into Ryedale and find it difficult to secure suitable accommodation which they can afford. Ryedale is one of the least affordable areas in which to live in the country and prior to the economic recession from 2007, the gap between household wage levels and house prices was greater in Ryedale than any other part of North Yorkshire. Although house prices have fallen since, it is notable that despite this, lower house prices have not led to a significant reduction in the numbers of households in affordable housing need. This illustrates very well the influence of a low wage economy and that housing continues to remain unaffordable for many people living and working in the area. Affordable housing need exists across Ryedale, with the greatest concentrations of affordable housing need being focussed at the towns.

- 2.24 For those who can afford to purchase their own home, Ryedale's housing market is relatively well balanced – the supply of housing stock broadly matching market demand across most of the District. This is reflective of the diversity of property types across Ryedale, although generally, shortfalls of smaller properties exist as well as shortfalls of specific property types such as bungalows and flats which form a relatively small proportion of the District's housing stock. This can prove difficult for new households, either first time buyers or single or separated people and elderly households, to secure accommodation which best meets their requirements.
- 2.25 In the past, new market housing has come forward across the District and in recent years almost as many houses have been built in the villages as in the Market Towns. This has not appeared to have addressed the housing needs of local village communities, but has largely served externally driven demand for housing in rural Ryedale. It has resulted in a relatively significant supply of larger, detached and expensive properties being built in the villages.
- 2.26 Addressing imbalances in the housing stock and housing market will only be realistically achieved through the delivery of new homes. In the current economic climate this continues to present a challenge, although the attractiveness of Ryedale will mean that the area is in a good position as the housing market recovers. Ryedale will need to step up the delivery of new housing from recent rates. To help to facilitate the delivery and supply of new homes, it will be important to release deliverable housing sites in the right locations.
- 2.27 Key Messages: There is an immediate need to increase the supply of affordable housing in a meaningful way to ensure that communities do not suffer significant imbalances in their

population which, in the longer term, may pose a significant threat to the District economy and the sustainability of communities. In the face of high external demand for housing, emphasis must be placed on addressing the accommodation requirements of local households and of ensuring the types of homes built reflect the demand for properties which will arise through changing demographics and household composition. However, local housing needs and requirements will only be addressed for as long as new homes are delivered and this reinforces the need for the Plan to support the consistent supply of new homes and deliverable housing land.

Economy

- 2.28 Within Ryedale a significant proportion of the workforce is employed in traditional manufacturing and agricultural sectors. Although these activities have experienced decline over the past decade they remain core elements of Ryedale's economy and are likely to experience further restructuring in the future. Tourism and retailing also employ significant numbers of people within the District, although tourism in particular tends to generate a higher proportion of part time, seasonal jobs. Whilst levels of unemployment are relatively low, the dominance of these sectors means that Ryedale has a low wage economy. Indeed, the District has one of the highest proportions of unskilled and low paid jobs in Yorkshire.
- 2.29 Overall skills are low and the District does appear to suffer a 'brain drain'. Young people are generally very well educated in Ryedale but their knowledge and skills are not retained in the area as they move to further education or employment elsewhere. Limited skilled job opportunities, the predominance of low wages and high house prices all serve to compound the situation and result in the skill levels of the resident working population being lower than most other Districts across North Yorkshire. Whilst the District is home to a high number of skilled or knowledge based workers, this does not reflect the economic base of the area, suggesting that a high proportion of skilled residents access appropriate employment activity outside of the District.
- 2.30 Against this general context, Ryedale does have a specific cluster of specialised high tech economic activity based around a strong precision/advanced engineering and metals sector.

- 2.31 Nationally, Ryedale has one of the highest levels of businesses relative to its population, with high levels of small and medium sized businesses. The District also has high business start-up rates which are indicative of a strong enterprise culture.
- 2.32 Key Messages: There is a clear need to diversify the District's economic base in order to reduce reliance on traditional sectors and to provide resilience to further restructuring or decline. A greater range of employment opportunities, especially in the type of economic activity that will help to improve wage levels will, in turn, improve the ability of local people to access the housing market and to live and work locally. This is an important way of ensuring that communities are balanced and sustainable over time. Ensuring a supply of land and buildings to support new and expanding businesses, to attract growing economic sectors and to support existing high tech manufacturing activity will be particularly important.

Transport and Accessibility

- 2.33 Ryedale is characterised by low levels of public transport provision, which may stem from the fact that the District is large with a very low population density. Outside the main bus services that operate along the A64, A169, A170 and B1257 and the rail link at Malton, most settlements have very limited public transport connections or no public transport services at all. Indeed, Ryedale is one of the least accessible areas of the sub-region in terms of the ability of residents to access employment and services by public transport. The highest levels of deprivation in the District are recorded in the Wolds, which is in part, a reflection of limited public transport to provide access to employment opportunities and services in this area of the District. This

situation creates a reliance on at least one private car and, increasingly two cars, in order to access the jobs, shops and services that are focussed at the Market Towns or elsewhere, in towns outside of the District such as York or Scarborough.

- 2.34 On the other hand, the proportion of residents travelling to work by bicycle or on foot, especially in the towns, is higher than national and regional averages. Ryedale also has very low levels of ‘connectivity’ to places outside of the District in comparison to other areas in the region.
- 2.35 There are also notable congestion problems in some of the Market Towns that arise from a combination of increased traffic, a constrained historic fabric, seasonal and ‘through’ traffic. This results in environmental problems and impacts upon quality of life, health and safety. Congestion also detracts from the appearance and experience of the Market Towns. One Air Quality Management Area has been declared in Ryedale, at Butcher Corner in Malton. This is primarily as a result of traffic congestion at this key junction.
- 2.36 Key Messages: Ryedale is unlikely to experience a significant expansion of services across the District and as a consequence the private car is likely to remain a key element of transport provision in Ryedale and consequent investment in road infrastructure may be required. There is a need to increase opportunities to improve access to jobs, shops and services, particularly by public transport in order to reduce reliance on the private car and to ensure that those who don’t own a car do not become increasingly isolated and excluded. This will be challenging particularly in the face of rising fuel costs and as the financial pressures facing the public sector result in reduced levels of public transport subsidy. It will be important that most forms of new major development are located in areas that will help to

reduce reliance on the private car and that the roles of the towns and villages offering a range of services are supported. Existing services and facilities need to be protected to ensure they remain accessible to local communities. Congestion will need to be addressed to improve the pedestrian experience, safety and air quality in towns through road transport improvements, traffic management measures and by ensuring that new development is located in areas that are accessible by public transport, or that would build on existing trends in cycling and walking.

Relationship with Other Plans and Strategies

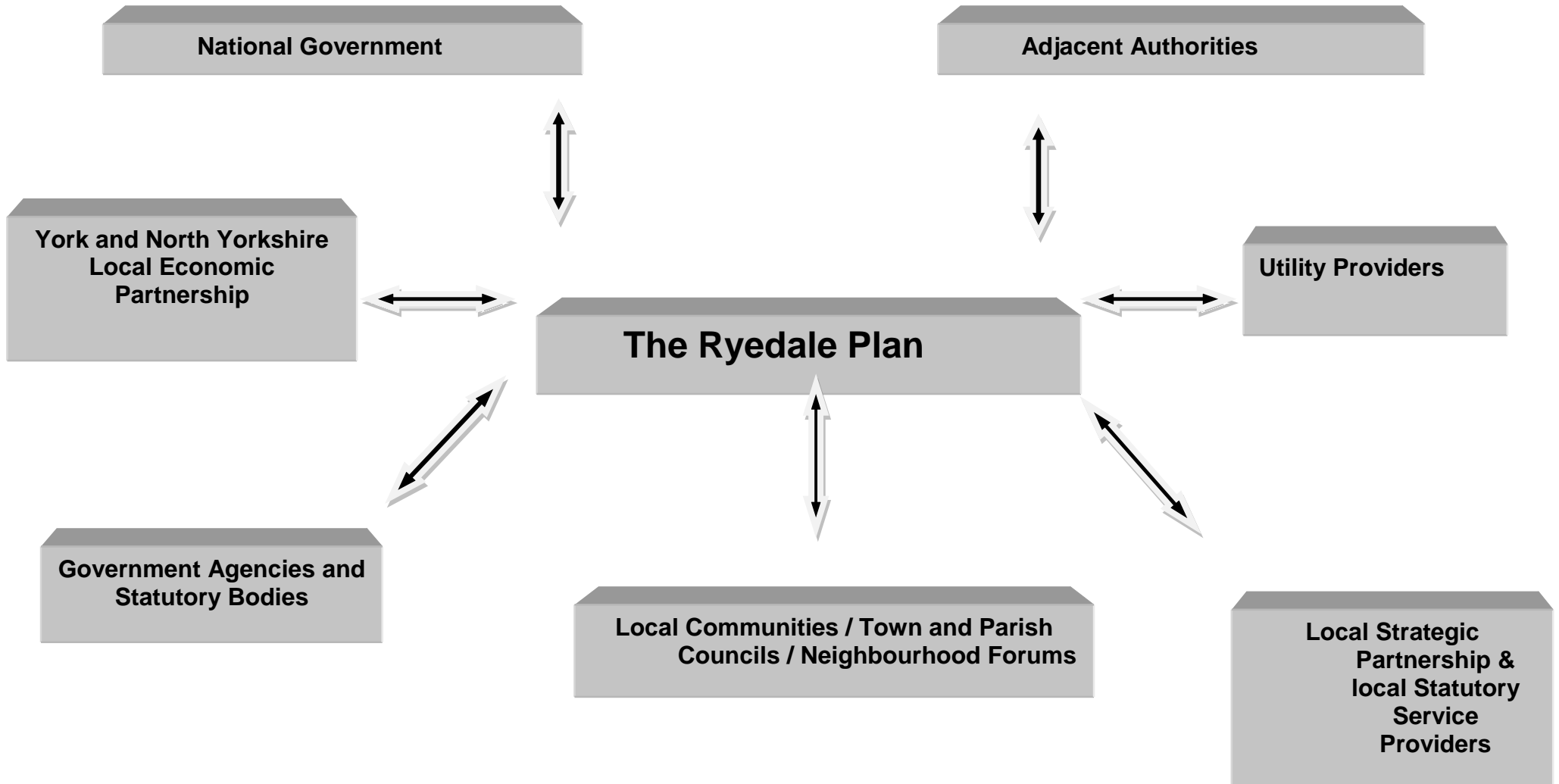
- 2.37 This Strategy has not been produced in isolation. It has been developed taking account of a range of national, regional and local Policies, Plans and Strategies. Some of these are very specific to planning; others cover wider issues or relate to specific places within Ryedale.
- 2.38 The policies of the former Government between 2004 and 2010 embodied in the suite of National Planning Policy Statements and Guidance Notes and the Regional Spatial Strategy – the Yorkshire and Humber Plan, influenced the preparation of this Strategy and formed the basis of the many options that were presented at various consultation stages. The Coalition Government was elected in 2010 and at a late stage in the preparation of this Plan. The relative material weight to be attached to the Yorkshire and Humber Plan was considerably reduced given the Government’s intention to abolish the Regional Spatial Strategy as part of the Localism Bill. At the same time, a new National Planning Policy Framework was introduced.
- 2.39 This Strategy has been developed taking account of current national and regional policy and by applying these locally to

the needs and characteristics of this District. Although the structure of the strategic policy context has changed, this Strategy is considered a robust and appropriate spatial planning strategy for Ryedale.

- 2.40 Local Authorities in North Yorkshire together with the City of York Council and the National Park Authorities are currently committed to undertaking joint sub-regional working to help inform the co-ordination of activity across the sub-region in the future.
- 2.41 The Strategy has also been compiled with an awareness of the priorities of neighbouring authorities with the aim of ensuring that what happens in Ryedale complements rather than undermines the aspirations and role of neighbouring areas. The Plans and aspirations of Scarborough, the East Riding, Hambleton, the City of York and the North York Moors National Park Authority have all been taken into account as this Strategy has been compiled. A number of settlements in Ryedale are 'split' by the boundary of the National Park. The District Council and the National Park Authority have agreed joint working arrangements to ensure a consistency of approach in individual places. This has helped to produce a number of Conservation Area Appraisals and Management Plans and both authorities will jointly produce a Plan for Helmsley. Helmsley is one of Ryedale's main towns which is currently divided in half for planning purposes. The joint Plan will ensure a holistic and co-ordinated approach for the future growth of the town.
- 2.42 There are also a wide range of other plans and strategies that have influenced the Strategy and Policies within this document in order that it can help to deliver the wider objectives of a range of stakeholders operating on a range

of levels across Ryedale. For example, the investment plans of service providers such as utility companies or public sector bodies, such as the education authority, help to inform the extent to which new development can be accommodated in terms of the capacity of utility networks or existing service provision. Other plans and strategies also exist in order to influence the type of development or activity that is required in different places. For example, the North Yorkshire Housing Strategy outlines specific local housing requirements, issues and actions required in the sub-region. The newly formed Local Economic Partnership have established key priorities for action across York and North Yorkshire. The Howardian Hills Area of Outstanding Natural Beauty Management Plan establishes a framework for the management of this nationally protected landscape. On a very different level, Village Design Statements outline, for example, what it is that local communities value about the areas in which they live.

Figure 4: Relationship with Other Plans and Strategies



- 2.43 The Sustainable Community Strategies for Ryedale; ‘Imagine Ryedale’ and ‘North Yorkshire Together’, are of particular relevance to the Ryedale Plan. They have been produced, following widespread consultation by the Ryedale and North Yorkshire Local Strategic Partnerships. The partnerships include representatives of key local private and public sector organisations and community groups and the strategies aim to ensure that actions and activities are co-ordinated in a way which reflects the aspirations of local communities and addresses issues that matter locally. The Ryedale Partnership now also incorporates Safer Ryedale – the community safety partnership for the area.
- 2.44 ‘Imagine Ryedale’ has been produced by the Ryedale Partnership. The Strategy identifies six themes that define the long-term priorities of all those with a stake in Ryedale:
- Vibrant Communities where everyone is respected; where all generations have opportunities to express themselves; where diversity is welcomed and encouraged.
 - Strong Safe Communities that are home to welcoming and familiar neighbourhoods, where people and friendships are valued. Community spirit is strong, underpinned by security and safety. There is mutual trust between local people and the organisations that exist to help, support and serve them.
 - Access and Communication where it is easy to access any part of Ryedale, and all other places, for work and play. Communication is dealt with in flexible and innovative ways.
 - Health and Wellbeing where people enjoy life, work and leisure at their own pace. Freed from stress, they can take care of themselves and others.
- Landscape and Environment which is a cherished mixture of towns, villages and landscapes. It is a peaceful sanctuary, not crowded or polluted.
 - Developing Opportunities where everyone in Ryedale is involved in and can influence planning for the community; the places where they live and work; increasing opportunities to meet, learn and have fun.
- 2.45 Within this, the current priorities for action for the Ryedale Partnership are: Healthy Weight; Community Transport; Skills for Life and Community Engagement.
- 2.46 The vision of the North Yorkshire Strategic Partnership, outlined in the Sustainable Community Strategy for North Yorkshire, is that:
- ‘North Yorkshire is a place of equal opportunity where all can develop their full potential, participate in a flourishing economy, live and thrive in secure communities, see their high quality environment and cultural assets maintained and enhanced, and receive effective support when they need it’.

2.47 To achieve this, the North Yorkshire Strategic Partnership has identified ten priority issues:

- Access to services and public transport
- Affordable housing
- Alcohol
- Children and young people
- Community cohesion
- Community safety
- Economy and enterprise
- Environment
- Health and well-being
- Older people

2.48 The Ryedale Plan will directly influence the requirement for and delivery of the types of ‘capital’ projects that will address key priorities in the community strategies. For example, transport projects, land and buildings for new business, extensions to schools, new homes to address affordable housing needs and the housing needs of the elderly together with new and improved community facilities. In essence, the Plan aims to translate the priorities and aspirations of the community strategies into physical projects and changes.

2.49 The Ryedale Plan as a whole provides an important way in which the activities and services provided by members of the Local Strategic Partnerships can be co-ordinated. In this respect, it is important that the Ryedale Plan is seen as a

Plan for Ryedale and not just the Council’s Plan. Whilst it is the Council’s responsibility to produce the Plan, its successful implementation and delivery relies on a range of wider organisations operating within the District, in particular, service providers.

2.50 In time, the Ryedale Plan will provide an important strategic context for Neighbourhood Plans. Neighbourhood Development Plans will be detailed Development Plans which will be prepared at a very local level and which are designed to deal with the localised issues and aspirations of individual communities. Each Neighbourhood Plan will need to be in general conformity with the Ryedale Plan.

Vision, Aims and Objectives and Strategy Objectives

- 3.1 Local issues and on-going consultation have helped to establish the starting point for the Plan - its Vision, Aims and Objectives. A clear message from the consultation that has been undertaken as part of the preparation of this Plan and the Community Strategies is that while residents of Ryedale want to see key local issues being addressed, they do not want to see the District change beyond recognition. They value the character and special qualities of Ryedale and want to see these protected and enhanced.
- 3.2 The following Spatial Vision for Ryedale aims to provide a clear picture of our aspirations for Ryedale - what we want Ryedale to look like and what we want it to be in the future. This Vision translates the ambitions of both Community Strategies and brings together some of the consistent messages that have been received from consultation. The Aims and Objectives that follow the Vision outline how we will respond to Ryedale's issues and build on opportunities to address them.

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.

Aims

The following Aims are derived from the issues facing Ryedale and provide a basis for the Objectives, Strategy and Policies that have been established to address the District's issues and maximise opportunities to plan positively for Ryedale's communities over the coming years.

Aim 1: To create opportunities to retain and create jobs, skills and prosperity and to develop a diverse and resilient economy that supports an ability to live and work in Ryedale.

Aim 2: To work toward rebalancing the age structure of the District; protect and enhance the safety and well-being of local communities; improve choices for local people and meet their needs for new homes, jobs, shops and services

Aim 3: To protect and enhance the environment, Ryedale's unique character and special qualities associated with its high quality landscapes, rich historic and cultural heritage and a wealth of biodiversity; utilising natural assets and resources for renewable/low carbon energy generation; minimising the risk of flooding and increasing resilience to climate change.

Objectives

1. 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.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.

- 7 Protect and enhance the provision of community facilities, recognising the particular importance they play in supporting the District’s rural and village communities.
- 8 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.
- 9 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.
- 10 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 farmer’s markets and the retention of a livestock market in the District.
- 11 Improve the quality of the environment and environmental systems and require that new development has as low an impact on the environment as possible.
- 12 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.

Strategy

- 3.3 This Strategy establishes the approach for providing new homes, jobs, shops, community and visitor facilities over the period of the 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. Essentially, it provides a framework for managing and promoting change in a way that best achieves the Vision, Aims and Objectives of the Plan and one which is consistent with the strategies of other service providers.
- 3.4 Under this Strategy 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.
- 3.5 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.

- 3.6 In promoting the Market Towns as the focus for development, this Strategy looks to build on the existing and very individual roles of each of these places, rather than to fundamentally alter the role that any of the towns play within the District, which could threaten their individual character and identity.
- 3.7 Opportunities to provide new development within the current built up areas of the towns are limited and the relatively few Brownfield development sites which do exist at the towns are generally constrained for reasons such as flooding, access or contamination. The redevelopment of Brownfield sites will generally enhance their appearance, reduce the need to use Greenfield land and provides an opportunity to clear contamination. Whilst the redevelopment of Brownfield sites will be prioritised and supported, the limited availability of Brownfield land together with the constraints facing many of them means that each of the towns will need to expand beyond their current built up areas. Greenfield land will be required to accommodate new housing and employment over the Plan-Period. This does provide an important opportunity to secure new road improvements, highway capacity and improvements to schools as well as other types of infrastructure, which can be delivered as part of new development sites or supported by pooled financial contributions. Generally, Greenfield sites provide a greater opportunity to secure funding for supporting infrastructure and affordable housing provision. The need for some Greenfield development sites would also help to avoid areas with flooding problems and provide the opportunity to help mitigate flooding on other sites, through, for example, the increased use of sustainable drainage systems. Additionally, this approach presents an important opportunity to strengthen and secure Green Infrastructure links between the towns and the countryside around them and this will be taken forward as new development sites are identified.

- 3.8 An important element of this Strategy is that it looks to accommodate new development through a pattern of small and medium sized sites spread within and around each of the towns as opposed to relying on the delivery of one or more ‘strategic sites’ capable of accommodating a significant proportion of Ryedale’s development requirements in a limited number of locations. Ryedale is not dependent on strategic sites to deliver the development requirements identified in this Plan and it is considered that there are risks to the delivery of the Plan of relying on such a pattern of development, particularly in the current climate of economic uncertainty. Strategic sites will demand significant investment in infrastructure to ensure that they can be delivered. Public finance available to support investment in infrastructure is very restricted and is likely to remain the case. Such a pattern of growth could only be delivered through the use of developer contributions/ Community Infrastructure Levy and this in turn, is likely to threaten the ability of the District to use the money to address the need for wider infrastructure improvements or to secure the delivery of affordable housing. Additionally, a Strategy which supports a combination of a broader range of sites will in turn support additional choice in the housing market. It is considered a more resilient approach to underpin the Plan and to support the delivery of new homes.
- 3.9 Given the geographical location of the Market Towns in Ryedale, it is important to note that this Strategy would not require a strategic review of the outer boundary of the York Green Belt which covers a very limited area of southern Ryedale. The outer boundary is currently defined on the adopted Proposals Map which was prepared as part of Ryedale’s previous Development Plan – the Ryedale Local Plan (Adopted March 2002). Under this Strategy there are no circumstances which would necessitate a revision to the outer boundary and as such, the outer boundary will remain as

it is currently defined and will be carried forward as the Proposals Map is updated.

- 3.10 Development Limits for settlements define the boundary within which development in principle will be generally acceptable. These were originally defined in the Ryedale Local Plan (2002) and are carried forward into this Plan. They will be reviewed where appropriate, as part of the process of preparing the Local Plan Sites Document, the Helmsley Plan or Neighbourhood Plans and will be redefined to incorporate new land allocations identified through these documents. The Ryedale Local Plan (2002) also identified Town Centre Commercial Limits as a policy tool to guide new retail and commercial development at the towns. These are also carried forward into this Plan and will also be reviewed and where appropriate, redefined as part of the process of preparing the Local Plan Sites Document, the Helmsley Plan or Neighbourhood Plans.
- 3.11 Stamford Bridge abuts the District boundary with the East Riding of Yorkshire. As a relatively substantial settlement with strong public transport links, Stamford Bridge is recognised by the East Riding of Yorkshire Council as a Rural Service Centre. As part of their emerging Local Plan, the settlement will be a location for limited new development. In view of the close proximity of the built up area of Stamford Bridge to the boundary between both authorities the District Council will work closely with its neighbour to ensure that all opportunities to consider the growth of the settlement as a whole are fully and consistently considered.

Malton and Norton

- 3.12 Together, Malton and Norton form the largest settlement in the District and they are Ryedale's Principal Town with a joint population just over 12,000. The towns are home to key facilities such as the railway station and the District hospital and they have the greatest concentration of employers and shops.
- 3.13 Developing the role of Malton and Norton offers the potential to harness significant economic benefits for the District. The towns occupy a strategic location between York and Scarborough. The A64 provides a direct road link and the towns have good public transport links with the City of York and Scarborough, both of which are accessible by rail in just over twenty five minutes. The towns provide an excellent location for those businesses that need to be attracted to Ryedale in order to help diversify the local economy as well as for indigenous new and expanding businesses.
- 3.14 A key element of this Strategy is that Malton and Norton play a more strategic role both for the District and in terms of their relationship with the City of York. The aim is to capitalise on the proximity to York's successful economy in order to try and stimulate economic links and the growth of specific sectors in Ryedale such as science/knowledge based activity. The Strategy is not to compete with the City of York but to provide for those businesses that need good links to York and attractive surroundings but which do not require a location in the city itself. The approach represents a good opportunity to diversify the economy of the Principal Town and in doing so to create wider economic benefits and employment choices for Ryedale as a whole.
- 3.15 Within Malton and Norton, much of the post war housing growth has occurred at Norton, stretching out along the Scarborough, Beverley and Langton Roads. As a result the pattern of development has moved away from the town

centres, particularly Malton Town Centre. This Plan seeks to rebalance the twin towns by placing a greater focus, (albeit not exclusive) on locating new development at Malton, with an immediate focus on the release of Greenfield sites around Malton. At the same time work will be undertaken to determine the viability of the large 'Woolgrowers/Yorkshire fertilisers' site in Norton. This site is one of the largest Brownfield sites in Ryedale and the largest Brownfield site at the Principal Town. It occupies a prominent, central location between the two towns and is an important gateway site when approaching Malton and Norton by rail. The site is vacant and derelict and has been considered for development for a number of years but it has proved difficult to redevelop, mainly as a result of constraints associated with flood risk, contamination and restricted access, which have prevented it coming forward to date.

- 3.16 In addition to the latter, there are several other Brownfield sites within the Malton and Norton Rail/River Corridor that are currently underused or which are vacant or derelict. They detract from the appearance of the towns and their redevelopment would provide an excellent opportunity to reinforce physical and visual links between Malton and Norton. Many of these sites are constrained for a number of reasons, including highway capacity and flooding. Although this Strategy will, in accordance with national policy, look to locate development outside of areas at risk of flooding, this must be balanced with a need to ensure development is located in accessible locations. For these reasons, the re-use of these central Brownfield sites will be encouraged for appropriate uses and in accordance with national policy on flooding.
- 3.17 Malton Town Centre provides a cultural and economic focal point at the twin towns. The largest town centre in Ryedale, it is a vibrant centre with a wealth of independent retailers which together with a rich, historic built environment create a genuine market town feel. Enhancing Malton Town Centre is integral to the Strategy of developing the role of the twin towns as

Ryedale's Principal Town. The redevelopment of key sites and buildings, public realm improvements, an improved choice of shopping and the creation of a stronger evening economy are examples of the opportunities that will help to improve and revitalise the Town Centre. The arc of underused buildings and spaces which wraps around the north of town provides an excellent opportunity to accommodate a mix of new uses to support the existing town centre. Ensuring that future changes at the Town Centre complement and respect the qualities that are integral to its character, such as high quality independent retailing and the quality of the built environment, will be key to success.

- 3.18 The twin towns will be the focus for new jobs, shops and homes in Ryedale over the Plan Period. These will need to be supported by infrastructure improvements and improved community and leisure facilities. Currently the towns experience acute traffic congestion which detracts from their appearance and attractiveness. A package of transport improvement measures has been identified and will be required in order to release additional capacity, manage congestion, and improve safety and air quality.
- 3.19 There are clear local aspirations for strategic transport improvements that will address congestion and improve connectivity between the towns. The Highways Authority, North Yorkshire County Council, has identified a range of strategic transport improvements which would help address these issues. These include: a junction at the A64 in the Broughton Road area; improvements to the A64 Brambling Fields junction, a second Rail/River crossing from York Road to the Woolgrowers site; improvements to the A64 junction at Musley Bank and a Scarborough Road to Beverley Road link. However, the estimated cost of these improvements runs in excess of £60 million. Depending on the specific selection and choice of new development sites, it is considered that the level of development

identified for this Plan-Period can be accommodated based on the Brambling Fields junction improvement together with a package of associated traffic management measures, improvement to junctions within the internal network and improved cycling and pedestrian facilities. Further strategic transport improvements will be required to support the growth of the towns in the longer term and will be the subject of reviews of this Plan and future choices over the location and scale of growth, together with the availability of funding and agreement with the Highways Agency.

- 3.20 The Brambling Fields junction improvement will be fully funded by developer contributions. Public money is currently available in order to ensure the timely delivery of the scheme and to support additional growth as early as possible. Construction work on the scheme ran throughout 2012 and is now complete. North Yorkshire County Council and Ryedale District Council will recoup this funding from developer contributions using Section 106 Agreements prior to the introduction of the Community Infrastructure Levy which will be used to fund infrastructure provision and improvements in the longer term.
- 3.21 Focussing development at Malton and Norton is likely to increase the volume of traffic using the A64, especially in the York direction. This will be mitigated by encouraging the use of bus and rail travel, ensuring that new development is accessible to the bus rail interchange and that improvements to this facility are delivered. In addition, the District Council will work with the Highways Agency, the City of York and other neighbouring authorities as well as Town Councils to identify a package of improvements to the A64 to be funded through developer contributions and in time, the Community Infrastructure Levy. In the longer term it is anticipated that the strategy of diversifying the economy of the Principal Town will mean that a broader range of employment opportunities will be available locally,

reducing the need for some residents to travel to York or beyond.

- 3.22 In addition to aspirations to build links with the York economy, Malton and Norton have a rich historic and cultural heritage that are currently an ‘untapped’ resource. Their wealth of Roman, Medieval and Georgian heritage together with the strong cultural association with horse racing provide opportunities to further develop and diversify the economy.

Pickering, Kirkbymoorside and Helmsley

- 3.23 Ryedale’s three other Market Towns are important local service centres for communities in the northern part of the District. Pickering and Helmsley also have an important role in supporting tourism, which has a strong influence in northern Ryedale and both towns play an important regional tourist role. New housing and employment development at each of the northern Market Towns will be focussed on addressing the development requirements of existing local and surrounding communities. This will be complemented by town centre enhancements and improvements to community and leisure facilities to benefit residents and visitors.
- 3.24 This Strategy aims to ensure that the scale of new development at each of these three towns reflects their individual roles and the range of services they provide as well as their accessibility. Of the three towns, Pickering provides the greatest range of shops, services and employment opportunities in the northern part of the District. The town is also an important public transport node with north-south connections between Malton and Whitby and east-west connections between Helmsley and Scarborough. In view of this, it is considered appropriate that Pickering accommodates a higher level of new development than both Kirkbymoorside and Helmsley.

- 3.25 At the two smaller towns, Kirkbymoorside and Helmsley, there are fewer employment opportunities and services. With the exception of some larger firms, the towns, in general, serve more local needs. There is also more limited access to public transport services and this will be reflected in the level of development that will be accommodated in these locations.
- 3.26 The historic character of each of the three northern Market Towns is an important feature of each of them. The ability to assimilate new development at the towns in a way which does not undermine their historic character or surrounding historic landscapes will be a key consideration in the selection of new development sites at these towns.

The Villages and Wider Rural Area

- 3.27 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.
- 3.28 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.
- 3.29 Ryedale has a large number of villages that are spread over the District. This geography results in very few villages having the range of services that provide for daily needs or the ability to accommodate new development without exacerbating dependency on the car or fuelling rural isolation.
- 3.30 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. 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.
- 3.31 A limited number of villages have been included in the group of 'Service Villages' as an exception to this approach. Nawton/Beadlam for example, are included despite the fact that the villages do not currently have a convenience food shop but because of the fact that one of the District's four secondary schools is located at Beadlam.
- 3.32 Some villages are in very close proximity to others. Where this would allow residents to access these key three facilities in either location, settlements have been grouped together as one 'Service Village'. This approach is designed to reflect accessibility to facilities and services. It is important to note that

it is not the intention to coalesce and merge individual settlements.

- 3.33 Clearly, services in rural areas can fluctuate. If, in the future, this range of services becomes available at other settlements or, if services are lost, this will be acknowledged in future formal reviews of this Strategy and of the Local Plan Sites Document to ensure that reviews of the land supply reflect the most up to date position.
- 3.34 At the villages, the focus will be on ensuring that the limited development opportunities that do exist in 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.
- 3.35 Ryedale’s wider 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.
- 3.36 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.

- 3.37 A multi-functional countryside is an important way in which the rural economy can be diversified and sustained in the longer term, and is increasingly seen as an opportunity to help address and mitigate the effects of climate change. This includes new land uses such as renewable energy production and land management to improve, for example, flood storage, reducing flood flow rates or long term ecosystem/habitat health.
- 3.38 Whilst this Plan provides a clear framework which guides most forms of development to towns and villages in Ryedale, it is important to note that there may be some occasions where development is allowed as an exception to this approach. For example, rural affordable housing can be justified in locations on the edges of settlements and the owners of heritage assets may be able to justify development (known as ‘Enabling Development’) in some locations, including the open countryside to help fund the conservation of heritage assets.

Strategy Summary

Place / Role	Approach / Ambitions
<p>Malton and Norton</p> <p>Principal Town - Focus for the majority of new development and growth including new housing, employment and retail space</p>	<ul style="list-style-type: none"> • Support the role of the Principal Town as a District-wide Service Centre • Housing and employment growth • Improved choice and affordability of housing • Strengthen and develop links with the York economy • Improved choice and availability of employment land and premises including high quality business space, managed workspace and a Business and Technology Park • Redevelopment of key Town Centre and Rail/River Corridor sites • Maintain the vitality and viability of Malton Town Centre • Improved shopping to enhance choices for food retailing and non-food shops, particularly fashion shops • Protect and Improve leisure and entertainment facilities including the Milton Rooms and Malton Cinema • New and improved sport and recreation facilities • Support opportunities to develop tourism related to Roman/Georgian heritage and the horse racing industry and to secure a new location for the Malton Museum/display of Malton Museum artefacts • Improved accessibility and movement in and between the twin towns including new and improved pedestrian routes, traffic management measures, improved internal junctions and the Brambling Fields strategic junction improvement
<p>Pickering</p> <p>Local Service Centre - Growth to accommodate new homes and local employment opportunities. Centre for tourism and gateway to tourism and recreation opportunities further a field</p>	<ul style="list-style-type: none"> • Support the town's role as the main Service Centre in northern Ryedale • Housing and employment growth • Provision of limited food retailing within existing Town Centre or sites with existing permission for food retailing • Traffic management measures and sustainable travel initiatives to reduce congestion, impact on the character of the town and enhance the pedestrian experience • New and improved sport and recreation facilities for residents and visitors • Support the towns regional tourism role and support for existing attractions including Beck Isle Museum, Pickering Castle and the North York Moors Railway and events such as the Steam Rally and Wartime Weekend • Support the town's role as a gateway to tourist attractions and recreational activities in the North York Moors National Park, northern Ryedale, including Dalby Forest, the Vale of Pickering and the Coast

SECTION 3 – ASPIRATIONS AND STRATEGY

Place / Role	Approach / Ambitions
<p>Kirkbymoorside Local Service Centre – Limited growth to address local employment and housing requirements</p>	<ul style="list-style-type: none"> • Support the town’s Local Service Centre role, protecting and providing facilities that contribute to this role. • Some housing and employment growth to address the requirements of the local community coupled with the protection of purpose built employment space and the retention of major employers • Provision of improved community and leisure facilities • Support tourism initiatives that work in ‘harmony’ with the working town ethos of the town and which support the town’s role as a gateway to the North York Moors • Support local Transition Town initiatives
<p>Helmsley Local Service Centre – Limited housing growth to address local employment and housing and community requirements</p>	<ul style="list-style-type: none"> • Support the town’s Local Service Centre role, protecting and providing facilities that contribute to this role • Provision of some housing and employment growth to address the requirements of the local community • Retention of major employers and existing employment space • Support the town’s regional tourist role by supporting existing attractions such as Duncombe Park, The Walled Garden and Helmsley Castle and by fostering role of the town as a niche location for shopping, food and hospitality • Support Helmsley’s role as a gateway to tourist attractions and recreational activity in the North York Moors National Park
<p>Service Villages Local Service Centres – Limited small-scale growth to address employment, housing and community requirements</p>	<ul style="list-style-type: none"> • Limited small-scale housing growth • Protecting and enhancing local community facilities • Support the delivery of projects identified within local Parish Plans

Place / Role	Approach / Ambitions
<p>Other villages</p> <p>Consolidation of new development within current development limits, with the expansion of settlements for housing, justified only in exceptional circumstances.</p>	<ul style="list-style-type: none"> • Housing to address local housing requirements and affordable housing needs and restricted by a Local Needs Occupancy Condition unless it is: • A Community Right to Build scheme • Protecting and enhancing local community facilities • Support the delivery of projects identified within local Parish Plans
<p>Wider open countryside</p> <p>Protecting the landscape and supporting and rejuvenating the rural and land-based economy</p>	<ul style="list-style-type: none"> • Support economic diversification that complements the character of the landscape and surrounding activity • Support development that is necessary to support a sustainable and healthy rural economy • Protecting the valued landscapes of the North York Moors National Park; the Howardian Hills Area of Outstanding Natural Beauty; the Yorkshire Wolds; the Fringe of the Moors and the wider Vale of Pickering • Utilising the natural and cultural assets of northern Ryedale as an economic driver, in particular the important archaeological landscapes of the Vale of Pickering and the Wolds • Support and promote national/regional sport and recreation facilities such as Dalby Forest and tourism • Foster appropriate renewable energy production • Support for limited mineral extraction and the provision of locally sourced building stone • Land management for food production, flood alleviation, recreation, biodiversity and other ecosystem 'services'

3.39 The Settlement Hierarchy outlined below will form the basis for the location and distribution of new development in Ryedale and is central to the delivery of this Strategy.

SP1 General Location of Development and Settlement Hierarchy

Ryedale's future development requirements will be distributed and accommodated in line with the Spatial Strategy Summary and on the basis of the following hierarchy of settlements:

Principal Town - Primary Focus for Growth

- Malton and Norton (including Old Malton*)

Local Service Centres (Market Towns) – Secondary Focus for Growth

- Pickering
- Kirkbymoorside
- Helmsley

Local Service Centres (Service Villages)- Tertiary Focus for Growth

- Amotherby and Swinton
- Ampleforth
- Beadlam and Nawton
- Hovingham
- Rillington
- Sherburn
- Sheriff Hutton
- Slingsby
- Staxton and Willerby
- Thornton le Dale

If a formal review of housing land supply triggers a requirement for further development sites, the search for sites may include additional settlements which, at the time are found to contain:

- a school
- a convenience store or food shop which offers basic food for the preparation of a meal
- a reasonable daily bus service which would enable residents to access employment facilities, shops and community and educational facilities at higher order settlements

In allocating and releasing development sites at the above locations:

- the use of deliverable and developable Brownfield land will be prioritised and

- development will be guided to areas with lowest flood risk, taking account of the vulnerability of types of development and the need to achieve sustainable development and in accordance with the requirements of the Government's latest flooding guidance

Additionally as part of the site selection process, the Local Planning Authority have regard to the deliverability and developability of sites and their ability to:

- deliver against the Objectives and Policies of the Plan, policy standards and Community Infrastructure Levy (CIL) requirements
- support access on foot to centrally located shops, services and facilities
- be compatible with neighbouring land uses
- avoid adverse impacts on interests of acknowledged importance
- be accommodated without detriment to the character of the settlement and its setting
- satisfactorily address highway capacity and safety

In all other villages, hamlets and in the open countryside development will be restricted to that:

- which is necessary to support a sustainable, vibrant and healthy rural economy and communities, or
- which can be justified in order to secure significant improvements to the environment or conservation of significant heritage assets in accordance with the National Enabling Development Policy and Policy SP12 of this Plan, or
- which is justified through the Neighbourhood Planning process

Development Limits and Town Centre Commercial Limits

Development Limits and Town Centre Commercial Limits are as defined on the adopted Proposals Map.

The York Green Belt

That part of the York Green Belt falling within the Plan area is as defined on the adopted Proposals Map. Proposals for development within the Green Belt will be considered against national policy.

Neighbourhood Plans

Neighbourhood Plans which align with the Settlement Hierarchy will be supported. Where neighbourhoods wish to plan for higher levels of development at the Principal Town or other Local Service Centres these will be supported where:

- this is reflective of the settlement's role within the Settlement Hierarchy**

- existing or improved infrastructure is capable of being provided to support additional levels of growth
- sufficient land is available to ensure growth aspirations can be delivered
- the Neighbourhood Plan would not prejudice the ability of other settlements to deliver their strategic requirements

**The village of Old Malton is adjacent to the northern boundary of Malton. A planned approach to the future development needs of the Principal Town considers the three settlements in their entirety.*

***and in the case of Thornton-le-Dale and Ampleforth, are consistent with the strategic development plan policies of the North York Moors National Park Authority*

SP1 Implementation and Monitoring

Implementation	Action/Mechanism	Responsibility	Timing
Location of development: Planned supply of new development sites	Allocation of development sites in accordance with SP1 – Local Plan Sites Document	Ryedale District Council	Production of Local Plan Sites Document 2012/13
	Neighbourhood Development Plans	Neighbourhood Forums	On-going
Development proposals	Development Management Process informed by; <ul style="list-style-type: none"> • Ryedale Plan and Supplementary Planning Documents • National Planning Policy/ National Planning Policy Framework • Neighbourhood Development Plans; Neighbourhood Development Orders; Community Right to Build Schemes • Other material considerations 	Ryedale District Council/ Neighbourhood Forums	On-going

SECTION 3 – ASPIRATIONS AND STRATEGY

Opportunities for Neighbourhood Planning	<ul style="list-style-type: none"> Identifying sites within towns and villages in the Settlement Hierarchy for development Bringing forward housing and economic development in settlements below Service Centre level in the Settlement Hierarchy, in response to the individual needs and aspirations of local places 	Neighbourhood Forums	On-going. Malton and Norton Town Councils are currently committed to preparing a Malton and Norton Neighbourhood Plan.

Implementation	Action/Mechanism	Responsibility	Timing
Changes in village services/position of villages in the settlement hierarchy	Monitor village service provision Any formal review of the Local Plan Sites Document to reflect the latest position. This may include - <ul style="list-style-type: none"> The future allocation of sites at additional villages Review of Service Village land allocations 	Ryedale District Council/Parish Councils Ryedale District Council	Biennial questionnaire to Parish Councils. If and when a review of housing land supply triggers a formal review of the Local Plan Sites Document.
Monitoring Indicator	Data Source	Responsibility	Relevant Target/Trend
Permission for and completion of development by type and location	In-house monitoring/ Monitoring Report	Ryedale District Council	Development in accordance with the Settlement Hierarchy

SECTION 3 – ASPIRATIONS AND STRATEGY

Proportion of development by type, completed within a 13 minute walk of an hourly bus stop	In-house monitoring	Ryedale District Council	Increase
Number of Neighbourhood Plans in preparation	In-house monitoring	Ryedale District Council/ Neighbourhood Forums	No target set
Number of Neighbourhood Development Orders in Place	In-house monitoring	Ryedale District Council/ Neighbourhood Forums	No target set
Number of Community Right to Build Schemes completed	In-house monitoring	Ryedale District Council/Local Communities/Neighbourhood Forums	No target set

Guiding Development at the Towns

Malton and Norton

Opportunities for growth

- Underused sites to the north of Malton Town Centre within the 'Northern Arc' for mixed uses
- Redevelopment of underused Town Centre/ edge of centre sites and rail/river corridor sites subject to flood risk, providing the opportunity to repair and improve the built fabric of the towns including, the Woolgrowers Site, Railway Street/Norton Road areas
- Reuse of iconic and prestigious historic buildings such as York House
- Greenfield sites on the edges of the towns for low/medium density family housing, accommodation to address the needs of a local ageing population and new business space

Priorities

A vibrant and thriving Malton Town Centre, busy and active during weekdays, evenings and at weekends

- Redevelopment of current livestock market area and underused sites in Malton's 'Northern Arc' for a mix of uses including improved choice of shops and shop formats including relocation of the existing livestock market
- Improved connectivity between the Malton Town Centre/Market Square and Northern Arc redevelopment area, using existing ginnels and the Shambles, Newgate, Finkle Street, Pump Lane
- Improving use of the Market Square and Milton Rooms area as a focus for entertainment and events

Improved Connectivity and movement in and between the Towns

- A64/Brambling Fields junction improvement and Railway Street complementary measures
- Improvements to internal road junctions, including Castle Howard Road - Yorkersgate - Butcher Corner - Castlegate - Welham Road - Westfield Way route and at Pasture Lane
- Improved cycle and pedestrian facilities and routes and links between new development areas and existing facilities and employment areas
- Secure further strategic transport improvements in the longer term such as, the second rail/river crossing; Scarborough Road to Beverley Road link road and/or access to the A64 in the vicinity of Broughton Road, depending on options for growth which are agreed as part of a review of this Strategy

Reinforcing a sense of place

- Public realm enhancements to the Castlegate/County Bridge area, the entrance to Norton; Malton's Market Square and to the bus/rail transport interchange area, to enhance the arrival experience and connectivity to each of the towns
- Redevelopment of Town Centre and edge of centre sites and Rail/ River Corridor sites to repair the built fabric, address under use and improve the appearance and contribution to the towns, including areas in and around Greengate, Norton Road, Sheepfoot Hill and the Woolgrowers Site
- Securing new public space within the 'Northern Arc' redevelopment area

Improved social, physical and green infrastructure to support a growing population, including -

- Improvements to strategic sport and leisure facilities including Malton Dry Sports Centre; the long term refurbishment or relocation of Derwent Pool
- Extensions to Malton and Norton County Primary Schools
- Protecting the sweeping belt of strategic open space and recreation land between Old Malton Road and the River Derwent
- Increasing awareness and use of Lady Spring Woods, Orchard Fields and Castle Gardens as one of the Principal Town's best assets and strategic green spaces and improving links between this area and the wider town

Principles

- Retaining the compact and accessible traditional Market Town 'feel'
- Replicating and retaining historical street patterns and routes through the 'Northern Arc' redevelopment area
- Avoid coalescence with Old Malton to ensure the village remains legible as a settlement in its own right
- Ensure development is sensitive and responsive to different historic character areas
- Higher density development in and to the Town Centres with lower density family housing in less central locations
- Creating sensitive new edges to the towns and repairing existing edges as they abut open countryside

Pickering

Opportunities

- Greenfield sites on the edges of the town for medium density family housing, accommodation to address the needs of a local ageing population and new business space
- Consolidation/redevelopment of underused land at the Coalyard/Vivis Lane
- Use of Town Centre upper floors
- Secure appropriate uses at the Pickering Showground/events arena site and strengthening connectivity of the site with the town

Priorities

A vibrant and thriving Town

- Transport improvements to support the release of additional employment land in the vicinity of Thornton Road and improvements to the internal junction network to improve congestion, pedestrian safety and connectivity across the A170
- Pickering Beck flood alleviation measures

Managing and growing tourism

- Secure the provision of additional visitor car parking and/or park and ride facility to support the town and in response to the increasing attractiveness of the steam railway and annual events

Reinforcing a sense of place

- Town Centre public realm improvements and improvements to Pickering Beck and along the A170 through the town at the Whitby Road roundabout

Improved social, physical and green infrastructure

- Extensions and improvements to Pickering County Infant and Junior Schools and Lady Lumley School
- Improvements to Ryedale Pool and new and improved sport and recreational facilities including the creation of a country park facility north of the town
- Protection and enhancement of strategic green spaces to the north of the town including Beacon Hill and Pickering Castle and improving links and access around this area and to the new community park facility and at Pickering Beck/Vivis Walk to the south of the town

Principles

- Retaining the compact and accessible Market Town feel
- Preservation of surrounding historic strip field patterns
- Safeguarding of views towards and across the town and into the Moors
- Ensure development is sensitive and responsive to the historic character and form of the town and its setting in the wider landscape
- Avoid coalescence with Middleton
- Controlling pressure for incremental urbanisation of the approach into Pickering along the Malton Road

Kirkbymoorside

Opportunities

- Some scope for the redevelopment of older industrial sites alongside and to the south of the A170 for higher density residential uses or appropriate employment uses
- Use of Town Centre upper floors
- Residential sites as extensions to existing residential areas of the town and predominantly north of the A170 for medium density family housing and accommodation to address the needs of a local ageing population
- Consolidation/ investment in existing niche employment activity

Priorities

A vibrant, working Transition Market Town

- Maintaining and encouraging activity in the Market Place, including the Wednesday market
- Ensuring the provision and retention of sufficient employment land and premises to meet the needs of the town as older employment sites are redeveloped

Reinforcing a sense of place

- Improving the appearance and approach to the town along the A170
- Enhanced connectivity across the A170 linking redevelopment sites and the town to the north

Improved social, physical and green infrastructure

- Protecting and enhancing Manor Vale a key asset and area of strategic greenspace for the town
- Additional teaching space to be provided at Kirkbymoorside County Primary School

Principles

- Avoiding coalescence with Keldholme and Kirby Mills
- Retaining the compact and accessible Market Town feel
- Protect the integrity, character and quality of the Town Centre Conservation Area
- In accommodating new development the town retains its strong, traditional north/south axis and form in the landscape. Development to the south of the A170 should consolidate existing redevelopment opportunities without redefining the traditional built form of the town
- Safeguarding long distance views towards and across the town and into the Moors

Helmsley

Opportunities for Growth

- Active use of upper floors in Town Centre buildings
- Small/ medium sized housing sites to the north and east of the town for medium density family housing and accommodation to address the needs of a local ageing population
- Consolidation of the Sawmill Lane Industrial Estate and expansion of existing site

Priorities

- Maintaining a thriving, traditional Market Town which meets the expectations of visitors and needs of residents
- Managing the change of use of Town Centre units to ensure the retention of a range and mix of uses which balances the varying needs of residents and visitors

- Managing car parking and reconfiguring car parking at the Cleveland Way Car Park to improve car and coach parking
- Working with North Yorkshire County Council, bus operators and land owners to secure a bus shelter facility
- Support the retention of major employers and existing tourist attractions, including Duncombe Park, Helmsley Castle and the Walled Garden

Reinforcing a sense of place

- Maintaining and improving a legible route between the Cleveland Way Car Park and Castlegate
- Securing opportunities to declutter the public realm in the Market Square together with other improvements to the Market Square, the focal area of the town
- Maintaining and encouraging activity in and around the Market Place, including the Friday market
- Protecting views and vistas of prominent landmarks from within the town including the Church, Castle, Helmsley Bridge, Borough Beck and Bridge
- Maintaining open spaces and verges alongside Borough Beck through High Street and Castlegate
- Care to ensure that eastern entrances to the town do not become over-urbanised

Improving social, physical and green infrastructure

- Extension of primary school to provide some additional teaching space
- Maintain and support green infrastructure links including the Cleveland Way and use of the disused railway line
- Supporting improvements to the Helmsley recreational ground and open air pool

Principles

- Conserving and enhancing the historic character of the town
- Safeguarding the setting of Duncombe Park and the North York Moors National Park
- Safeguarding the setting and historic character of the town in the landscape, notably long distance views of prominent landmarks such as the Castle and Church
- An 'invisible' boundary – a holistic and consistent approach to development both inside and outside of the National Park
- Retention of a compact and accessible Market Town 'feel'

Please note that the opportunities for growth, priorities and principles included in this section for each of the towns may be revised or updated through the neighbourhood planning process¹

¹ Helmsley lies partially within the North York Moors National Park. Special care and consideration will need to be given to development at the town reflecting Helmsley's sensitivity in relation to this nationally protected area. It is important to plan in an integrated and consistent way to deliver a sustainable future for the town and achieve a high quality environment. This is most effectively achieved through a detailed joint Plan for Helmsley which is being undertaken in partnership with the National Park Authority. The location of any small/medium sized housing sites in the area of the North York Moors National Park Authority which are required to meet the identified needs of Helmsley would be identified through the joint Helmsley Plan and take account of national policy relating to National Park purposes. Although the strategic aspirations for the town are set out in this Plan, the more specific details including land allocations, detailed policies and proposals will be included in the joint Plan for Helmsley.

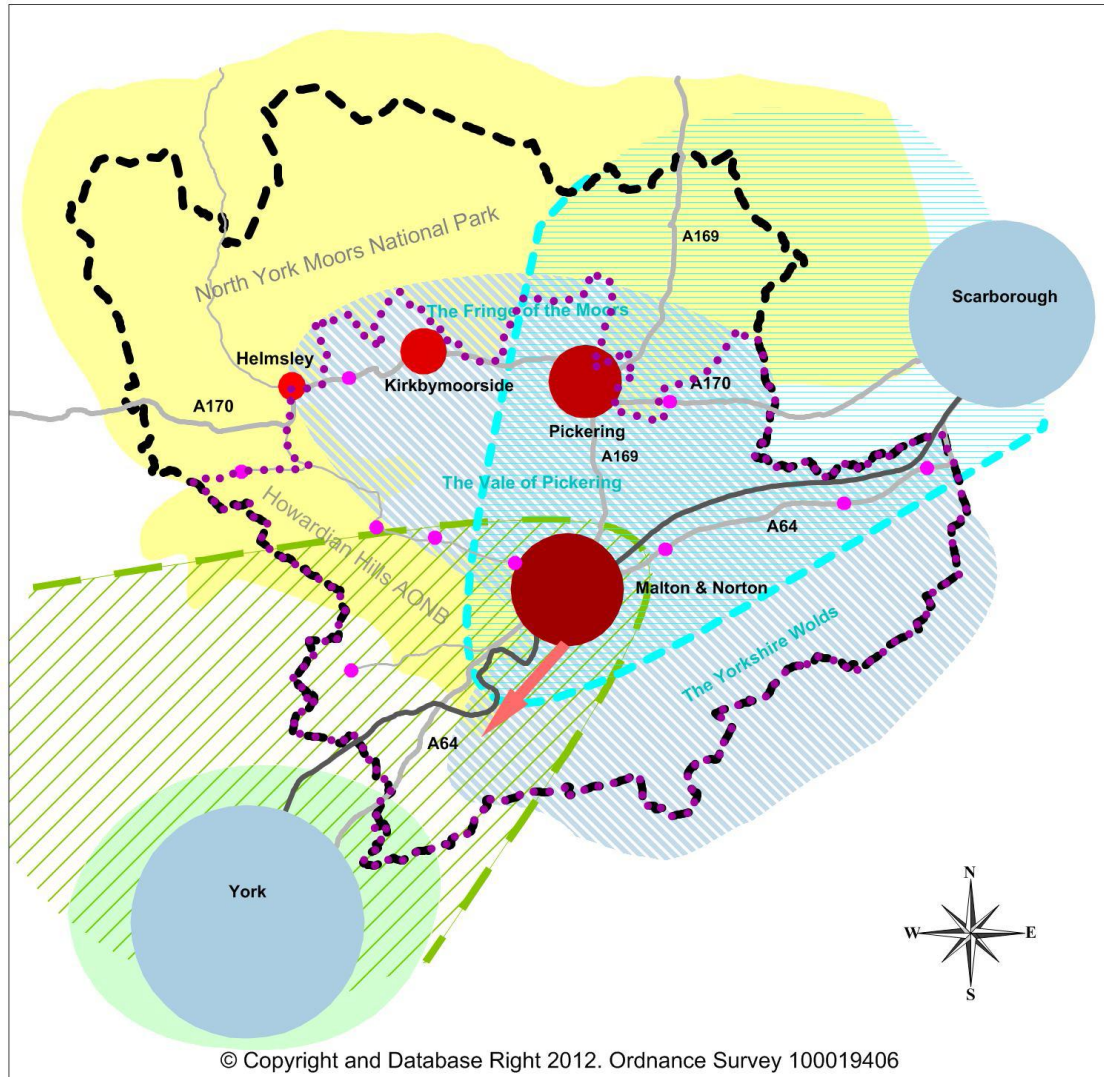
Figure 5

Principal Town and Local Service Centres






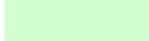


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Key Diagram



Legend

-  Principal Town - Malton and Norton
-  Local Service Centre - Market Town - Pickering
-  Local Service Centre - Market Town - Kirkbymoorside
-  Local Service Centre - Market Town - Helmsley
-  Local Service Centre - Service Villages
-  railway
-  road
-  Ryedale Local Planning Authority Boundary
-  Ryedale District Boundary
-  Strategic Link to York
-  Influence of the City of York
-  Influence of Scarborough / the Coast
-  Nationally Protected Landscapes
-  Landscape of Local Value and Areas of High Landscape Value
-  York Green Belt

Housing

- 4.1 Everyone needs a decent home. It is integral to a personal sense of security and well being. The provision of a choice of new homes to address a range of housing requirements is central to the stability and sustainability of local communities and the District's economy.
- 4.2 Ryedale is a very attractive place to live. There is strong demand for additional homes from both local people and those who wish to move into the District following retirement or working families who choose to be based in the area whilst travelling out of the District to jobs elsewhere.
- 4.3 Households that locate into Ryedale bring with them a range of social and economic benefits, contributing economically by spending money locally or working for local firms or services. The incoming retired very often find themselves at the heart of community life and in migrating working families help to sustain important services such as schools and health facilities, as well as helping to provide more balanced communities in the face of a generally ageing population.
- 4.4 Unsurprisingly, however, the area's attractiveness, its high quality of life and the accessibility to places such as Leeds and York has led to high house prices which, since the property boom of the 1990's have been consistently beyond the reach of many local people. The low wage economy and high house prices are a major issue in Ryedale. Consequently the District experiences an acute need for additional affordable housing, as many local people simply cannot compete in the housing market.
- 4.5 The lack of affordable housing is undoubtedly the main imbalance in Ryedale's housing market. This has a range of social and economic implications and presents serious consequences if allowed to continue. For example, households may become over crowded if young people are unable establish their own home or local people may be forced out of the District altogether which has the potential to contribute to skills shortages and undermine the economy in general.
- 4.6 The Ryedale Plan must ensure that a stronger emphasis is placed on meeting the housing needs of local people in the face of high externally driven demand. A greater number of affordable homes and the provision of suitable housing to address the needs of Ryedale's ageing population must be provided over the Plan Period if communities are to be balanced, resilient and sustainable into the future. Providing a supply of deliverable housing land will help to ensure that new homes and in particular, affordable homes can be provided continually over the course of the next 15 years.

Delivery and Distribution of New Housing

- 4.7 This Plan 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. It reflects longstanding house building targets for this area of North Yorkshire although against the context of historic completions, the delivery of new homes will need to significantly increase if 200 homes are to be built in the District each year. 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.
- 4.8 The proposed annual housing target reflects the annual rate of delivery which was established by the Regional Spatial Strategy (RSS), which at the time of submission remains a material consideration. The figure is also derived from a local objective assessment of a range of evidence in line with the Localism Act and National Planning Policy Framework. The main findings of this objective assessment are that:
- Housing growth is driven by in-migration in Ryedale
 - Housing growth should reflect the growth-led or managed growth policy responses that have been agreed sub-regionally as part of the Duty to Co-operate
 - Key demographic trends emerging from the 2011 Census and recent household and population projections reveal that household growth in Ryedale will occur at lower rates than under the RSS

And specifically:

- Whilst there is potential for economic growth in the District which exceeds projected household growth rates, Ryedale is not recognised sub-regionally as a centre of such growth, which if planned for, would conflict with the aspirations of neighbouring Scarborough and the City of York
- As is the case with neighbouring authorities, the level of affordable housing need in the District is high and exceeds national household projections. Whilst higher levels of house building would potentially deliver more affordable homes this would also fuel in-migration to this high demand rural District which in turn would continue to exacerbate high local house prices that are already out of reach of local people
- There are unsustainable trends of in-migration of older people (exacerbating an already ageing population) and long commuting distances by residents of Ryedale
- The vast majority of land needed to accommodate the planned rate of housing will come from Greenfield sites on the edges of the main settlements – this will involve some harm to landscape and biodiversity especially in the northern market towns which as far as possible will be mitigated through the Local Plan Sites Document
- Building significantly higher than the planned rates would cease to provide net gains across the economic, social and environmental dimensions of sustainable development

- 4.9 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.
- 4.10 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.
- 4.11 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 Plan and that it is not a buffer which is designed to increase planned annual rates of house building.
- 4.12 Over the period 2002-2011, 82% of the 1442 homes built in Ryedale originated from unanticipated 'windfall' sources. 73% of these units were built on small sites of ten dwellings or less. 46% of all new homes in this period were built outside of the Market Towns and the majority of these (86%) arose from small, unanticipated sources of supply such as small garden plots or paddocks. This pattern of supply is reflective of longer term trends in Ryedale's housing land supply which have led to significant proportions of new housing being built in less sustainable and accessible locations and from a supply of sites which have failed to deliver affordable housing, community facilities and other forms of infrastructure to any significant extent.
- 4.13 In order to achieve the sustainable objectives of this Plan, a planned supply of housing land focused on the Market Towns is essential. To deliver this, housing land supply needs to be carefully managed and historic trends and development patterns must be addressed. A greater emphasis must be placed on the use of identified or allocated housing sites in order to create a housing land supply which will ensure that new housing can be provided in the right locations, deliver more sustainable patterns of house building in tandem with improvements to community infrastructure and to increase affordable housing provision.
- 4.14 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.

- 4.15 Some of the housing land which will contribute to future provision is already committed in the form of planning permissions which have not yet been built. At March 2012, permission existed for a total of 1203 units (with a further 82 units likely to come forward from sites which are currently awaiting the completion of legal agreements). Commitments at the Market Towns and Service Villages will be deducted from the planned distribution of housing land (assuming a 10% non-implementation rate which is realistic given historic trends in delivery) and the 'residual' amount of land which will need to be allocated will be identified in the Local Plan Sites Document. At March 2012 commitments with planning consent are as follows: Malton and Norton 632; Pickering 225; Kirkbymoorside 69; Helmsley 4 and 87 at the Service Villages.
- 4.16 New housing sites will be of varying sizes and will be made up of a combination of Brownfield sites and Greenfield land. Although the redevelopment of Brownfield land and buildings will be prioritised, Greenfield sites will be required. There are insufficient Brownfield sites available in appropriate locations to enable all new homes to be built on Brownfield land and those sites which do exist are constrained for a number of reasons. The limited availability of Brownfield land is illustrated by the Strategic Housing Land Availability Assessment and from monitoring past sources of supply. Recent amendments to the definition of Brownfield Land no longer class garden land as 'Brownfield'. Historically, garden land has formed the main source of Brownfield housing land supply in Ryedale.
- 4.17 This Strategy does not rely on the identification of 'strategic sites' or any one major development area to deliver a significant proportion of the new homes to be provided. It looks to accommodate new housing sites, particularly at the Market Towns, through a range of sites of varying sizes dispersed in and around the towns. This pattern is deliverable in terms of the sites which are known to be available and in the face of constraints at a number of settlements, including flooding and highway capacity. It is also a pattern of development which is more reflective of the organic and incremental patterns of growth that these rural Market Towns and villages have experienced historically. Importantly, the Council consider that this approach will help to provide resilience in terms of supply, particularly to changing economic circumstances and will help to support wider choice in the housing market.
- 4.18 It is important that new housing sites are appropriate to the character and scale of existing places in terms of their size. The Plan provides a broad steer as to the size/scale of new sites in different locations to help guide the allocation of housing land. It supports the identification of small, medium and large sites at different locations. As an indicative guide for the scale of sites in the context of Ryedale, large housing sites are generally sites of 100 dwellings or more. Medium sized sites are those which accommodate generally, between 30 –100 homes and small sites, less than 30 dwellings. Similarly, the Plan does not prescribe density standards but makes reference to higher, medium and lower density housing in different locations. Again, as an indicative guide, low density housing development would generally be up to 30 dwellings to the hectare, with medium density housing being between 30-50 dwellings to the hectare and high density housing being 50 dwellings to the hectare or greater. However, these figures are provided as an indicative guide rather than prescriptive absolutes and the process of preparing the Local Plan Sites Document will test in detail, the extent to which the size and scale of proposed development sites are considered to be appropriate within the context of their surroundings and the character and scale of the places at which they are situated.

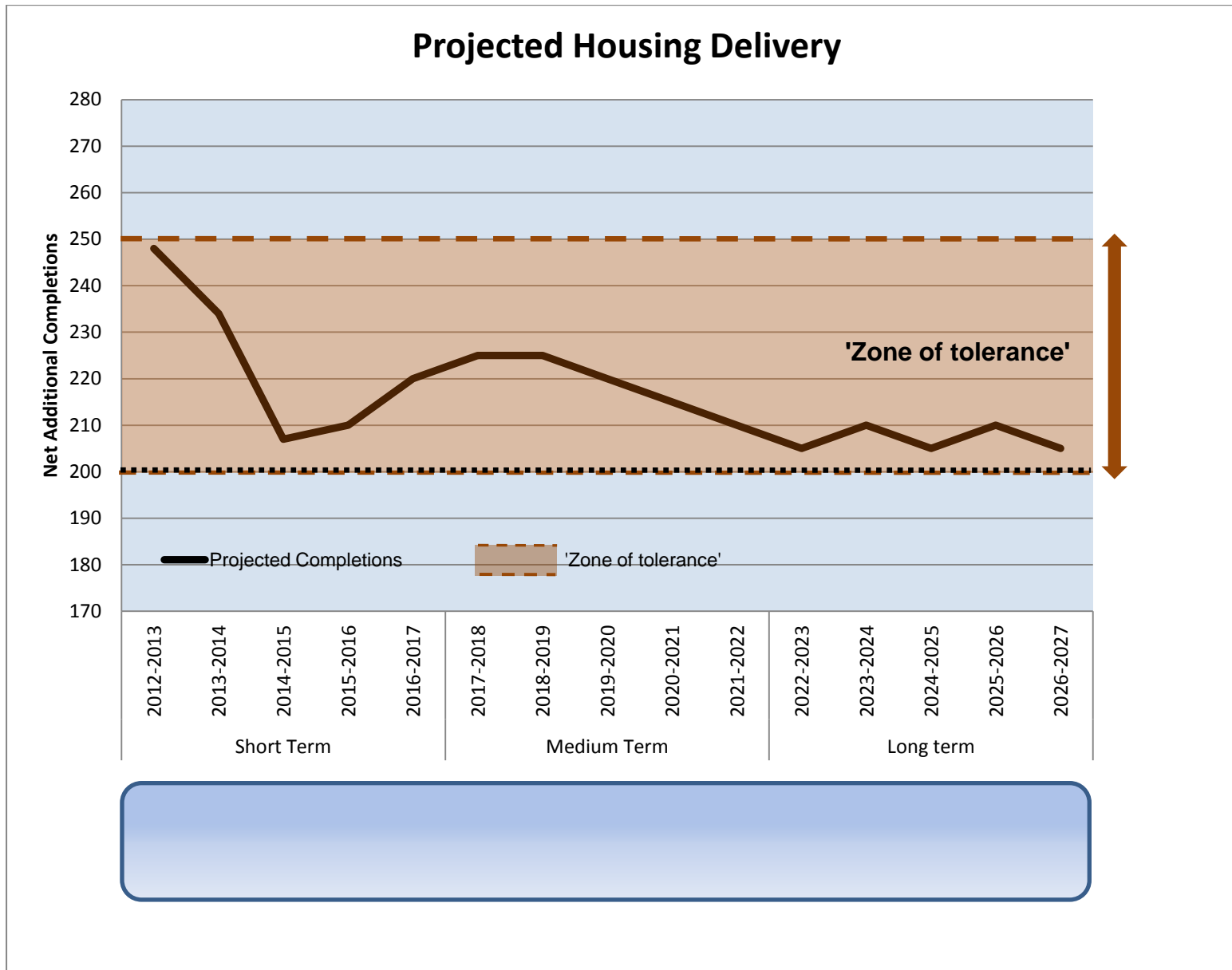
- 4.19 In addition, to further ensure that the scale and distribution of new homes supports this Strategy, the Council will apply a Local Needs Occupancy Condition on new homes built in the smaller non-service villages and in the wider open countryside. This will help to ensure that the relatively limited 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.
- 4.20 An allowance for unanticipated windfall sources of housing will not be included in the planned levels of supply. Ryedale's Strategic Housing Land Availability Assessment demonstrates that a sufficient supply of deliverable and developable land is available to allow choices over new sites to be made as part of the Local Plan Sites Document. However, in practice, not all new homes built in the future will come forward from existing permissions or from the planned supply of allocated housing sites. Housing will continue to come forward from a range of sources and the rate at which this happens will influence the point at which allocated housing sites are released for development. The planned supply of land at the towns and Service Villages ensures that sufficient housing land is available if required, to deliver the District-wide target of 200 homes per annum. The planned provision figures for these settlements should not however, be regarded as targets to be exceeded to any significant extent. They are planned levels of provision which take account of factors such as highways infrastructure constraints and other infrastructure requirements; the character of settlements and surrounding landscape constraints.
- 4.21 Indeed, this Plan does not support a position whereby over the Plan Period, the scale of new housing development would significantly exceed the cumulative housing target. To do so would undermine the Plan-led approach of delivering sustainable patterns of housing development in such a large rural District with a high demand housing market. However, it is important that the Plan supports house building and the economic recovery and that sufficient land is released to ensure that planned levels of house building are delivered with certainty.
- 4.22 A traditional approach to managing the release of housing land continually adjusts planned annual rates of delivery to take account of the extent to which housing has been under or over delivered against the planned annual rate. This traditional approach also demands that the supply of land required to deliver the remaining level of housing over the Plan Period is also continually adjusted.
- 4.23 Whilst such an approach has become established convention in managing housing land supply and release of housing land, it is one which treats the level of housing to be built in the Plan Period as a maximum figure or 'ceiling'. The District Council is concerned that such an approach is not aligned with the spirit of national policy which encourages local planning authorities to take a flexible and responsive approach to supporting growth and to boost the supply of land for housing. There is also concern that if the release of housing land is managed very tightly that there is a risk that developers will continually fall short of achieving planned annual rates of building.
- 4.24 This Plan takes an alternative approach to help to manage the release of housing land to support the delivery of the 3,000 homes as a minimum level of housing with a 25% 'zone of tolerance'. The Local Planning Authority will base its requirement to maintain a 5 year supply of deliverable housing land as a simple calculation of 5 years times 200 homes per annum. Under-delivery against this will be taken into account on a cumulative basis. This will be addressed by the release of additional land if the Housing Trajectory illustrates that this will not be made up from the five year supply and the 'NPPF' supply buffer. However, any completions which exceed the planned build target of 200 dwellings per

annum by up to 25% will not be deducted from the residual amount of homes to be built in the Plan Period. In effect, this means that any cumulative 'over delivery' of up to 25% arising across the Plan area will not be deducted from the housing requirement of 3,000 homes.

- 4.25 It is important to note that this is an approach to implementing the Plan through monitoring housing delivery and managing the release of land to support levels of house building as a minimum figure. Whilst it is not an approach which actively plans to deliver higher rates of house building, it does not penalise the development industry by restricting future land releases or readjusting downwards annual requirements if the number of homes built over time are cumulatively, within this 'zone of tolerance'.
- 4.26 The approach is designed to provide developers with the certainty that land will be released to support the consistent delivery of planned rates of house building. It will demand detailed annual monitoring of delivery and the continual monitoring of housing supply and the anticipated performance of supply. If the monitoring housing delivery through the Housing Trajectory demonstrates that the committed supply (released to support the consistent delivery of 200 homes per annum) is likely to exceed 250 dwellings per annum for individual or cumulative years this could influence the extent to which further land supply is released. As well as providing some flexibility to manage housing supply and delivery, this local approach is an important way in which wider opportunities to support growth can be secured.
- 4.27 The Plan supports the provision of a robust and sustainable housing land supply which takes account of the ambitions and planned approaches of neighbouring areas and of historic rates of delivery. Land will be released to support the delivery of planned house building rates although the actual rate at which housing comes forward in the future – the Housing Trajectory, will reflect fluctuations in the housing market. Once a planned supply is fully established, the pace of delivery of new housing development will be the responsibility of developers. 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.
- 4.28 At 31 March 2012, Ryedale has a five year supply of deliverable housing land which has been established through the release of deliverable housing sites, primarily at Malton, Norton and Pickering in advance of the Local Plan Sites document. In total, permission for approximately 800 new homes was granted in principle between September 2010 and July 2011 in order to establish the five year supply. An indicative Housing Trajectory is outlined below. It illustrates that the Council anticipates that in implementing the Plan across the Plan Period, housing delivery is likely to meet and exceed annual requirements. The Council can predict more accurately the projected delivery of new homes through analysis of the existing committed supply. In this respect, the trajectory illustrates that the current committed supply should support the delivery of new homes which exceed annual requirements but remain at a level within the Plan's 'zone of tolerance' for at least the next three years.
- 4.29 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.

- 4.30 Ryedale's current housing land supply exceeds a five year supply and on that basis includes a supply buffer of 0.78 years worth of supply (156 plots) which is available through existing commitments. Whilst the Council is committed through this Plan to making provision for a (NPPF) supply buffer of 20% it has done so on the basis that this will be identified in the Helmsley Plan and/or Local Plan Sites Document. Given that the Housing Trajectory illustrates that the current committed supply will deliver and exceed annual requirements, the Council consider that there is no compelling reason to further increase the supply buffer at this stage and for this in itself to justify further significant interim land releases in advance of the Helmsley Plan and Local Plan Sites Document. Given that the Housing Trajectory illustrates that the current committed supply will deliver and exceed annual requirements, the Council consider that there is no compelling reason to further increase the supply buffer at this stage and for this in itself to justify further significant interim land releases in advance of the Helmsley Plan and Local Plan Sites Document.
- 4.31 The housing figure included in this Plan 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.



SP2 Delivery and Distribution of new housing

The delivery of at least 3000 (net) new homes will be managed over the period 2012-2027. The sources of new housing that will contribute to the supply of new homes across the District are as follows:

Malton and Norton	<ul style="list-style-type: none"> • Housing Land Allocations in and adjacent to the built up area • Conversion and redevelopment of Previously Developed Land and buildings within Development Limits • Replacement dwellings • Sub-division of existing dwellings • Infill development (small open sites in an otherwise continually built up frontage) • 100% Rural Exception Sites outside of and on the edge of Development Limits in line with Policy SP3 • Change of use of tourist accommodation (not including caravans, cabins or chalets) where appropriate
Pickering, Kirkbymoorside, Helmsley, Service Villages	<ul style="list-style-type: none"> • As above • 100% Rural Exception Sites outside of and on the edge of Development Limits in line with Policy SP3 • Change of use of tourist accommodation (not including caravans, cabins or chalets) where appropriate
Other Villages	<ul style="list-style-type: none"> • Infill development (small open sites in an otherwise continually built up frontage) restricted to Local Needs Occupancy • Replacement dwellings • Sub-division of existing dwellings • Conversion and Redevelopment of Previously Developed Land and buildings within Development Limits, restricted to Local Needs Occupancy • 100% Rural Exception Sites outside and on the edge of Development Limits in line with Policy SP3 • Change of use of tourist accommodation (not including caravans, cabins or chalets) where appropriate and restricted to local needs occupancy
Wider Open Countryside	<ul style="list-style-type: none"> • New build dwellings necessary to support the land-based economy where an essential need for residential development in that location can be justified • Conversion of redundant or disused traditional rural buildings and where this would lead to

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- an enhancement to the immediate setting for Local Needs Occupancy
- Change of use of tourist accommodation (not including caravans, cabins or chalets) where appropriate and restricted to Local Needs Occupancy
- Replacement dwellings

New housing land allocations will be distributed in accordance with the table below and will be made having taken account of the outstanding commitments at each location at the point at which the Local Plan Sites Document is prepared.

Location	Level of provision (approx)	Pattern and distribution of site allocations
Malton and Norton	1500 (50%)	Sites within the current Development Limits Small - Medium - Large extension sites around the towns and within the A64 boundary at Malton Avoiding coalescence with Old Malton
Pickering	750 (25%)	Sites within current Development Limits Extension sites around the towns of varying sizes Avoiding coalescence with Middleton
Kirkbymoorside	300 (10%)	Sites within current Development Limits Small-medium sized sites predominantly to the north of the A170 and to the east and west of the town avoiding coalescence with Keldholme
Helmsley	150 (5%)	Small - medium sized extension sites
Service Villages	300 (10%)	Limited small - scale sites in or adjacent to current Development Limits. Sites to be distributed as far as possible, amongst all villages in the category

A supply of deliverable sites sufficient to provide five years worth of housing against planned annual housing requirements of 200 homes per annum will be identified and maintained with an additional supply of 20% moved forward from later in the Plan Period.

The release of allocated sites will be managed in conjunction with other sources of supply to ensure the continuous delivery of 200 homes per annum. Completions arising from across the Plan area which exceed the planned build target of 200 dwellings per annum by up to 25% will not be deducted from the 3,000 homes to be provided. The managed release of sites will also take account of:

- The extent to which the Housing Trajectory illustrates that housing delivery will exceed planned annual and cumulative rates of house

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building by up to 25%

- Under delivery against planned annual rates
- The need to ensure co-ordination with necessary infrastructure improvements
- The housing market and the ability of sites to deliver affordable housing in line with Policy SP3

Proposals for the non residential use of allocated housing sites, housing sites with planning permission or proposals which would result in the loss of existing residential accommodation will only be permitted where the need for the use is considered to outweigh use of the site/building for residential purposes.

SP2 Implementation and Monitoring

Implementation	Action / Mechanism	Responsibility	Timing
Supply to deliver the Strategy/ Strategic Policies	Allocation and release of sites in accordance with the Strategy:	Ryedale District Council/ Developers	Release of sites in advance of Local Plan Sites Document will be influenced by 5 year deliverable supply position. Allocation of sites via Local Plan Sites Document - 2013
	Development Management Process; Local Plan Sites Document		
Identification of deliverable and developable planned supply and maintenance of 5 year supply/ delivery at planned rates	Application of Local Needs Occupancy Condition on sources of new housing outside Local Service Centres:		On-going
	Development Management Process	Ryedale District Council	
Identification of deliverable and developable planned supply and maintenance of 5 year supply/ delivery at planned rates	Maintain up to date Strategic Housing Land Availability Assessment (SHLAA) to inform Local Plan Sites Document	Ryedale District Council/ Developers and Landowners	Annual update/review
	Allocation of deliverable and developable land for housing: Local	Ryedale District Council	2012/2013

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Implementation	Action / Mechanism	Responsibility	Timing
	<p>Plan Sites Document</p> <p>Monitor and manage the release of housing land: Implementation of the 'zone of tolerance (the flexibility to deliver in excess of planned rates by up to 25% cumulatively over the Plan area/Plan Period)_ Monitoring Report (MR); Development Management Process</p>	<p>Ryedale District Council/ Landowners and Developers</p>	<p>Monitoring: MR produced annually (December) Managed Release – On-ong</p>
<p>Failure to deliver planned rates</p>	<p>Flexibility to adjust phased release of sites: Local Plan Sites Document</p> <p>Consider use of Compulsory Purchase Powers to overcome unanticipated obstacles to delivery: Compulsory Purchase Process</p>	<p>Ryedale District Council</p> <p>Ryedale District Council/ Developer partners</p>	<p>2012/2013</p> <p>As required</p>
	<p>Maintain up to date SHLAA information and increase/ review the supply of deliverable land if completions consistently fall below target rates of provision and a review of planned supply of sites indicates that the Housing Trajectory is unlikely to recover over the next five years: Review of Local Plan Sites Document and/or release of additional sites through the Development Management Process</p>	<p>Ryedale District Council/ Developers</p>	<p>If and when required</p>

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Implementation	Action / Mechanism	Responsibility	Timing
Planning guidance outlining the issues that will inform the decision making process for applications for the conversion of rural buildings and change of use of tourist accommodation for residential purposes	Provision of Supplementary Planning Documents	Ryedale District Council	Short/Medium term

Monitoring Indicator	Data Source	Responsibility	Relevant Target/ Trend
Number of Homes completed per annum (Gross and Net)	In-house monitoring	Ryedale District Council	200 new homes (net) per annum
Amount (Gross and Net) of new homes granted planning permission	In-house monitoring	Ryedale District Council	Maintain deliverable 5 year supply
Deliverable and developable supply at each year end	In-house monitoring	Ryedale District Council	Maintain deliverable 5 year supply
Amount of new development committed by type on Previously Developed Land	In-house monitoring	Ryedale District Council	No target established. The Local Plan Sites Document will establish a target for the quantum of allocated deliverable/developable previously developed sites to be developed during the Plan Period.

Housing need requirements	SHMA Demographic trends	Ryedale District Council; Office of National Statistics; Department for Communities and Local Government; North Yorkshire County Council	Update SHMA information within 5 years
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Affordable Housing

- 4.32 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. A Strategic Housing Market Assessment commissioned in 2009 notes that median house prices in 2009 stood at £157,500 whilst annual gross lower quartile incomes were only £14,997, significantly below the £45,000 income that would be required in order to afford such accommodation. The assessment indicates that an annual net shortfall of 272 affordable dwellings for the five year period 2008-2013. 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. The Strategic Housing Market Assessment also updates the estimated annual net shortfall of affordable housing to 270 units per annum.
- 4.33 Increasing the supply of new affordable homes is a priority in Ryedale in order to address the acute affordable housing need in the District. Securing new affordable housing through the planning system is one of the most effective ways in which this can be achieved. 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. 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.

- 4.34 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.
- 4.35 Despite the scale of affordable housing need in Ryedale, the Council cannot insist that all new homes are built in the future are built as affordable dwellings. 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.
- 4.36 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.
- 4.37 Viability assessment work has been used to inform the affordable housing targets and site thresholds. The assessment work indicates that the policy targets are not unrealistic, although the Council is aware that they may be challenging in the current economic circumstances, particularly in lower value areas and on smaller sites. The policy will be used as a basis for the negotiation of affordable housing through the development management process. The Council will take full account the viability of schemes as part of this process. It will consider amended affordable housing mix where this is appropriate and would help to ensure that the policy targets are achieved and reduced contributions will be negotiated in situations where the policy target cannot be achieved in terms of scheme viability.
- 4.38 The Council intends to look carefully at issues of viability as new site allocations are selected for the Local Plan Sites Document. Community Infrastructure Levy charges will be compiled in tandem with site allocation work in order to ensure that the levy charges, affordable housing contributions and sustainable building standards can be fully considered on a site specific basis. This will help to inform the site selection process and will be embodied in the Local Plan Sites Document. Given that site specific issues are integral to the viability of schemes as a whole and the standards to be applied to development considered through the development plan process, this is considered to be an appropriate approach.
- 4.39 The Council will aim to secure affordable housing provision on-site, to include a mix of social rented, affordable rent and intermediate affordable tenures that reflects the needs of local communities. The Strategic Housing Market Assessment produced in 2011 suggests

that 10% of affordable housing provided in Ryedale should be in the form of intermediate tenures, with 90% being social and affordable rent tenure models. These proportions will be considered as targets which provide a starting point from which the precise mix of tenures on a scheme will be negotiated to ensure that the type of affordable housing provision on schemes reflects the needs of the locality. The District Council will compile a tenure strategy to guide its work with Registered Social Landlords and use of the new affordable rent model across Ryedale.

- 4.40 A Supplementary Planning Document will be produced to outline the limited circumstances where off-site contributions or financial contributions would be considered wholly in lieu of on-site provision. The basis of the calculation for off-site contributions in lieu of on-site provision or as part of the additional (5%) policy target in the higher value post-code areas will be the difference between a Registered Social Landlord's acquisition price and the open market value of an equivalent dwelling in the locality.
- 4.41 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.
- 4.42 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.
- 4.43 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.
- 4.44 Historically, national and local policies have supported Rural Exception Sites as sites providing 100% affordable dwellings. However, within the context of current reforms to the delivery of affordable housing and reductions in public funding, the National Planning Policy Framework now provides Local Planning Authorities with the opportunity to consider allowing small amounts of market housing on exception sites to assist the delivery of schemes. Policy support for this has been included in the Plan on the basis that is an approach designed to support and cross subsidise the delivery of affordable housing in the absence of sufficient public subsidy through Registered Providers. It is not a policy which has been included in this Plan to encourage the release of sites through the inflation of land values.

- 4.45 Proposals for exception sites which include an element of market housing should be accompanied by a detailed financial appraisal to justify the need to include market housing and to demonstrate that the number of market homes proposed is the minimum required to deliver an appropriate mix of affordable homes whilst ensuring viability of the scheme.

SP3 Affordable Housing

Where local need exists, the Local Planning Authority will seek the provision of new affordable homes by:

- Negotiating with developers and landowners to secure a proportion of new housing development to be provided as affordable units
- Supporting Registered Social Landlords in bringing forward wholly affordable schemes within Ryedale's towns and villages
- Supporting in principle, the release of 'Rural Exception Sites'

Affordable homes will also be provided in conjunction with landlords through the purchase and repair of existing dwellings, alterations and improvements to the existing affordable housing stock and through the re-use of empty homes.

Affordable Housing from Developer Contributions

The Local Planning Authority will seek the provision of:

35% of new dwellings as affordable housing on-site (in settlements outside West and South West Ryedale*) as part of developments of 5 dwellings or 0.2 ha or more and

35% of new dwellings as affordable housing on-site with a further additional financial contribution equivalent to a further 5% of provision as part of developments of 5 dwellings or 0.2ha or more in West and South West Ryedale* (including Ampleforth, Helmsley**, Hovingham and Sheriff Hutton)

Where the on-site contribution does not equate precisely to whole numbers of units, equivalent financial contributions will be sought.

Below the threshold of 5 dwellings/0.2 ha, a pro-rated financial contribution will be sought from all new residential development, where this is viable.

In negotiating schemes the Local Planning Authority will look to maximise provision to achieve these targets, having regard to the circumstances of individual sites and scheme viability. Developers will be expected to conduct negotiations on an 'open book' basis.

The size, type and tenure of affordable units will be expected to reflect the affordable housing needs in the locality. Affordable housing contributions should comprise both social and affordable rent tenures as well as intermediate tenure types. Off-site provision in lieu of on-site contributions will only be supported where it is agreed that this is preferable in terms of management arrangements or where there are clear advantages or overriding reasons for contributions in lieu of provision on-site.

Proposals which involve the sub division of a site or that propose the development of a site which does not reflect an efficient use of the site or utilise its full potential as a means of avoiding the thresholds in this policy, will be resisted.

Affordable housing contributions will be secured through the use of legal agreements. These will seek to ensure that the units provided are maintained in perpetuity for households in affordable housing need.

Affordable housing contributions will not be sought from residential schemes which will be subject to the Local Needs Occupancy Condition under Policy SP2 of this Plan.

Rural Exception Sites

Proposals for affordable housing schemes outside of the Development Limits of all settlements with a population of 3,000 or less will be supported where

- A scheme will help to meet but not exceed proven local need ***
- The site is contiguous with the Development Limits of the settlement or is physically and visually well connected with the settlement.
- The affordable homes provided are available to households in local housing need in perpetuity

A limited number of market homes will be allowed as part of Rural Exception Sites where it can be demonstrated that:

- These are essential to enable the delivery of the affordable homes by a Registered Provider and the delivery of an appropriate mix of affordable house types and tenures to reflect need in the locality; and
- The market homes proposed are the minimum number required to achieve viability in the absence of public subsidy or reduced public subsidy

* Including post-codes YO62 4; YO62 5; YO60 and YO41:

YO62 4: Includes Ampleforth, Cawton, Coulton, Gilling East, Hovingham, Stonegrave, Slingsby, Scackleton

YO62 5: Includes Harome, Helmsley, Nunnington, Oswaldkirk, Sproxton

YO60: Includes West Lilling, Sheriff Hutton, Terrington, Barton-le-willows, Bulmer, Claxton, Coneysthorpe, Crambe, Flaxton, Foston, Harton, Howsham, High and Low Hutton, Thornton le Clay, Welburn, Westow

YO41: Includes Buttercrambe, Gate Helmsley, Sand Hutton, Scrayingham

*** This target will be reviewed as part of the Helmsley Plan which will be prepared jointly with the North York Moors National Park Authority.*

*** * Local need meaning need in the Parish or adjoining Parish*

SP3 Implementation and Monitoring

Implementation	Action/ Mechanism	Responsibilities	Timing
Preparation of Supplementary Guidance and advice	Affordable Housing Supplementary Planning Document	Ryedale District Council	2013/14
Allocation of new housing sites	Local Plan Sites Document	Ryedale District Council/ Landowners and Developers	2013
Negotiate provision of affordable housing from developer contributions	Maintain up to date Strategic Housing Market Assessment and Housing Needs Information	Ryedale District Council; Sub Regional Housing Board	Subject to 5 year review
	Site Specific Viability Assessment	Developers and Ryedale District Council	In tandem with production of Local Plan Sites Document
	Development Management Process - Use of Planning Obligations to secure delivery (method of delivery, management of the units, timing of construction, transfer , acquisition prices) and occupancy:	Ryedale District Council; Developers; Landowners; Registered Social Landlords	Developers – On-going
Funding/Acquisition	Registered Social Landlord - Investment plans and Homes and Communities Agency (HCA) bids.	Registered Social Landlords; Homes and Communities Agency (HCA)	On-going
Identification and development of Rural Exception Sites	Rural Housing Enabler programme; Development Management Process	Ryedale District Council; Rural Housing Enabler; Parish Councils; Registered Social Landlords; Landowners	On-going

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Implementation	Action/ Mechanism	Responsibilities	Timing
Homeless prevention measures	Ryedale Housing Strategy and Action Plan. Ryedale Homelessness Strategy. York and North Yorkshire Housing Strategy	Registered Social Landlords; Homes and Communities Agency; York and North Yorkshire Housing Board	On-going
Rural purchase and repair	Registered Social Landlord Investment Programmes Developer Contributions -pooled off-site contributions	Registered Social Landlords/ Homes and Communities Agency	On-going
Energy efficiency and home improvements	Ryedale Housing Strategy - Grants and Loans	Ryedale District Council; North Yorkshire County Council; Registered Social Landlords	On-going
Monitoring	Data Source	Responsibilities	Relevant Trend/Target
Number of affordable homes delivered per annum	In-house monitoring	Ryedale District Council	75 Units per annum
Number of affordable homes committed and completed on Rural Exceptions Sites per annum	In-house monitoring	Ryedale District Council	Increasing trend
Affordable housing need	District-wide Surveys/Strategic Housing Market Assessment	Ryedale District Council	Subject to 5 year review
	Housing Waiting List	Yorkshire Housing/Ryedale District Council	Decreasing trend

Type and Mix of New Housing

- 4.46 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.
- 4.47 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.
- 4.48 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.
- 4.49 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.
- 4.50 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 change 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.
- 4.51 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.

- 4.52 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. 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.
- 4.53 Retirement or Care Village schemes offer a lifestyle choice for some older people and there is developer interest in providing these facilities within the District. However the Council and its partners are concerned that in view of the District's ageing population, such schemes have the potential to further fuel the in-migration of elderly households into Ryedale and place further pressure on service delivery. The scale of proposals will be a significant consideration and large retirement village models which would significantly exceed levels of identified need, will be resisted. On suitable schemes, the accommodation provided will be considered as residential use for planning purposes and the Council will negotiate and secure the provision of affordable contributions in order to ensure such schemes support North Yorkshire County Council's strategy for delivering social and health care.
- 4.54 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.

SP4 Type and mix of new housing

Increased housing choice and high quality housing will be provided through:

- New housing development
- The re-use of empty properties
- Improvements and adaptations to existing homes

New housing sites in Ryedale will provide increased housing choice and contribute to the provision of a balanced housing stock.

To address specific identified housing requirements and specialist needs the following provision will be sought:

- Support the delivery of homes built to Lifetime Homes standards
- Extra-care provision including at least 160 extra-care apartments through x4 40 unit schemes to 2020 (and to support requirements post 2020 once these are identified) at Malton, Pickering, Kirkbymoorside and Helmsley to address the requirements of North Yorkshire County Council through:
 - The redevelopment of existing publicly owned sites and facilities
 - New purpose built sites
 - Mixed development on large (> 150 dwelling) allocated housing sites

- Affordable housing contributions on new development sites will be expected to include the provision of accommodation for older and vulnerable groups
- Relocation of the supported accommodation currently provided at Bridge House
- At least 5% of all new homes built on schemes of 50 dwellings or more shall be built as bungalows providing this is viable in conjunction with other requirements or where there are overriding reasons why this cannot be achieved in terms of urban design

Development proposals for larger, specialist accommodation, specifically designed for the elderly will be expected to be located in areas where services and facilities can be easily accessed by walking or use of public transport.

The type and size of new housing will be expected to address identified stock imbalances or, alternatively, in those locations where the stock is currently more balanced, to ensure a range of dwelling types and sizes are provided in order to retain a balanced housing stock and provide choice in the housing market.

To ensure housing is well designed and supports safe and inclusive communities-

- Adequate private, individual amenity space will be required to be provided as part of the development of new houses or retained as existing homes are extended
- Communal amenity space will be required as part of flatted development, where this is feasible and practicable
- An appropriate level of safe play space will be provided for children and young people within larger development sites providing family housing in line with Policy SP11
- Outdoor environments will be designed to be safe and inclusive and to take account of the requirements of people of all ages and abilities

SP4 Implementation and Monitoring

Implementation	Action/Mechanism	Responsibility	Timing
Securing an appropriate mix of housing on new development schemes and safe residential environments	Local Plan Sites Document	Ryedale District Council/Developers	2013
	Site Development Briefs		From 2013 onwards
	Development Management Process		On-going
	Up to date Strategic Housing Market Assessment		5 year review
	Design Guidance (Supplementary Planning Document)		From 2013 onwards
Addressing specific accommodation needs and requirements	Local Plan Sites Document	Ryedale District Council	2013
	Developer Contributions and/or Community Infrastructure Levy. North Yorkshire County Council Capital programme Private Sector investment	North Yorkshire County Council; Developers; Registered Social Landlords; Ryedale District Council; Private Sector Investment	On-going
	Supported Accommodation Project: <ul style="list-style-type: none"> • Land/building acquisition • Funding Bid 	Ryedale District Council/ Registered Social Landlords	Funding secured autumn 2011 To be confirmed

	<ul style="list-style-type: none"> Planning application - Development Management Process 		
Monitoring	Data Source	Responsibility	Relevant Target/ Trend
Completions by property type and size (Bedroom Numbers) per annum	In-house monitoring (Annual)	Ryedale District Council	Address stock shortfalls identified in the Strategic Housing Market Assessment
Extra Care Need	Needs Analysis- Accommodation with Care	North Yorkshire County Council	160 bed spaces to 2020
Completions per annum of purpose built accommodation for the elderly and vulnerable groups	In-house monitoring (Annual)	Ryedale District Council	Increase provision

Gypsies, Travellers and Travelling Showpeople

4.55 The objective of this Plan to address the local housing requirements of all in the community includes the needs of Gypsies and Travellers. This minority group is often one of the most socially excluded groups in society that can face a range of inequalities, including access to appropriate accommodation. 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.

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

- 4.57 In 2009 the North Yorkshire Strategic Housing Partnership Board commissioned research to identify the distinct

accommodation needs of Travelling Showpeople. 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.

SP5 Sites for Gypsies and Travellers and Travelling Showpeople

To address the identified needs of Gypsies and Travellers, Tara Park at Malton will be safeguarded as an existing authorised site. An extension to Tara Park will provide a deliverable supply of seven pitches to address pitch requirements in the short term. A further site will be identified to address the remaining shortfall in identified requirements and longer term future needs once these are assessed. The following criteria will be used to select an appropriate site:

- Reasonable access to local services and community facilities
- The size of the site is sufficient to enable good design and layout in order to provide:
 - Adequate space for safe parking, turning and servicing;
 - Pitch sizes that facilitate good quality living accommodation without overcrowding or conversely, unnecessary sprawl
 - Facilities, service and amenity space of an appropriate standard
- The site is appropriate in scale to the nearest settled community and the impact on and from neighbouring land uses is considered acceptable
- Safe vehicular access to the public highway can be provided

Proposals for further subsequent provision will be considered against the above criteria and in relation to identified need and national policy.

The limited requirement for two plots to address the identified needs of travelling showpeople will be provided for in an appropriate location and where the above criteria can be addressed

SP5 Implementation and Monitoring

Implementation	Action/Mechanism	Responsibility	Timing
Identification of additional land to address shortfall in provision	Local Plan Sites Document	Ryedale District Council; Landowners; Gypsy, Traveller and Travelling Showpeople community	2013
	Development Management Process	As above	As and when an application is submitted
	Bid for Government Funding	Registered Social Landlords/Ryedale District Council	2011
Monitoring Indicator	Data Source	Responsibility	Relevant target/ trend
Transit and permanent pitch requirements	Gypsy and Traveller Accommodation Assessment	Ryedale District Council/York and North Yorkshire Strategic Housing Partnership	Maintain updated information
Number of transit and permanent pitches completed	In-house monitoring	Ryedale District Council	Pitch shortfall addressed
Number of unauthorised encampments	In-house monitoring	Ryedale District Council	Decreasing trend

Economy

- 5.1 A strong and healthy economy is integral to the quality of life, prosperity and sense of personal security of residents of the District.
- 5.2 A large part of Ryedale's economy is inextricably linked to its geography. As a predominantly rural area, agriculture is a traditional sector of the economy across the District. Tourism has a strong presence particularly in northern Ryedale where it is centred on specific visitor attractions, the picturesque settlements of Helmsley, Pickering and Thornton-le-Dale and attractive landscapes, including the North York Moors National Park. Throughout history the District's Market Towns have been hubs of economic activity. They are the main centres of manufacturing, retailing and service and leisure based economic activity. The City of York exerts influence in the southern and western parts of Ryedale in terms of commuting patterns and retail expenditure.
- 5.3 Ryedale's economy appears strong; enjoying relatively high levels of business start ups and low levels of unemployment. Underlying these headline figures however, the District's economic base remains dependent on traditional sectors or a small number of large businesses which are vulnerable to wider national and international changes. To help to increase local wage levels, retain and attract young people, reduce out commuting and ensure a more skilled workforce in the longer term, it will be essential to diversify the District's economy to reduce dependence on vulnerable sectors and to foster a wider choice of employment opportunities. Lifting wage levels locally will also assist in addressing some of the significant housing needs of young and working people through the open market.
- 5.4 This Plan looks to support staple sectors of the economy such as manufacturing, tourism and agriculture whilst seeking to provide

a step change in diversifying and modernising the economy. Building on the District's existing high tech advanced engineering cluster and supporting growing economic sectors, such as knowledge based economic activity, will be important. The proximity of York with its strong science and service sectors provides an opportunity to build on links with the York economy to help support the diversification of Ryedale's economy. The Food and Environment Research Agency (FERA) at Sand Hutton is an example of the important inter-linkages that already exist between the District and York. It is a nationally important centre for bioscience undertaking essential research for the Department for Food and Rural Affairs and has also undergone expansion and refurbishment including the creation of the York Science and Enterprise Centre which offers managed commercial space for new or relocating science-based companies.

- 5.5 There is also potential to grow and develop traditional sectors intrinsic to the role and function of the District. Elements of Ryedale's historic heritage are an untapped tourist resource, particularly the historic landscape of the Vale of Pickering and the traditional Market Town of Malton. Additionally, a growing interest in local food production and a need to secure renewable energy from a range of sources should stimulate new economic uses for the wider countryside.

Delivery & Distribution of Employment Land and Premises

- 5.6 Ryedale's towns will be the focus for new employment development, through identified land allocations in the Local Plan Sites Document. The findings of an Employment Land Review (ELR) undertaken in 2006 and in the 2010 Employment Land Review Update (ELRU) indicate that the greatest demand for new commercial space is in the towns, due to their higher level of existing services and facilities and available labour market. Malton, Norton and Pickering have been identified by commercial agents as facing the greatest demand for new employment space and in particular Malton and Norton due to their excellent transport links and close proximity to York and Scarborough.
- 5.7 Focussing new employment development in the towns supports the spatial strategy in providing sustainable employment opportunities to local people, closely linking with planned housing growth. For Malton and Norton, this will enhance their role as Ryedale's Principal Town, encouraging redevelopment of key brownfield sites and supporting wider regeneration initiatives in the town centres.
- 5.8 The Employment Land Review and the update to it, following an assessment of the limited existing supply of available employment land and projected demand for new employment space, recommends that between 37 and 45ha of employment land should be allocated in Ryedale to ensure a continuous rolling supply. This is to enable a step change in the diversification of Ryedale's economy. Policy SP6 sets out the distribution of employment land across the District and reflects the findings of the ELR and ELRU, the roles of each of the towns, the availability and suitability of sites for particular uses and the commercial demand for land and accommodation. The largest concentration of new employment land will be directed to Malton and Norton as the largest centre in Ryedale and the Principal Town. This is due to the availability of employment sites, the potential to attract inward investment, the ability to forge links with the York economy and to cater for the sustainable expansion and relocation of existing businesses. Employment development in Pickering as the key Local Service Centre and second largest settlement in Ryedale, will support indigenous employment opportunities linked to new housing development. Helmsley and Kirkbymoorside are allocated a more modest amount of new employment development to reflect the demand and scale of these towns.
- 5.9 The allocations of land for employment will be set out in the Local Plan Sites Document and Helmsley Plan and will comprise a flexible portfolio of sites to meet demands and aspirations for the diversification of the Ryedale economy and to support existing sectors such as advanced engineering, food and drink and manufacturing and potential growth sectors such as Knowledge/Science based activity. The ELR and ELRU show that there is a demand for a range of sites including industrial and workshop space of between 500 and 5000 sq ft and office space of between 500 and 200 sq ft for indigenous companies and to attract inward investment into Ryedale. Ryedale has a significant number of small and medium size companies and there is a need in particular for 'incubator' units, 'expansion' units for growing indigenous companies and managed workspace to support emerging businesses. The allocations proposed in the Local Plan Sites Document will provide a range of sites to address these requirements and identified deficiencies.
- 5.10 The influence of the City of York is inextricably linked to the economy of Ryedale, given its close proximity to settlements particularly in southern Ryedale, including Malton and Norton. The ELR identifies that a critical way of diversifying Ryedale's economy and 'up-skilling' its workforce is through forging links with the York economy, and in particular with initiatives including the Science City based at the University of York. There are also opportunities to link with other higher education and further education institutions in and

around York, to provide necessary skills, training and expertise in these emerging sectors. On this basis land for a purpose built Business and Technology Park, centred on added value sectors including advanced engineering, IT and knowledge based industries, will form part of the allocation of sites for Malton and Norton.

- 5.11 The Employment Land Review and the update demonstrate that there is a choice of suitable sites to meet the level of allocations set out in Policy SP6. Allocations will be made through the Local Plan Sites Document from a choice of those sites assessed in the original ELR, those identified as Class 1 and 2 in the ELRU, and any additional sites submitted to the Council which are identified as Class 1 or 2. The initial 37ha of allocations will also be phased in the Local Plan Sites Document on a rolling basis by identifying a 5 year supply of immediately available sites, followed by a further 10 and 15 years supply of suitable sites. To ensure a flexible and responsive approach to market conditions, should further demand for new employment development be needed, a further 8ha of employment land will be allocated through the Local Plan Sites Document and Helmsley Plan. Remaining undeveloped allocations set out in the Ryedale Local Plan (2002) will be re-considered for potential allocation through the Local Plan Sites Document and the Helmsley Plan.
- 5.12 Demand for land or space at existing employment areas is strong and much of the existing stock in the towns is largely fully occupied. It is important that existing employment areas such as purpose built industrial estates and other established employment areas are protected from changes of use to non-commercial uses, and are not 'displaced' by new employment development. The Council considers that the sites listed in Table 1 below warrant this protection in particular. Other employment areas across the District play an important role in the Ryedale economy providing important local job opportunities. These sites will be afforded protection from

changes of use unless it can be demonstrated that a proposal will help to secure the relocation or long-term future of a business or where the loss of the land/building would not threaten the sustainability of the local economy. Whilst not specifically allocated in the Local Plan Sites Document, the expansion of existing businesses across Ryedale will be supported in principle.

- 5.13 Whilst the allocation of new employment development will be in towns, it is important to recognise the significant contribution of the rural areas to Ryedale's economic base, which is over twice the national average. Over 25% of businesses in Ryedale are 'micro' in scale, employing less than 10 employees (Source: Nomis/Yorkshire Futures). This does not only reflect the rural nature of Ryedale with agriculture still playing an essential role, but also the number of small rural businesses, high levels of self employment and home working. Given this profile, there is a growing trend in Ryedale for live-work units which combine home and work elements together within a unit, which can reduce the need to travel and provide sustainable employment particularly in rural areas. Live-work units can also be appropriate in the Market Towns, assisting in knitting mixed uses together. The Council supports this form of development given the important contribution micro businesses make to the economy of Ryedale, subject to the provisions of Policies SP2 and SP6. Whilst agriculture in Ryedale overall has declined since 1998 to 2007 by 13% (ELRU), this appears to have recently stabilised between 2007 and 2008 (Nomis/Annual Business Inquiry), which may reflect an increased interest in food production as well as initiatives such as direct sales to customers through farmer's markets, achieving low food miles and local food provenance. Given the crucial importance of the rural economy to the overall economy of Ryedale, it is important that this Strategy supports these initiatives. Whilst allocations will not be made in the villages for employment purposes specifically, small-scale employment schemes, the conversion of existing rural buildings for

employment purposes and rural diversification schemes will be supported.

5.14 There may be demand for major industrial processes in the open countryside due to their need to be sited close to the natural materials or assets that the operation is related to. These processes can include food production, raw materials for renewable energy generation and mineral extraction and can be significant

employment generators. New major industrial uses in the open countryside can be sensitive in terms of landscape impact, visual impact and the amenity of neighbouring occupants. It is essential that these proposals, where they are required, take into account these potential impacts. Where possible, the most suitable site for this use should be considered which results in the lowest overall impact and the greatest economic benefit.

SP6 Delivery and Distribution of Employment/Industrial Land and Premises

Delivery

New land and buildings for employment will be supported from the following sources in the following locations:

Malton and Norton; Pickering; Kirkbymoorside; Helmsley	Employment land allocations; conversion of existing buildings for employment purposes; expansion land/sites for major employers/established businesses
Service Villages and other Villages	Small-scale sites in and adjacent to Development Limits (coming forward as ‘windfall’ development); conversion of buildings within and outside of Development Limits for employment uses and rural diversification; expansion land/sites for major employers/established businesses
Wider Open Countryside	Expansion land for existing major employers/ established businesses; small scale conversion of existing buildings or provision of new buildings to support appropriate rural economic activity in line with the provisions of Policy SP9

The Council will ensure that a sufficient supply of land is available for employment purposes providing range and choice over the Plan Period. This will be achieved by:

- Allocating 37ha of net* additional employment land to meet the needs of the District in the Local Plan Sites Document and Helmsley Plan. The release of allocations will be phased to ensure a flexible rolling supply of employment land necessary for the specific needs of the District, including the diversification of the local and regional economy

- Allocating a further 8ha of net* additional employment land in the Local Plan Sites Document and Helmsley Plan for a further supply of employment land be released if required during the life of the Plan
- Sites that form the District’s core supply of employment land (existing employment sites and employment allocations made through the Local Plan Sites Document and Helmsley Plan) will be protected as employment sites and their change of use to non-employment uses resisted. These sites are listed in Table 1 below. The change of use of other land and buildings in current employment use will also be resisted where it is considered that they contribute to the sustainability of the local economy

Distribution

On this basis, new employment land allocations will be distributed as follows:

Location	Level of provision	Pattern and spread of sites
Malton and Norton	Approx 29.6ha to 36ha (80%)	Sites within, adjacent to and on the outskirts of the built up areas of the towns
Pickering	Approx. 5.55ha to 6.75ha (15%)	As above
Kirkbymoorside and Helmsley	Approx 1.85-2.25ha (5%)	As above

Land for employment uses will provide a portfolio of sites and premises offering a range and choice of accommodation in appropriate locations. The intention is to support established sectors in the local economy and provide opportunities for diversification which over the Plan Period, will enable a step change in business growth, improved skills and a more sustainable local economy. This will include the provision of higher quality employment sites and premises which:

- Are capable of supporting the sub-regional economy for science based businesses, including expansion of existing sites and the provision of a new Science and Technology Business Park at Malton and Norton.
- Offer opportunities for specialist sectors including precision engineering and advanced manufacturing and existing key businesses. This will include: expansion space for existing businesses, new sites and premises for move on accommodation to support business growth and growing these key clusters.

- Are able to provide accommodation for small businesses, supporting the high business formation rate in Ryedale. This will include incubator space, new managed workspace, small business units and live-work space.

Proposals for new employment development and in particular Use Classes B2 (general industrial) and B8 (storage and distribution) uses on unallocated sites, will be supported in line with the sources table set out above and which:

- Are of an appropriate scale to their surroundings having regard to their visual impact
- Are capable of achieving suitable highway and access arrangements commensurate with the nature of their use, without an unacceptable impact
- Satisfy the provisions of Policies SP12, SP17 and SP18

Significant Industrial Processes in Open Countryside Locations

Major industrial processes involving the extraction, utilisation, working or harnessing of natural materials or land assets will be supported where:

- They are required in that location and no other suitable sites are available in the locality
- They can be satisfactorily accommodated on the highway network and will not lead to significant adverse highways impacts
- They do not adversely affect the amenity of neighbouring occupants of the site in line with Policy SP20
- They can be satisfactorily accommodated in the surrounding landscape in line with Policies SP13 and SP16
- The economic benefits to the District outweigh any adverse impacts

**taking into account existing employment commitments*

Table 1 – Existing Core Employment Sites to be Retained*

Purpose Built Industrial Estates

- Norton Grove Industrial Estate, Norton
- York Road Industrial Estate, Malton
- Showfield Lane Industrial Estate, Malton
- Thornton Road Industrial Estate, Pickering
- Westgate Carr Industrial Estate, Pickering
- Kirkby Mills Industrial Estate, Kirkbymoorside
- Sawmill Lane Industrial Estate, Helmsley
- Sheriff Hutton Industrial Estate, Sheriff Hutton

Other Employment Sites

- Perry Slingsby/Marshall Slingsby, Kirkbymoorside
- The Maltings, Malton
- Food and Environment Research Agency, Sand Hutton
- Atlas Ward, Sherburn
- McKechnie Plastics, Stamford Bridge
- BATA, Amotherby
- Westlers, Amotherby

**Land allocated for employment uses through the Local Plan Sites Document and Helmsley Plan will be protected as set out in Policy SP6*

SP6 Implementation and Monitoring

Implementation	Action/Mechanism	Responsibility	Timing
<p>Supply to deliver the spatial strategy and address development requirements</p>	<p>Allocation of sites: Local Plan Sites Document and Helmsley Plan</p>	<p>Ryedale District Council</p>	<p>2013</p>
	<p>Phased release of allocated sites: Local Plan Sites Document and Helmsley Plan</p>	<p>Ryedale District Council</p>	<p>2013</p>
	<p>Development Management Process</p>	<p>Ryedale District Council/ Developers</p>	<p>On-going</p>
	<p>Release of unallocated sites: Development Management Process</p>	<p>Ryedale District Council/ Developers</p>	<p>On-going</p>
	<p>Monitor supply: Monitoring Report</p>	<p>Ryedale District Council</p>	<p>Annually</p>
<p>Contingency – failure of allocated sites to come forward</p>	<p>Flexibility to adjust phased release of sites: Local Plan Sites Document and Helmsley Plan</p>	<p>Ryedale District Council</p>	<p>2013</p>
	<p>Consider use of Compulsory Purchase powers to overcome unanticipated obstacles to delivery: Compulsory Purchase process</p>	<p>Ryedale District Council/ Developer partners</p>	<p>If and when required</p>

SECTION 5 ECONOMY

Implementation	Action/Mechanism	Responsibility	Timing
Maintain up to date information on business requirements	Maintain employment land availability information and review land supply if necessary: Review Local Plan Sites Document and Helmsley Plan	Ryedale District Council	Local Plan Sites Document to be reviewed every five years and revised if necessary
	Regular updates of Employment Land Review Business Liaison	Ryedale District Council	5 Year review On-going
Monitoring	Data Source	Responsibility	Relevant Target/Trend
Amount of employment land by use class for employment uses (B1abc/B2/B8/Mixed) and by tier within the Settlement Hierarchy (covering allocated sites and sites with planning permission) (ha)	In-house monitoring	Ryedale District Council	Rolling supply of land for employment of at least 5 years
Amount of completed employment land by use class for employment uses (B1abc/B2/B8/Mixed) and by tier within the Settlement Hierarchy (ha)	In-house monitoring	Ryedale District Council	Increase
% of employment land on previously developed land	In-house monitoring	Ryedale District Council	No change
Gross and net amount of office space (m²) (B1a and A2) completed by Settlement	In-house monitoring	Ryedale District Council	Increase

Implementation	Action/Mechanism	Responsibility	Timing
Hierarchy			
Amount of employment land (B1abc/B2/B8) lost to other uses	In-house monitoring	Ryedale District Council	Decrease

Town Centres and Retailing

- 5.14 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.
- 5.15 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.
- 5.16 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.

- 5.17 Malton and Norton each have their own distinct town centres although they serve different functions. 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. These changes are a welcome situation and reflects the increasing trend to shop locally particularly in the light of escalating fuel costs. 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.

- 5.18 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.
- 5.19 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. 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. 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.

- 5.20 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.
- 5.21 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. Indeed current commitments address the quantitative food retail requirements identified in the 2011 study.
- 5.22 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. (It should be noted that Policy SP7 looks to guide 70% of non-food retailing space to Malton and Norton. Whilst Malton is the main Town Centre, this figure is expressed for both towns on the basis that, given their close proximity, there are areas and sites in Norton which are potential edge of centre sites to Malton Town Centre).

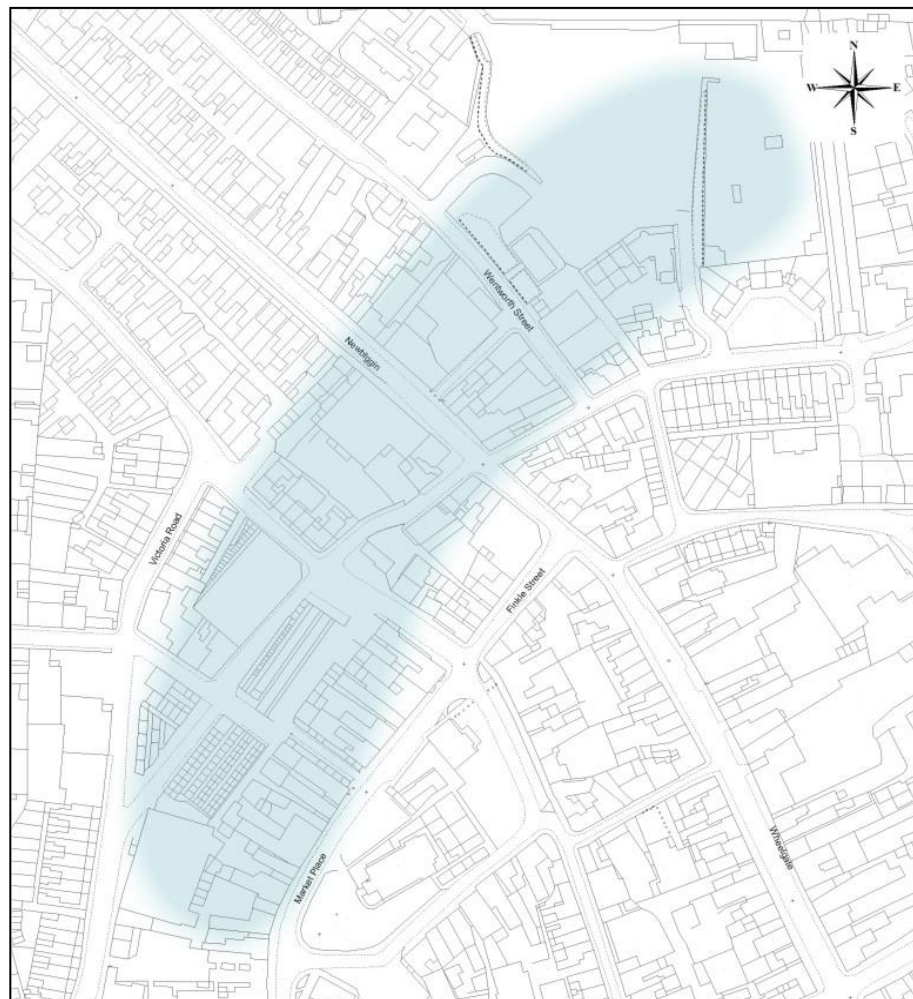
5.23 Current commitments granted consent account for most if not all of the quantitative additional food retail required to 2026. However should any commitments fail to come forward, any outstanding requirements will be directed to Malton in order to improve the range and choice of food stores in the 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.

5.24 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.

5.25 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.

Malton's "Northern Arc"



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- 5.26 Vacant and underused Brownfield sites in the Malton and Norton Rail/River Corridor will also, in the longer term, provide suitable opportunities to accommodate bulky goods or warehouse type formats for non-food retailing.
- 5.27 In view of the scale of non-food retail floor space requirements that this Plan directs to Malton and Norton, specific sites will be identified and allocated for retail uses in the Local Plan Sites Document. Any non-food retail allocations will take into account retail commitments at the point that the Local Plan Sites Document is prepared. Opportunities to accommodate further retail space at the other towns are more limited and this is reflected in Policy SP7, which also takes account of the more local roles played by their Town Centres.
- 5.28 Maintaining and improving the vitality of Ryedale's Town Centres is of paramount importance and given the role that retailing has in creating attractive and vibrant Town Centres, the loss of retail units can have a very detrimental effect, especially if this occurs in Primary Retail Frontages. The Council, as the Local Planning Authority, will consider carefully proposals for non retail or non commercial use of premises within these areas of the towns to ensure that individual and cumulative proposals do not prejudice their long term vitality and that of the wider town centre. Proposals for A2 uses (financial and professional services) outside the Primary Retail Areas but within the defined Town Centre Commercial Limits will be supported.
- 5.29 New proposals within the Town Centre will need to provide additional/reconfigured car parking in line with the minimum parking standards set out by North Yorkshire County Council for the use proposed. The Council is preparing a revised Car Parking Strategy in consultation with relevant private landowners and the Highway Authority. Work on the Local Plan Sites Document will be undertaken in parallel with the preparation of the revised Car Parking Strategy to ensure that town centre parking provision is considered holistically, taking into account the varied requirements of users of the Town Centre.

SP7 Town Centres and Retailing

The Town Centres will be the focus for a diverse range of uses in the District. This will principally include retail activity and will also provide a focus for commercial and leisure uses, entertainment facilities, cultural activity and tourism.

New retail development will be accommodated in line with the following Town Centre Hierarchy:

Principal Town Centre:	Malton
Local Town Centres:	Norton Pickering Kirkbymoorside Helmsley

Retail and other town centre development of a scale appropriate to these roles will be supported where proposals maintain and enhance the vitality and viability of each Town Centre.

New retail development will provide a strong retail mix in terms of its type, range and quality. This will:

- Address quantitative deficiencies in non-food (comparison) retailing
- Provide an improved range and choice of food (convenience) retailing
- Provide greater range and choice of modern purpose built shop unit sizes, particularly in Malton

Non-Food (Comparison) Retail

To ensure that additional non-food/comparison retail development reflects the retail hierarchy and assists in delivering the Strategy of this Plan, the source and distribution of this new retail floorspace will be as follows:

Malton and Norton	70% Approx 5,394 square metres (net) minus current commitments	Land allocations and expansion of Malton Town Centre Commercial Limits to include retail allocations where appropriate; redevelopment of land and buildings within or on the edge of the Town Centre Commercial Limits; expansion and/or intensification of existing retail use
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Pickering	15% Approx 1,156 square metres (net)	Redevelopment of land and buildings within or on the edge of the Town Centre Commercial Limits; expansion and/or intensification of existing retail uses
Kirkbymoorside and Helmsley	15% Approx 1,156 square metres (net)	Redevelopment of land and buildings within or on the edge of the Town Centre Commercial Limits; expansion of and/or intensification of existing retail uses

Food (Convenience) Retail

Current commitments account for the quantitative food convenience retail to 2026. Should any commitments fail to come forward, any additional convenience floorspace will be directed to Malton.

Appropriate land allocations at Malton will be made through the Local Plan Sites Document to accommodate the identified retail need at the time, taking into account commitments. A local floorspace impact threshold will be applied for the assessment of planning applications for town centre uses outside of the defined Town Centre Commercial Limits and not in accordance with this Plan. This will be applied as follows:

- 500 square metres gross for comparison only schemes
- 750 square metres gross for convenience only schemes and,
- Where a proposal involves a combination of convenience and comparison floorspace, the threshold is set at 1000 square metres of the total retail gross floorspace of the scheme.

Protection of Retail Uses

To support their retailing role, loss of retail floor space will be resisted on Primary Retail Frontages unless it can be demonstrated that individually or cumulatively the proposal would not undermine the vitality and viability of these areas and the wider Town Centres. These include:

Malton	Market Place, Wheelgate/Newbiggin, Yorkersgate, Market Street, Castlegate and Saville Street
Norton	Commercial Street
Pickering	Market Place and Birdgate

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Kirkbymoorside	Market Place
Helmsley	Bridge Street and Market Place*

Wider Considerations

The vitality, viability and attractiveness of Ryedale’s Town Centres will also be achieved through:

- Enhancement of public areas, open spaces, water courses and landscaping – the public realm
- Multi-use of outdoor spaces and key public areas to support a ‘cafe culture’, Saturday and weekday markets, cultural events and temporary attractions
- Encouraging the trend for a local food economy
- Encouraging the use of upper floors for office or residential use
- Supporting financial and professional (A2) uses outside of Primary Retail Areas
- Traffic management to improve the pedestrian experience, pedestrian safety and air quality
- Conservation, enhancement and maintenance of historic buildings, street patterns and spaces
- Ensuring an appropriate level of car parking
- Working with partners to ensure effective Town Centre management and a clean street scene
- Providing retail choice and maintaining a strong independent retailing presence in each of the towns

*(*NB: Borogate falls within the North York Moors National Park area of the town. The Helmsley Plan will address this issue)*

SP7 Implementation and Monitoring

Implementation	Action/Mechanism	Responsibility	Timing
Additional retail floorspace and other Town Centre uses	Allocation of Sites – Local Plan Sites Document	Ryedale District Council; Developers; Landowners	2013
	Development Management/Planning Application Process	As above	On-going
	Town Centre Commercial Limits –	Ryedale District Council/ North	Saved until replaced/updated by

SECTION 5 ECONOMY

Implementation	Action/Mechanism	Responsibility	Timing
	Proposals Map	York Moors National Park Authority	Local Plan Sites Document in 2012 and the Helmsley Plan.
Multi- – use of public space	Scheduled events	Landowners, Town Councils, Highways Authority	On-going
Protection/ enhancement of historic elements	Planning Application Process	Ryedale District Council	On-going
	Highway Maintenance	North Yorkshire County Council	On-going
Use of upper floors	Development Management/Planning Application Process	Ryedale District Council; Landowners and developers	On-going
Management of car parking	Car Parking Strategy	Ryedale District Council; private landowners	To be reviewed
	Planning Application Process	Ryedale District Council, private landowners	On-going
Traffic management	Service Centre Transportation Strategies (SCTSs) and latest Local Transport Plan	North Yorkshire County Council	LTP3 – came into effect April 2011 Prioritised improvements set out in SCTS's: Malton/Norton SCTS, Helmsley/Kirkbymoorside SCTS and Pickering SCTS
	Development Management/Planning Application Process and Developer Contributions	Ryedale District Council/ Developers	On-going

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Implementation	Action/Mechanism	Responsibility	Timing
Public Realm Improvements	Service Centre Transportation Strategies	North Yorkshire County Council	As above
	Town specific Initiatives	Town Councils and Town Teams	On-going
	Developer Contributions via Planning Application process/ Development Management	Ryedale District Council; Developers	On-going
	Neighbourhood Plans	Neighbourhood Forums, Local Community	On-going
Monitoring	Data Source	Responsibility	Relevant Target/ Trend
Net amount of new retail convenience and comparison floorspace (A1)	In-house monitoring	Ryedale District Council	In line with findings of the Retail Capacity Study
	In-house monitoring	Ryedale District Council	Significant majority of development falling under town centre uses
Net amount of new retail (A1), office (B1a), and leisure (D2) development compared to other use classes within the town centres			
Health of town centres – town centre health checks	In-house monitoring	Ryedale District Council	Maintaining or increasing
Number of vacant shop units per town centre	In-house monitoring	Ryedale District Council	Decreasing

Tourism

- 5.29 Ryedale is an extremely popular tourist and visitor destination based around the outstanding quality of the District's countryside, villages and Market Towns and its wealth of tourist attractions, some of which are of national or regional significance. The North York Moors National Park, the Howardian Hills Area of Outstanding Natural Beauty and Dalby Forest provide 'breathing spaces' for the enjoyment of the Countryside whilst the North Yorkshire Moors Railway, Castle Howard, Eden Camp and Flamingo Land are some of the more notable examples of more specialist visitor attractions.
- 5.30 Tourism is an integral and valuable part of the District's economy with visitors contributing an estimated £390 million to the local economy each year and generating a value equivalent to 8,500 jobs. Approximately 15 million visitors are attracted to Ryedale annually (Yorkshire Economic Impact Model). This is a significant contribution and it is essential that the District's tourism industry can continue to develop but that this is achieved in a sustainable way which does not undermine some of the very special qualities – the historic settlements, scenic landscapes, sense of tranquillity - that visitors come to enjoy and experience. The Council recognises that in a rural area such as Ryedale, new tourist attractions, facilities and accommodation cannot be restricted to the more sustainable locations in the District. This could stifle opportunities to develop the District tourism base and diversify the wider rural economy. Equally however, it is important that a balance is struck and that new tourist accommodation, attractions and facilities are located in places where the scale, nature of activity and visual intrusion can be accommodated, for example, in terms of the character and sensitivities of the locality, wider landscape and the road network.
- 5.31 As well as supporting existing tourist and visitor attractions, the Council and its partners are keen to support the development of tourism in those areas of the District where it is currently underdeveloped and to support opportunities to develop the industry based around natural, cultural and historic assets that are characteristic of, or unique to, Ryedale. An example of this is the Yorkshire Wolds which has traditionally had much lower visitor numbers than other areas in the District. Recent initiatives which seek to realise the potential of this area have included the Yorkshire Wolds Way Cycle Trail and Yorkshire Wolds Way Arts Trail which complement the Yorkshire Wolds Way National Trail.
- 5.32 Whilst Ryedale experiences approximately 1.9 million day trips each year, over half a million trips each year are made by people who stay in the District for a short break or holiday. The provision of a wide range and choice of tourist accommodation in a choice of locations is an important way in which staying visitors can be attracted to Ryedale throughout the year.
- 5.33 This Strategy supports the provision of a range of tourist accommodation across the District. The District has experienced a growing interest in the provision of self-catering, chalet holiday home parks that are available for use throughout the year. The Council will support, in principle, the provision of this form of accommodation but will restrict the occupancy of these units to ensure they cannot be used as residential accommodation. In many instances proposals will come forward in locations where residential development would not be supported under this Plan. Self-catering holiday chalets are supported by this Plan on the basis that they will support the tourism industry in Ryedale. For this reason, occupancy conditions will be imposed to ensure such accommodation is not used as a sole or main place of residence and to ensure the accommodation is available for holiday lettings for a prescribed period of the year.

SP8 Tourism

Tourism in Ryedale will contribute to a sustainable and diverse economy. The Council will seek to encourage sustainable tourism which minimises its environmental impact on the District.

This will be achieved by supporting:

- The provision of a range and choice of quality tourist accommodation
- The business plans and operational requirements of existing tourist and visitor attractions, and event arenas where appropriate*
- Encouraging all year round tourism subject to the occupancy conditions set out in Policy SP21
- Tourism in areas where potential is significantly underdeveloped, in particular, Malton and Norton and the Wolds
- Cultural and creative businesses in Ryedale inspired by Ryedale's unique environment
- The role of Pickering, Helmsley and Thornton-le-Dale as key visitor destinations as well as gateways to tourism and recreational opportunities in northern Ryedale including the North York Moors National Park. The impact of tourism on these communities will be managed particularly in relation to car parking, traffic management, local facilities and services

And by maximising the opportunities to further develop tourism, outdoor education and recreation using the District's natural, cultural and historic assets as an economic driver, including the potential provided by:

- The archaeological landscapes of the Vale of Pickering and the Yorkshire Wolds
- The protected landscapes of the North York Moors National Park and Howardian Hills Area of Outstanding Natural Beauty
- Ryedale's religious and Medieval history
- Malton's Roman, Medieval and Georgian heritage
- Malton and Norton's longstanding association with horse racing
- Outdoor adventure in northern Ryedale including Dalby Forest – the Great Yorkshire Forest
- Local food production
- Farm and rural diversification
- Biodiversity and the development of nature tourism

New tourist attractions will be supported where they do not undermine the character of the area or prejudice the quality of the natural or built environment. Attractions that will attract large numbers of visitors should be accessible by a choice of means of transport.

The following types of tourist accommodation will be supported in the following locations:

Location	Type/ Source of Accommodation
Market Towns, Service Villages and other settlements	<ul style="list-style-type: none"> • New hotel, bed and breakfast, self-catering or other serviced accommodation within the towns through new building or the conversion of existing buildings • Refurbishment and extension of existing buildings • Touring caravan and camping sites and static caravan and chalet self-catering accommodation of an appropriate scale and in appropriate locations on the edges of the settlements
The wider open countryside	<ul style="list-style-type: none"> • Appropriate expansion of an existing hotel, guest house, public house, farm house, holiday cottage or similar establishment • Re-use of traditional rural buildings • New touring caravan and camping sites and static caravan and chalet self-catering accommodation and extensions to existing facilities that can be accommodated without an unacceptable visual intrusion and impact on the character of the locality

**Development Limits exist for the Flamingo Land Theme Park – see adopted Proposals Map*

SP8 Implementation and Monitoring

Implementation	Action/Mechanism	Responsibility	Timing
Promotion and development of tourism in Ryedale	Welcome to Yorkshire Business Plan (or successor plan)	Welcome to Yorkshire (or successor body); Private Sector;	On-going
	Business Plans of Tourist Attractions	Business community/ Developers	On-going
	North York Moors National Park Authority Management Plan	North York Moors National Park Authority	Under review
	Howardian Hills AONB Management Plan	Howardian Hills AONB Partnership	Current Plan runs to 2014. Subject to a five year rolling review
Managing the impact of tourism	Development Management/ Planning Application Process	Ryedale District Council, North Yorkshire County Council (Highways)	On-going
New provision/extensions to existing facilities	Development Management/Planning Application process	Ryedale District Council	On-going
	Use of occupancy conditions		

SECTION 5 ECONOMY

Monitoring	Data Source	Responsibility	Relevant Target/ Trend
Number of second homes	In-house monitoring	Ryedale District Council	No target
Amount of net new and converted tourist accommodation	In-house monitoring	Ryedale District Council	Net increase in tourism accommodation
Net amount of static caravans and touring caravan sites	In-house monitoring	Ryedale District Council	No target

The Land-Based and Rural Economy

- 5.34 Land-based economic activity is integral to the District's economy, cultural heritage and identity. Farming, forestry and the equine industry, in particular horse racing, have all been longstanding and traditional components of economic activity. Many of these activities have helped to ensure that Ryedale's valued landscapes are carefully and sensitively managed. In Ryedale the role of local Estates has been a significant factor in influencing rural economic activity and management of the landscape.
- 5.35 However the land-based sector, and in particular agriculture, has undergone considerable restructuring over the post war period, and is set to continue to restructure as a consequence of both local and global changes. These changes are happening at a rapid rate, can be difficult to predict and are likely to exert a combination of positive and negative pressures on the District's rural economy. This Strategy is intended to support and be flexible to the needs of those who rely on the land-based economy. It also supports new opportunities that may arise from future changes. These range from alternative cropping to renewable energy schemes. It is essential that these new land uses and economic activity must be supported and encouraged where appropriate if Ryedale's countryside is to continue as the living and working countryside that is intrinsic to Ryedale's cultural identity.
- 5.36 Malton Livestock Market is the last remaining livestock market in Ryedale and is greatly valued by the local farming and wider community. It provides a local sustainable focus for the sale and purchase of livestock, reducing food miles and encouraging the trend towards local food production. The Council considers that the

current livestock market is an important use that should be retained in Ryedale. Following the grant of outline planning consent for redevelopment of the current livestock market site, it is very likely that the livestock market will vacate its current location. It is important that any new site for a livestock market reflects the balance of maintaining links to a Market Town in Ryedale but also ensures that it is acceptable taking into account other matters such as highways, amenity, visual impact, character and setting.

SP9 The Land-Based and Rural Economy

Ryedale's land-based economy will be sustained and diversified with support for:

- New buildings that are necessary to support land-based activity and a working countryside, including for farming, forestry and equine purposes
- Replacement dwellings for land management activity if no other existing available buildings suitable or capable of conversion
- Replacement of non-traditional general-purpose storage buildings to support farming, forestry or equine related activity
- Conversion of traditional buildings for tourism or residential uses (subject to the occupancy conditions set out in Policy SP21)
- Conversion of existing buildings and provision of new buildings to support appropriate small-scale rural economic activity in line with Policy SP6
- Appropriate farm and rural diversification activity including innovative approaches
- Local food production and sales. Farm shops which will meet a demand for local produce and which contribute to the local economy will be supported where they do not adversely affect easily accessible convenience shopping.
- Appropriate new uses for land including flood management and energy production related research and education in this field
- Small-scale extraction of local building stone and limited aggregate provision*

And indirectly by supporting:

- The retention of a livestock market within Ryedale on a site which is convenient to users, well related to the main road network and in a location which is close to a Market Town but will not harm its character, landscape setting or the amenities of nearby residents
- Local weekday and Saturday markets, farmer's markets and events
- Proposals or actions that would assist in utilising and retaining traditional rural skills including land and woodland management, farming, conservation, local traditional building techniques

**To be determined by the Minerals and Waste Joint Plan (North Yorkshire County Council, City of York Council and North York Moors National Park Authority)*

SP9 Implementation and Monitoring

Implementation	Action/Mechanism	Responsibility	Timing
Conversion of rural buildings	Supplementary Planning Document on Conversion of Rural Buildings	Ryedale District Council	On-going
New development and land use proposals	Development Management/Planning Application Process	Ryedale District Council and North Yorkshire County Councils	On-going
Rural Land Management	Grants/Advice and Programmes	DEFRA; Natural England; Environment Agency; public sector land owners; Local Authorities; private landowners;	On-going
Support for markets and events	Planning Application Process; Temporary Highway restrictions; Licensing, where necessary	Town Councils; Landowners; Ryedale District Council; North Yorkshire County Council	On-going
Monitoring	Data Source	Responsibility	Relevant Target/Trend
Number of farm/rural diversification schemes granted permission by type	In-house monitoring	Ryedale District Council	No target

Physical Infrastructure and Community Facilities

- 6.1 New housing, employment and retail development will place additional demands on existing services, community facilities, utilities infrastructure and the transport network. Ryedale is not expected to receive any significant funding towards providing infrastructure from public agencies and consequently there will predominantly be a reliance on infrastructure being provided as part of the provision of new development. This Strategy has been developed as part of the investigation of the impact of the proposed scale of new development on infrastructure and the ability of new infrastructure to be provided to overcome any impacts identified.
- 6.2 One of the most important roles of this Plan is to identify and detail the infrastructure and service improvements that will be required to accompany and support the planned levels of new development set out. This includes ensuring that any improvements identified can be co-ordinated, phased and delivered to ensure that an unacceptable strain is not placed on existing public services such as schools, community facilities, including play space and essential infrastructure including water supply and sewerage.
- 6.3 Community facilities are an essential part of the fabric of our society. They range from providing essential services to opportunities for social interaction, engendering a sense of belonging and identity to the District. It is important these are supported and enhanced to take account of the planned levels of development set out in this Strategy.

Physical Infrastructure

- 6.4 The Council has consulted extensively with key service and utility providers to identify the particular improvements that will be required to support new development under this Strategy. This has been incorporated into an Infrastructure Delivery Plan (IDP) which supports this Strategy and sets out in detail what improvements are needed to accommodate the development proposed. The IDP makes clear how

important each piece of infrastructure is to the delivery of this Strategy, what risks there are to it being put in place and what contingency is available. A summarised version of this is reflected in the tables in this chapter.

- 6.5 There are three categories of infrastructure identified in the IDP – critical, Stage 1 necessary and Stage 2 necessary. Critical infrastructure – that which is critical to delivering this Strategy – is set out in Table 2. The critical improvements that are required for this Strategy are the additional slip at Brambling Fields on the A64 at Norton, the traffic management measures in Malton and Norton which ensure the proper use of Brambling Fields and a number of internal junction improvements in Malton and Norton. In order to ensure the timely delivery of this project and in view of its critical importance to the planned growth of Malton and Norton, Ryedale District Council and North Yorkshire County Council have agreed to ‘front’ fund the major part of the cost for this project. Construction started in 2012 and was completed before the end of the year. This ensures that the most significant element of critical infrastructure for this Strategy will be delivered at the start of the Plan Period. The funding for this project will be recouped from developer contributions.

6.6 The key remaining Stage 1 and Stage 2 necessary infrastructure is set out in Table 3. Whilst important for the delivery of the Plan, it is not critical in terms of the timing and phasing of the improvement. There are numerous bodies involved in delivering infrastructure and Table 3 brings together the various infrastructure projects, and programmes of key infrastructure providers which will enable the Strategy to be delivered. The table also includes references to a number of existing planned projects which have informed this Strategy. The identified capacity constraints resulting from additional growth in different parts of the District will help to inform the longer term service planning and capital programming of public sector service providers and the utility companies. The table is also designed to provide initial information to developers of the range of necessary improvements that they will need to contribute to as they seek to bring new development schemes forward. Indeed, in an area like Ryedale, developer contributions will be the main way in which necessary improvements can be addressed. The Council will seek to collect contributions in two ways. On-site requirements will be secured by legal agreement through a Developer Contributions Supplementary Planning Document (SPD), in line with Policy SP22. For off-site District-wide requirements, the Council will seek contributions through the Community Infrastructure Levy (CIL), and will develop and consult on a CIL Charging Schedule. Both the CIL Charging Schedule and the Developer Contributions SPD will be taken forward in tandem with the Local Plan Sites Document to ensure a consistent approach to establishing standards and charges. As part of the CIL Charging Schedule, a viability assessment will be undertaken, to ensure this Strategy remains flexible and deliverable in not placing an unreasonable burden on developers. A full list of infrastructure requirements is set out in the Infrastructure Delivery Plan.

6.7 The Council and its partners will also use infrastructure capacity information to inform more detailed decisions on the location of new development sites and the site selection process, together with any

phasing requirements that will be addressed as new sites are allocated for development through the Local Plan Sites Document. The ability of individual development proposals to contribute to the Aims and Objectives of this Plan by providing necessary improvements, in addition to other requirements such as affordable housing provision, will be considered as part of this process. The phasing of development is likely to be necessary in areas with no existing sewerage capacity and may be required in relation to primary school capacity at Malton, Norton and Pickering.

SP10 Physical Infrastructure

Improvements to physical infrastructure identified in Table 2 and Table 3 which is critical and necessary to support this Strategy, will be secured through planning obligations and tariff based contributions over the Plan Period in tandem with new development.

The Council will support the provision of the following types of infrastructure and related services including:

Transport

- New or modified road and junction improvements where there is a net environmental benefit to the District
- Improvements in public transport services and passenger facilities
- The continued provision of demand responsive transport initiatives
- The provision a network of safe cycling and walking routes linking residential areas with employment sites, town centres, schools and recreational facilities and requiring new development schemes, where appropriate, to improve connectivity with existing footpaths, cycle routes, public rights of way and public transport facilities
- The use of former railway lines and tracks for recreational purposes (including walking, cycling and horse riding) or for potential public transport use should the opportunity arise in the longer term. Development which may prejudice the ability for former railway lines/tracks to be used or reused for these purposes will not be supported
- Ensuring an appropriate level of car parking is provided as part of any development scheme in consultation with the County Council and that Town Centre car parking is managed to ensure an appropriate level of provision of long and short stay spaces as set out in the Council's latest Car Parking Strategy
- Ensuring that development decisions in this Plan Period do not undermine the ability to deliver further strategic transport improvements, or limit future choices relating to the scale and location of development that will be required to support longer term growth and development at Malton and Norton in the next Plan Period

Telecommunications

- Provision of broadband equipment, including improvements to the speed and quality of existing broadband across the District, subject to the provisions of SP20
- Provision of mobile telecommunications equipment to improve the quality and strength of signal in the District subject to:
 - There being an operational requirement for the equipment
 - There are no satisfactory alternative sites following an assessment of utilising existing structures and site sharing with other operators
 - The provisions of Policies SP13 and SP20

Table 2: Critical Improvements to Physical Infrastructure

What	When	Why	Lead delivery organisation	Cost	Sources of funding	Any dependencies	Risk of not proceeding	Contingency
Transport								
Additional Slip Road at Brambling Fields junction on the A64 at Norton	Construction - Jan 2012 Completion - Aug 2012	Critical infrastructure to accommodate future development in Malton and Norton (linked to complementary measures)	Highways Agency	£5.6 m	NYCC RDC Highways Agency S106 monies CIL	Town Centre complementary measures in Malton and Norton	Low	None
Package of town centre measures in Malton and Norton Town Centre to ensure proper operation of Brambling Fields improvement	Following the implementation of Brambling Fields Slip Road, traffic movements in Malton Town Centre will be monitored for be for a 6 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	£0.5 m	NYCC RDC S106 monies CIL	Additional slip road on A64 at Brambling Fields	Low	Assessment following 6 month monitoring period

SECTION 6 PHYSICAL INFRASTRUCTURE AND COMMUNITY FACILITIES

Package of internal junction improvements in Malton and Norton	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 Additional slip road on A64 at Brambling Fields and Town Centre complementary measures in Malton and Norton	Low	Choice and phasing of development sites changed to accommodate development
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Table 3: Necessary Improvements to Community Facilities and Physical Infrastructure

Settlement	Infrastructure	Planned/Required	Risk and Contingency
Malton and Norton	Utilities	<ul style="list-style-type: none"> Gas - Reinforcement of supply system required Electricity – No capacity issue/constraint currently identified but reinforcement of the distribution network may be required on a site by site basis Water Supply – No capacity issue/constraint identified, but reinforcement of distribution network likely to be required on a site-by-site basis Sewerage Capacity – Constraints in Norton. Existing pumps will need upgrading. Capacity to North of the Derwent Surface Water Drainage – As above for sewerage capacity Ongoing maintenance/enhancement of flood defences 	<ul style="list-style-type: none"> Low – none necessary Low – none necessary Low – none necessary Medium – phasing of sites to manage capacity Low – addressed through the site selection process Low – none necessary

SECTION 6 PHYSICAL INFRASTRUCTURE AND COMMUNITY FACILITIES

Settlement	Infrastructure	Planned/Required	Risk and Contingency
	Communication	<ul style="list-style-type: none"> • NYnet (fast broadband) additional points of presence 	<ul style="list-style-type: none"> • Low – none necessary
	Transport	<ul style="list-style-type: none"> • A64 Brambling Fields junction improvement and complementary town centre traffic management measures • Improvements to junctions in the internal road network • Improvements to bus/rail interchange • Improved cycle network and pedestrian facilities (including public realm improvements) 	<ul style="list-style-type: none"> • Medium – addressed through the phasing and release sites • Low – none necessary • High – none possible • Low – addressed through the site selection process
	Open space, recreational space and burial space	<ul style="list-style-type: none"> • Quantitative deficiencies in some types including, Market Town Amenity Space, Provision for children and young people in west Malton and north Norton, outdoor sports, indoor sports, maximise green corridors • Qualitative deficiencies in provision for children/young people, indoor and outdoor sports, allotments, cemeteries and churchyards • Dry Sports Centre at Malton School • Public realm improvements 	<ul style="list-style-type: none"> • Low – addressed through site selection and planning application process • Low – addressed through site selection and planning application process • Low – addressed through site selection and planning application process
	Health and Education	<ul style="list-style-type: none"> • Primary Health Care. No capacity issue/ constraint currently identified. • Requirement for extra-care facilities in Malton (a proportion of the 160 bed District-wide requirement) • Primary Education- Additional capacity required. Additional provision will be dependent on the distribution of development between the two towns. Need for new school in Norton and possibly new school in Malton depending on distribution of development 	<ul style="list-style-type: none"> • Low – none necessary • Low – addressed through site allocation planning application process • Medium – addressed through the phasing and release of sites

SECTION 6 PHYSICAL INFRASTRUCTURE AND COMMUNITY FACILITIES

Settlement	Infrastructure	Planned/Required	Risk and Contingency
		<ul style="list-style-type: none"> • Secondary Education – capacity required depending on phasing of sites. Improvements to quality of existing provision 	<ul style="list-style-type: none"> • Medium – addressed through the phasing and release of sites
Pickering	Utilities	<ul style="list-style-type: none"> • Gas- Potential requirement for reinforcement of supply depending on location of new sites • Electricity – No capacity issue / constraints currently identified but reinforcement of the distribution network may be required on a site by site basis • Water Supply – No capacity issue / constraint currently identified • Sewerage Capacity – No constraints identified in northern Pickering (west of A169/North A170); Upgrade local sewers east of A169; Additional capacity required in pumping stations to south of A170, will require pumping to treatment works • Surface Water Drainage – as above for sewerage capacity • Flood storage scheme (Slowing the Flow Scheme) • Ongoing maintenance/enhancement of flood defences 	<ul style="list-style-type: none"> • Low – none necessary • Low – none necessary • Low – none necessary • Medium – phasing of sites to manage capacity • Low – addressed through site allocation, planning application process and building regulations • Low – non necessary • Low – none necessary
	Transport	<ul style="list-style-type: none"> • Internal junction improvements to support development • Installation of MOVA system at Vivis Lane/ Ropery Junction • Improved cycle and pedestrian facilities 	<ul style="list-style-type: none"> • Low – none necessary • Low – reassessment of options available for improvement of this junction • Low - addressed through the site

SECTION 6 PHYSICAL INFRASTRUCTURE AND COMMUNITY FACILITIES

Settlement	Infrastructure	Planned/Required	Risk and Contingency
		required <ul style="list-style-type: none"> Additional visitor parking facilities required 	allocation and planning application process <ul style="list-style-type: none"> Medium – review sites available
	Open space, recreational space and burial space	<ul style="list-style-type: none"> Quantitative deficiencies in Market Town amenity space/parks and gardens, provision for children and young people in East Pickering, indoor sports, allotments, maximise green corridors Qualitative deficiencies in provision for children/ young people, indoor and outdoor sports. Additional burial space required Public realm improvements 	<ul style="list-style-type: none"> Low – addressed through site selection and planning application process Low – addressed through site selection and planning application process Low – addressed through site selection and planning application process
	Health and Education	<ul style="list-style-type: none"> Primary Health Care. No capacity issue/ constraint currently identified Requirement for extra-care facilities (a proportion of the District-wide requirement) Primary Education- Additional capacity required potentially through the provision of additional capacity or a new school dependent on location sites Secondary Education - additional capacity required depending on phasing and location of sites 	<ul style="list-style-type: none"> Low – none necessary Low – addressed through site allocation planning application process Medium – addressed through the phasing and release of sites Medium – addressed through the phasing and release of sites
Kirkbymoorside	Utilities	<ul style="list-style-type: none"> Gas - Potential requirement for reinforcement of supply depending on location of new sites Electricity - No capacity issue/ constraint currently identified Water Supply - No capacity issue currently identified but reinforcement of the distribution 	<ul style="list-style-type: none"> Low – none necessary Low – none necessary Low – none necessary

SECTION 6 PHYSICAL INFRASTRUCTURE AND COMMUNITY FACILITIES

Settlement	Infrastructure	Planned/Required	Risk and Contingency
		<ul style="list-style-type: none"> network may be required on a site by site basis Sewerage Capacity - To east, sites should connect into existing waste water treatment works. Improvements required to support sites north of Kirkbymoorside; limited capacity in areas to west and south of the town Surface Water Drainage - as above for sewerage capacity 	<ul style="list-style-type: none"> Medium – phasing of sites to manage capacity Low – addressed through site allocation, planning application process and building regulations
	Transport	<ul style="list-style-type: none"> Internal junction improvements to support development Improved cycle and pedestrian facilities required 	<ul style="list-style-type: none"> Low – none necessary Low - addressed through the site allocation and planning application process
	Open space, recreational space and burial space	<ul style="list-style-type: none"> Quantitative deficiencies in Market town amenity space, children/young people, indoor sports, allotments, maximise green corridors Qualitative deficiencies children/young people to west Kirkbymoorside and outdoor sports, Public realm improvements 	<ul style="list-style-type: none"> Low – addressed through site selection and planning application process Low – addressed through site selection and planning application process
	Health and Education	<ul style="list-style-type: none"> Primary Health Care. No capacity issue/ constraint identified Requirement for extra-care facilities (a proportion of the District-wide requirement) Primary Education – Additional capacity required, to be met through the provision of additional teaching space 	<ul style="list-style-type: none"> Low – none necessary Low – addressed through site allocation planning application process Medium – addressed through the phasing and release of sites

SECTION 6 PHYSICAL INFRASTRUCTURE AND COMMUNITY FACILITIES

Settlement	Infrastructure	Planned/Required	Risk and Contingency
Helmsley	Utilities	<ul style="list-style-type: none"> Gas - Potential requirement for reinforcement of supply depending on location of new sites Electricity - No capacity issue/constraint currently identified but reinforcement of the distribution network may be required on a site by site basis Water Supply - No capacity issue/constraint currently identified Sewerage Capacity - No constraints Surface Water Drainage - as above for sewerage capacity 	<ul style="list-style-type: none"> Low – none necessary Low – none necessary Low – none necessary Low – none necessary Low – none necessary
	Transport	<ul style="list-style-type: none"> Improved cycle and pedestrian facilities Internal junction improvements to support development 	<ul style="list-style-type: none"> Low - addressed through the site allocation and planning application process
	Open space, recreational space and burial space	<ul style="list-style-type: none"> Quantitative deficiencies in market town amenity space, central sites for children’s play, young people’s provision in south east Helmsley, outdoor sports, indoor sports, allotments, maximise green corridors Qualitative deficiencies provision for children and young peoples provision and outdoor sports Public realm improvements 	<ul style="list-style-type: none"> Low – addressed through site selection and planning application process Low – addressed through site selection and planning application process
	Health and Education	<ul style="list-style-type: none"> Primary Health Care. No capacity issue/ constraint currently identified. Requirement for extra-care facilities as a proportion of the District requirement Primary Education - Additional capacity 	<ul style="list-style-type: none"> Low – none necessary Low – addressed through site allocation planning application process Medium – addressed through the phasing

SECTION 6 PHYSICAL INFRASTRUCTURE AND COMMUNITY FACILITIES

Settlement	Infrastructure	Planned/Required	Risk and Contingency
		required, to be met through the provision of additional teaching space	and release of sites
Service Villages	Utilities	<ul style="list-style-type: none"> Gas- Potential requirement for reinforcement of supply depending on location of new sites Electricity - no capacity issue currently identified Water Supply - No capacity issue Sewerage Capacity – upgrading will be required. Limited capacity in Hovingham, Beadlam/ Nawton; Rillington, and Thornton Le Dale. No current capacity in Ampleforth, Sheriff Hutton, Sherburn, Slingsby, Staxton and Willerby 	<ul style="list-style-type: none"> Low – none necessary Low – none necessary Low – none necessary Medium – phasing of sites to manage capacity
	Transport	<ul style="list-style-type: none"> Improved cycling and pedestrian facilities Access to A64 may be a constraint at Rillington, Sherburn and Staxton and Willerby 	<ul style="list-style-type: none"> Low - addressed through the site allocation and planning application process Low – addressed through site allocation and planning application
	Open space, recreational space and burial space	<ul style="list-style-type: none"> Range of quantitative and qualitative deficiencies (provision for children and young people, village amenity space) that will be addressed in line with the Open Space Study and Play Space Strategy 	<ul style="list-style-type: none"> Low – addressed through site selection and planning application process
	Health and Education	<ul style="list-style-type: none"> Primary Education- Additional capacity required at: Amotherby, Ampleforth, Staxton and Sherburn Schools Secondary School (Ryedale School) - 	<ul style="list-style-type: none"> Medium – addressed through the phasing and release of sites Medium – addressed through the phasing

SECTION 6 PHYSICAL INFRASTRUCTURE AND COMMUNITY FACILITIES

Settlement	Infrastructure	Planned/Required	Risk and Contingency
		additional capacity required depending on phasing and location of sites	and release of sites
Non - area specific		<ul style="list-style-type: none"> Waste Transfer Station - location in Ryedale to be confirmed A64 Corridor Improvements 	<ul style="list-style-type: none"> Low – none necessary To be assessed as part of on-going joint sub-regional working

SP10 Implementation and Monitoring

Implementation	Action/Mechanism	Responsibility	Timing
Table 3: Planned and required infrastructure improvements	Direct Requisition (Utility Supply)	Developers/Utility Providers	On-going
	Developer Contributions and CIL via Planning Application process	Developers, Ryedale District Council	On-going
	Supplementary Planning Document or Charging Schedule to cover standards and contributions	Ryedale District Council in conjunction with North Yorkshire County Council	2012/13
	Public Funding - Capital Programmes of public sector service providers	Ryedale District Council, North Yorkshire County Council, Primary Care Trust, Town and Parish Councils	On-going

SECTION 6 PHYSICAL INFRASTRUCTURE AND COMMUNITY FACILITIES

Implementation	Action/Mechanism	Responsibility	Timing
	Phasing of Development - to be addressed in Local Plan Sites Document, where necessary	Ryedale District Council	2013
	Infrastructure Delivery Plan (Detailed list of critical, necessary and preferred projects and progress towards delivery)	Ryedale District Council in conjunction with North Yorkshire County Council	Updated Annually as part of Monitoring Report
Public Transport, Cycling, Walking Improvements	Local Transport Plan and Service Centre Transportation Strategies Local Plan Sites Document	North Yorkshire County Council Ryedale District Council in conjunction with North Yorkshire County Council	LTP 3 2011-2016 2013
Longer term strategic transport initiatives	Planning Application and Development Management Process	As above	On-going
Monitoring	Data Source	Responsibility	Relevant trend/ targets
Provision of critical and necessary infrastructure improvements (as set out in Tables 2 and 3)	Delivery of infrastructure improvements as detailed	Ryedale District Council, North Yorkshire County Council, Service Providers and Developers/Utility Providers	On-going through Plan Period/annually

Community Facilities

6.8 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, pubs, Community Halls, places of worship, playing fields and other 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 they 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.

6.9 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. However, the Council appreciates that there is a need to provide clarity on the level of provision required. The standards below provide a level, or bench mark from which provision can be negotiated through the development management process to determine whether provision should be new, upgraded/enlarged existing provision or enhancement management, or other mechanism.

SP11 Community Facilities and Services	
Provision	
Proposals for the provision of new community facilities or services will be supported in principle as follows:	
Malton and Norton; Pickering; Kirkbymoorside; Helmsley	Sites allocated for such uses or as part of a mixed use allocation; expansion and improvement of existing facilities in and outside of Development Limits; provision of new facilities within development limits or outside of Development Limits where the facility is needed and cannot be located within Development Limits or as part of a mixed use allocation
Service Villages and other villages	Expansion and improvements to existing facilities in or outside of Development Limits; provision of new facilities - within Development Limits, conversion of existing buildings outside of Development Limits or new provision outside of Development Limits where the facility is needed to serve the local area and could not be provided with Development Limits

New or enhanced provision of open space, leisure and recreational facilities will address identified deficiencies set out in Table 3 and be undertaken in line with Local Open Space Standards as set out in Table 4. All new residential development* will be expected to contribute to the provision of open space, recreation and leisure facilities. Residential schemes of 15 dwellings or more will be required to include on-site provision of informal amenity space unless it is considered impractical or unfeasible and an off-site contribution is more appropriate. On-site formal children's playspace will be sought on residential sites of 50 dwellings or more.

Additional qualitative and quantitative deficiencies will be addressed through on-site provision on larger development sites or through financial contributions to improve existing facilities.

Protection

Existing local retail, community, cultural, leisure and recreational services and facilities that contribute to the vitality of the towns and villages and the well-being of local communities will be protected from loss/redevelopment unless it can be demonstrated that:

- there is no longer a need for the facility or suitable and accessible alternatives exist, or
- that it is no longer economically viable to provide the facility, or
- Proposals involving replacement facilities provide an equivalent or greater benefit to the community and can be delivered with minimum disruption to provision

Access to Services and Facilities

The Council and its partners will work to improve access to shared services and facilities by supporting in principle, the reconfiguration and co-location of facilities and premises to improve service delivery.

**Excludes replacement dwellings, residential extensions and annexes and temporary dwellings.*

Table 4: Local Open Space Standards**

Type	Quantity standard	Accessibility standard
Parks and Gardens and Market Town Amenity Greenspace	1.3 ha per 1000 population	Parks and Gardens: 15-minute walk (720m) urban standard, for a town and country park 30-minute drive time. Market town amenity greenspace: 10 minutes walk (480m)
Natural and Semi-Natural Open Space	4.46 hectares per 1000 population	Local nature spaces 15-minute walk (720m) within towns and villages. Sites over 5ha 30 minutes drive
Provision for Children and Young People	0.85 facilities per 1000 population Market Towns: 1 Local Area for Play (LAP per 50 dwellings, 1 Local Equipped Area for Play (LEAP) per 100 dwellings, 3 Neighbourhood Equipped Areas for Play (NEAP) at Malton and Norton, 2 NEAPs at Pickering and 1 NEAP each for Helmsley and Kirkbymoorside Villages: 1 LAP per 20 dwellings, 1 LEAP per 100 dwellings and 1 NEAP per 200 dwellings*	Children - 10 minute walk (480m) Young People – 15 minute walk time (720 metres) (Urban areas) 20 minute drive time (Rural areas)
Outdoor Sports Facilities	2.05 hectares per 1000 population	15 minute walk time (720 metres) (urban areas) 20 minute drive time (rural areas)
Village Amenity Green Space	One area of open space for local residents for villages over 150 residents	No accessibility standard

SECTION 6 PHYSICAL INFRASTRUCTURE AND COMMUNITY FACILITIES

Indoor Sports Facilities	Sports Halls: 0.27 courts per 1000 population Swimming pools: 11.33m ² per 1000 pop. Village Halls: 1 hall per 535 people (as a minimum standard where the population of the village exceeds 535, not cumulatively)	Swimming Pools and Sports Halls: 20 minutes drive Village Hall 10 minute walk (to reflect the situation of the larger villages)
Allotments	0.51 hectares per 1000 population	15 minutes walk time - 720 metres (urban) 15 minutes drive time (rural)
Green Corridors	No standard	No standard
Churchyards and Cemeteries	No standard	No standard

**Standards we will aspire to achieve and / or maintain*

***This is a summarised table of the quantitative standards set out in the Council's Open Space Study. Please refer to the study for the full standards, including the qualitative information. Please note there are no quantitative standards for Green Corridors and Churchyards and Cemeteries*

SP11 Implementation and Monitoring

Implementation	Action/Mechanism	Responsibility	Timing
Provision of community facilities including open space, recreation and leisure facilities	Planning Application process	Ryedale District Council/ Developers	On-going
	Developer contributions/obligations/CIL		
	Open Space, Sport and Recreation Strategy	Ryedale District Council	Short/Medium term
	Local Plan Sites Document	Ryedale District Council	

SECTION 6 PHYSICAL INFRASTRUCTURE AND COMMUNITY FACILITIES

Implementation	Action/Mechanism	Responsibility	Timing
			2013
Protection of existing services and facilities/ replacement facilities	Planning Application process Developer contributions/ obligations	Ryedale District Council/ Developers	On-going
Access to Services: Co-location and dual use of facilities	Public and voluntary sector service planning	Service Providers (Ryedale District Council, North Yorkshire County Council, Health Sector), Parish Councils, Community Groups, voluntary sector	On-going
Monitoring	Data Source	Responsibility	Relevant trend/ targets
Protection of existing services and facilities/ replacement facilities	Loss of community facilities	Ryedale District Council, North Yorkshire County Council, Primary Care Trust and Landowners/ Developers	On-going through Plan Period/ Annually

Environment

- 7.1 The key elements of Ryedale's environment – its landscapes, biodiversity and 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.
- 7.2 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.

Heritage

- 7.3 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.
- 7.4 A significant number of heritage features in Ryedale are identified as historic assets – identified features of historic interest that are given statutory protection. This is highlighted by the fact that Ryedale has one of the largest proportions of planning applications that require Listed Building or Conservation Area Consent in Yorkshire. However, there are a wide range of other historic buildings and features in the District which are not afforded statutory protection but which nevertheless contribute to the character of individual settlements and landscapes. Perhaps the most extraordinary illustration of this is the Vale of Pickering. 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.
- 7.5 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.

- 7.6 Protecting Listed Buildings, Conservation Areas and Scheduled Monuments is an important element of this Strategy and in its role as the Local Planning Authority the Council will protect or where appropriate, look to enhance these assets in line with national policy and legislation. The Council will work closely with English Heritage, particularly in managing development which would affect high grade heritage assets and with North Yorkshire County Council in respect of archaeological remains. In addition, 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.
- 7.7 Where it can, 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 and the 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 this Strategy seeks to support.

- 7.8 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. In Ryedale, the Castle Howard Estate and English Heritage have estimated that at least £24 million is required to fund essential maintenance and repair. This Estate itself is home to 20% of Ryedale's most important (Grade I and Grade II*) Listed Buildings and it is anticipated that the Estate will submit Enabling Development proposals to assist in addressing its conservation deficit. Given the scale of heritage assets in Ryedale, this is also something that may be pursued by other estates or landowners.
- 7.9 Although the scale and range of Enabling Development proposals can vary significantly, the amount and type of Enabling Development will be the minimum necessary to generate the funds required to address identified conservation needs, according to market conditions at the point in time. All Enabling Development proposals will need to be strongly justified and will be closely scrutinised. Applicants will need to demonstrate clear evidence of the need for Enabling Development to secure the long term future of significant heritage assets. The true level of conservation deficit will need to be identified in terms of a schedule of agreed costs of repair together with long term maintenance costs and in the conjunction with detailed financial income and business planning information of the owners of the asset. Owners will also be expected to enter into a legal agreement to ensure that the benefits provided by the Enabling Development are secured for the project-specific purpose for which the Enabling Development was justified.

SP12 Heritage

Distinctive elements of Ryedale's historic environment will be conserved and where appropriate, enhanced. The potential of heritage assets to contribute towards the economy, tourism, education and community identity will be exploited including:

- The nationally significant prehistoric archaeological landscapes of the Yorkshire Wolds and the Vale of Pickering
- The individual and distinctive character and appearance of Ryedale's Market Towns and villages
- Large country houses and associated estates and estate villages, with Castle Howard being of international importance
- The unique distribution of Saxon churches on the fringe of the Vale of Pickering and the North York Moors, including Kirkdale and Stonegrave Minsters
- Victorian churches throughout the Yorkshire Wolds
- Medieval features including relatively large numbers of deserted medieval villages, moated manorial sites and granges, such as Kirkham Priory and notable castle sites, including Sheriff Hutton and Bossall Hall, Pickering and Helmsley
- The network of historic field systems across the District and in particular, the historic field patterns around Pickering and other settlements on the northern side of the Vale of Pickering
- The Roman Derventio site at Malton

To assist in protecting the District's historic assets and features, the Council will:

- Encourage the sensitive re-use and adaptation of historic buildings and will, where appropriate, support flexible solutions to the re-use of those historic buildings identified as at risk where this would remove a building from English Heritage's At Risk Register or local records of buildings at risk.
- Seek to ensure the sensitive expansion, growth and land use change in and around the Market Towns and villages, safeguarding elements of the historic character and value within their built up areas, including Visually Important Undeveloped Areas*, as well as surrounding historic landscape character and setting of individual settlements
- Consider ways in which planning obligations can be used in conjunction with the allocation of sites at the Service Villages in the Vale of Pickering to secure increased protection, management and/or understanding of archaeological assets
- Work with North Yorkshire County Highways, Town and Parish Councils to provide highway improvements and street furniture that are appropriate to the historic context of individual towns and villages
- Work with partners and landowners to encourage sensitive land management in the Vale of Pickering and the Wolds
- Work with and support local estates to identify appropriate ways in which to manage their historic landscapes, features and buildings
- Support, in principle, the small scale extraction of local building stone that would enable the repair and restoration of high grade or recognised heritage assets and features

SECTION 7 - ENVIRONMENT

- Work with local communities to identify local features of historic interest and value for example through Parish Plans and Village Design Statements
- Support new development proposals aimed at educating and raising awareness of Ryedale's historic environment

Designated historic assets and their settings, including Listed Buildings, Conservation Areas, Scheduled Monuments and Registered Parks and Gardens will be conserved and where appropriate, enhanced. Development proposals which would result in substantial harm to or total loss of the significance of a designated heritage asset or to the archaeological significance of the Vale of Pickering will be resisted unless wholly exceptional circumstances can be demonstrated. Proposals which would result in less substantial harm will only be agreed where the public benefit of the proposal is considered to outweigh the harm and the extent of harm to the asset

In considering and negotiating development proposals, the Council will seek to protect other features of local historic value and interest throughout Ryedale having regard to the scale of any harm or loss and the significance of the heritage asset

Proposals for Enabling Development necessary to secure the future of a heritage asset which would be otherwise contrary to the policies of this Plan or contrary to national policy will be carefully assessed against the policy statement and guidance provided by English Heritage - Enabling Development and the Conservation of Significant Places. In addition to the criteria embodied within the national statement, in considering the extent to which the benefit of an Enabling Development proposal outweighs a departure from this Plan or national policy, the following local criteria will also be used to inform the decision making process –

- The Enabling Development proposed can be accommodated without material harm to the character of the North York Moors National Park and the Howardian Hills Area of Outstanding Natural Beauty and landscapes identified as being of local value
- Enabling Development proposed at or within villages is well related to their form, character and landscape setting
- In cases where there is a need to secure the future of multiple heritage assets within a single ownership, that Enabling Development proposals are:
 - Based upon an up-to-date conservation management plan for the assets in their ownership aligned with an up to date business plan
 - Prioritised to address the needs of those assets identified as being at greatest risk unless it can be demonstrated and agreed that the Enabling Development proposal secures the future of a significant asset in conjunction with income generating development that would in turn, support a reduction in conservation deficit
- Affordable housing contributions will be negotiated as part of residential Enabling Development schemes on sites which would trigger the application of Policy SP3. Consideration will be given to varying the form of contributions sought through Policy SP3 so as not to prejudice the heritage benefits of the Enabling Development proposal

*Visually Important Undeveloped Areas are as defined on the adopted Proposals Map

SP12 Implementation and Monitoring

Issues	Action/Mechanisms	Responsibilities	Timing
Landscape Character Assessment	National Landscape Character Areas Classification	Natural England	Complete
	North Yorkshire and York Landscape Character Assessment (including North Yorkshire historic landscape characterisation project)	North Yorkshire County Council	Complete
	Fringe of the Moors and the Wolds Landscape Character Assessments	Ryedale District Council	Complete
	Market Towns Special Qualities Study	Ryedale District Council	Initial version complete. Additional work on assessing value to landscape quality to be further developed
	Existing Conservation Area Character Appraisals	Ryedale District Council; North York Moors National Park Authority	On-going over the Plan Period
	Existing Village Design Statements and Parish Plans	Local communities	On-going over the Plan Period
	Vale of Pickering Statement of Significance	English Heritage	Complete

SECTION 7 - ENVIRONMENT

Issues	Action/Mechanisms	Responsibilities	Timing
Supporting Information and Data	North Yorkshire Historic Environment Record	North Yorkshire County Council	Updated as required
	Buildings at Risk	Ryedale District Council	Updated as required
	Heritage Counts	English Heritage	Updated annually
	Conservation Area Character Appraisals	Ryedale District Council	On-going
	Estate Conservation Management Plans	Local Estates/Ryedale District Council/English Heritage	Castle Howard Estate (To date)
	Village Design Statements; Town and Parish Plans	Local Communities	On-going
Planning Process The Ryedale Plan Development Management	Local Plan Sites Document	Ryedale District Council	2012/2013
	Supplementary Planning Documents including Design Guidance	Ryedale District Council	On-going
	<ul style="list-style-type: none"> • Determination of planning applications and applications for Listed Building or Scheduled Monument Consent • Use of planning conditions • Use of Article 4 Directions 	Ryedale District Council/Secretary of State	On-going

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Issues	Action/Mechanisms	Responsibilities	Timing
	<p>Information to accompany applications:</p> <ul style="list-style-type: none"> • Location Plan • Existing site/building details, floorplans and elevations • Proposed site layout/scheme details, floorplans and elevations • Cross sections • Proposed materials and construction methods <p>and, where appropriate,</p> <ul style="list-style-type: none"> • Design statement including a full context appraisal • Archaeological assessment of field evaluation and mitigation Strategy • Structural surveys and other material necessary to provide a full understanding of the impact of proposed works on the significance of a historic asset or its setting • Statement of Significance of the heritage asset • Impact assessment of proposed works on significance of Heritage Asset <p>Landowners/developers seeking to submit Enabling Development proposals are advised to seek</p>	<p>Developers</p>	<p>On-going</p>

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Issues	Action/Mechanisms	Responsibilities	Timing
	<p>early discussions with the Local Planning Authority to ensure proposals are accompanied with all of the necessary supporting financial information.</p> <p>Designation/review of Conservation Areas</p> <p>Designation of Listed Buildings</p> <p>Consider the designation of the Vale of Pickering as an Area of Archaeological Importance</p>	<p>Ryedale District Council</p> <p>English Heritage</p> <p>Ryedale District Council</p>	<p>On-going</p> <p>On-going</p> <p>Short- medium term on completion of the Ryedale Plan</p>
Wider Plans, Strategies and Projects	<p>Town and Parish Council projects and community-based plans and strategies and community involvement in Conservation Area Appraisals and policy documents</p> <p>Howardian Hills AONB Management Plan and Project Fund</p> <p>Highway Design Guidance</p> <p>LEADER Programme</p>	<p>Individual Town and Parish Councils; Local Communities</p> <p>Howardian Hills AONB Unit and Joint Advisory Committee</p> <p>North Yorkshire County Council</p> <p>DEFRA</p>	<p>On-going</p> <p>Complete</p> <p>To be confirmed</p> <p>On-going</p>

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Issues	Action/Mechanisms	Responsibilities	Timing
	English Heritage Grants. High Level Stewardship Grants (where applicable)	English Heritage/DEFRA	On-going

Monitoring	Data Source	Responsibility	Target/Trend
Extent and condition of Heritage Assets	Heritage Counts	English Heritage	Please refer to document
Number of Listed Buildings demolished	In-house monitoring	Ryedale District Council	Target= 0
Number of up to date Conservation Area Appraisals (present as a proportion of number of Conservation Area)	In-house monitoring	Ryedale District Council	Increase
Proportion and type of development granted permission contrary to sustained objection from English Heritage	In-house monitoring	Ryedale District Council	Target= 0
Number of heritage assets registered 'At Risk'			

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Number of Enabling Development proposals granted permission and monitoring of legal clauses to secure benefit.	Heritage Counts and In-house monitoring	English Heritage and Ryedale District Council	Decrease
	In-house monitoring	Ryedale District Council	Not applicable

Landscapes

7.10 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 stunning landscape of the Howardian Hills, designated an Area of Outstanding Natural Beauty (AONB) is located in the south west of the District.

7.11 Longstanding local landscape designations have existed for the area of the Yorkshire Wolds within Ryedale and for the Fringe of the Moors in reflection of their natural beauty and scenic qualities. In preparing this Plan, the Council has given considerable thought as to whether this remains the most appropriate approach. The Council considers that all landscapes and the quality of all landscapes matter. However, it is concerned that a character-based approach to protecting the Wolds and the Fringe of the Moors may not be sufficient on its own to help manage particular pressures, notably pressures arising from wind energy generation, a very specific ‘driver of change’ in the

landscape. For the most part and for most development proposals a character-based approach will be used to inform the decision making process across Ryedale, including in the Wolds and the Fringe of the Moors and the retention of the designation would make little difference in practice to the way in which the character of these areas is used to inform decision making. However, the retention of the Area of High Landscape Value (AHLV) designations would help to reinforce the landscape quality and local value attached to these landscapes when it comes to accommodating forms of development which, by their very nature are more difficult to assimilate in the landscape.

7.12 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 Gypsey 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, 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

SP13 Landscapes

The quality, character and value of Ryedale's diverse landscapes will be protected and enhanced by:

- Encouraging new development and land management practises which reinforce the distinctive elements of landscape character within the District's broad landscape character areas of:
 - North York Moors and Cleveland Hills
 - Vale of Pickering
 - Yorkshire Wolds
 - Howardian Hills
 - Vale of York
- Protecting the special qualities, scenic and natural beauty of the Howardian Hills Area of Outstanding Natural Beauty, the setting of the Area of Outstanding Natural Beauty and the setting of the North York Moors National Park.

Landscape Character

Development proposals should contribute to the protection and enhancement of distinctive elements of landscape character that are the result of historical and cultural influences, natural features and aesthetic qualities including:

- The distribution and form of settlements and buildings in their landscape setting
- The character of individual settlements, including building styles and materials
- The pattern and presence of distinctive landscape features and natural elements (including field boundaries, woodland, habitat types, landforms, topography and watercourses)
- Visually sensitive skylines, hill and valley sides
- The ambience of the area, including nocturnal character, level and type of activity and tranquillity, sense of enclosure/exposure

The Council will work with landowners and statutory agencies to encourage land management practises that will protect and reinforce landscape character across the District and proposals which seek to restore areas of degraded landscape or individual landscape elements will be supported.

National Landscape Designations and Locally Valued Landscapes

The natural beauty and special qualities of the Howardian Hills Area of Outstanding Natural Beauty (AONB) will be conserved and enhanced and the impact of proposals on the AONB, its setting or the setting of the North York Moors National Park will be carefully considered.

Proposals will be supported where they:

- Do not detract from the natural beauty and special qualities of these nationally protected landscapes or their settings
- Seek to facilitate the delivery of the Howardian Hills AONB Management Plan Objectives
- Are considered appropriate for the economic, social and environmental well-being of the area or are desirable to support the understanding and enjoyment of the area

The District Council and Howardian Hills AONB Joint Advisory Committee will resist development proposals or land management practises that would have an adverse impact on the natural beauty and special qualities of the AONB unless it can be demonstrated that the benefits of the proposal clearly outweigh any adverse impact and the proposal cannot be located elsewhere in a less damaging location.

Major development proposals within the AONB that would result in a significant adverse impact on the natural beauty and special qualities of the AONB will be considered within the context provided by national policy and only allowed in exceptional circumstances.

Outside of those landscapes protected by national landscapes designations, the Council will carefully consider the impact of development proposals on the following broad areas of landscape which are valued locally:

- The Wolds Area of High Landscape Value
- The Fringe of the Moors Area of High Landscape Value
- The Vale of Pickering

The Yorkshire Wolds and Fringe of the Moors are valued locally for their natural beauty and scenic qualities. As well as protecting the distinctive elements of landscape character in each of these areas, there are particular visual sensitivities given their topography and resulting long distance skyline views within Ryedale and further afield.

The Vale of Pickering, the Wolds and the Fringe of the Moors are of significant historic landscape value and loss or degradation of the elements that are integral to their historic landscape character make these landscapes particularly sensitive to change.

SP13 Implementation and Monitoring

Issues	Action/Mechanisms	Responsibilities	Timing
Landscape Character Assessment	National Landscape Character Areas Classification	Natural England	Complete
	North Yorkshire and York Landscape Character Assessment (including North Yorkshire historic landscape characterisation project)	North Yorkshire County Council	Complete
	Fringe of the Moors and the Wolds Landscape Character Assessments	Ryedale District Council	Complete
	Market Towns Special Qualities Study	Ryedale District Council	Initial version complete. Additional work on assessing value to landscape quality to be further developed.
	Existing Conservation Area Character Appraisals	Ryedale District Council ; North York Moors National Park Authority	On-going over the Plan Period
	Existing Village Design Statements and Parish Plans	Local communities	On-going over the Plan Period
	Vale of Pickering Statement of Significance	English Heritage	Complete
	Tranquillity Maps	Council For the Protection of Rural England	In place

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<p>Wider Plans, Strategies and projects</p>	<p>Grant Schemes: High and Entry Level Stewardship Schemes LEADER Programme AONB Project Fund English Woodland Grant Scheme</p> <p>Management Plans: Howardian Hills AONB</p> <p>Vale of Pickering Statement of Significance – Implementation and Action Plan</p> <p>Information and advice</p>	<p>Natural England/DEFRA</p> <p>DEFRA AONB Unit Forestry Commission</p> <p>Howardian Hills AONB Unit/Joint Advisory Committee/Natural England</p> <p>English Heritage</p> <p>Ryedale District Council; North York Moors National Park Authority; Howardian Hills AONB Unit; North Yorkshire County Council; Natural England</p>	<p>On-going</p> <p>Current Programme to 2014 On-going On-going</p> <p>Current Plan covers the period 2009- 2014. Subject to 5 year reviews</p> <p>To be Confirmed</p> <p>On-going</p>
<p>Monitoring</p>	<p>Data Source</p>	<p>Responsibility</p>	<p>Target/ Trend</p>
<p>Number of planning applications refused on basis of landscape impact</p>	<p>In-house monitoring</p>	<p>Ryedale District Council</p>	<p>No target</p>
<p>Howardian Hills Area of Outstanding Natural Beauty Condition Indicators</p>	<p>Howardian Hills AONB Management Plan progress reporting</p>	<p>Howardian Hills AONB Unit</p>	<p>As included in the Howardian Hills AONB Management Plan</p>

Biodiversity

- 7.13 Biodiversity means biological diversity or the variety of living things. 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. Ryedale, in common with national trends, is losing biodiversity at an alarming rate. For example, acidic oak woodland covers only 7 hectares in the District, a remaining 4% of the area estimated to have existed only 200 years ago.
- 7.14 All Local Authorities have a legal duty to protect and enhance biodiversity and this Plan is an important way in which the Council and its partners can contribute to this statutory requirement. The Plan and its subsequent implementation will be informed by the Ryedale Biodiversity Action Plan. Produced in 2007, this document identifies key habitats and species that require concerted effort to conserve and strengthen.
- 7.15 Ryedale has a wealth of sites that are given statutory protection as a result of their natural value. 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. 125 Sites of Importance for

Nature Conservation (SINC's) 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.

- 7.16 However, it is important not just to consider protected or designated sites. If biodiversity is to be more resilient to climate change, simply protecting individual and sometimes isolated statutory sites is not enough. Opportunities to enhance biodiversity and to improve the connectivity of habitats by creating and protecting wildlife corridors to allow species to naturally change their range in order to adapt to climatic changes or to strengthen populations and genetic diversity can be secured as part of new development schemes.
- 7.17 Ryedale has a small number of sites that are currently identified as Local Geological Sites. These are locally designated sites which are considered worthy of protection for their educational, scientific, historical or landscape importance.

SP14 Biodiversity

Biodiversity in Ryedale will be conserved, restored and enhanced by:

- Co-ordinated and targeted activity by public, private, voluntary and charitable organisations to support the implementation of the Yorkshire and Humber Biodiversity Strategy and Delivery Plan; the Ryedale Biodiversity Action Plan and the Howardian Hills Area of Outstanding Natural Beauty Management Plan
- Providing support and advice to landowners to encourage land management practises that support the objectives, priorities and targets of these plans and strategies
- Minimising the fragmentation of habitats and maximising opportunities for the restoration and enhancement of habitats and improving connectivity between habitats through the management of development and by working in partnership with landowners and land managers
- Maintaining, creating and improving ecological networks and Green Infrastructure routes to assist the resilience of habitats and species in the face of climate change
- Supporting, in principle, proposals for development that aim to conserve or enhance biodiversity and geodiversity through the prevention of loss of habitat or species and the incorporation of beneficial biodiversity features
- Requiring a net gain in biodiversity to be provided as part of new development schemes
- Resisting development proposals that would result in significant loss or harm to biodiversity in Ryedale
- Encouraging the use of native and locally characteristic species in landscaping schemes

Investment in the conservation, restoration and enhancement of biodiversity in Ryedale will be targeted at –

- The landscape-scale projects identified in the Yorkshire and Humber Biodiversity Delivery Plan which are wholly or partially within Ryedale:
 - Howardian Hills Area of Outstanding Natural Beauty and Western North York Moors Belt
 - North York Moors Grassland Fringe
 - Vale of Pickering
 - West Wolds
 - Lower Derwent Valley
 - Yorkshire Peatlands

- The habitats and species identified in the Ryedale Biodiversity Action Plan including those habitats which are particularly distinctive in the following areas:
 - Ancient woodland in the Howardian Hills
 - Species rich grassland, a traditional feature of strip fields around Ryedale's villages
 - Marsh wetland in the Vale of Pickering
 - Fen meadows in the Howardian Hills
 - Floodplain swamps in the Derwent Floodplain and streamside swamps in the Howardian Hills and Wolds
 - Chalk grassland on the Wolds
 - Acid grassland at the foot of the Wolds; southern edge of the Vale of Pickering and Howardian Hills
 - Limestone grassland in the Howardian Hills
 - Ponds in the Vale of Pickering and at Flaxton
 - Dry wooded valleys along the Fringe of the Moors
 - Wet woodland in the Vales of Pickering and York; the Howardian Hills
 - Wood pasture and Parkland associated with large country houses
 - Heathland remnants in the Howardian Hills and southern Ryedale

In considering proposals for development –

Proposals which would have an adverse effect on any site or species protected under international or national legislation will be considered in the context of the statutory protection which is afforded to them.

Proposals for development which would result in loss or significant harm to:

- Habitats or species included in the Ryedale Biodiversity Action Plan and priority species and habitat in the UK Biodiversity Action Plan
- Local Sites of Nature Conservation Importance or Sites of Geodiversity Importance

- Other types of Ancient Woodland and Ancient/Veteran Trees

will only be permitted where it can be demonstrated that there is a need for the development in that location and that the benefit of the development outweighs the loss and harm. Where loss and harm cannot be prevented or adequately mitigated, compensation for the loss/harm will be sought. Applications for planning permission will be refused where significant harm cannot be prevented, adequately mitigated against or compensated for.

Loss or harm to other nature conservation features should be avoided or mitigated. Compensation will be sought for the loss or damage to other nature conservation features which would result from the development proposed.

Protected sites, including internationally and nationally protected sites and Sites of Importance for Nature Conservation are identified on the adopted Proposals Map.

SP14 Implementation and Monitoring

Implementation	Action/Mechanisms	Responsibilities	Timing
Supporting information and data	UK Biodiversity Action Plan	Government/Natural England	First published 1994 and regularly updated
	Yorkshire and Humber Biodiversity Strategy	Yorkshire and Humber Biodiversity Forum	Published January 2009
	Yorkshire and Humber Biodiversity Delivery Plan (2010-2015)	Yorkshire and Humber Biodiversity Forum	Published 2010/11
	Ryedale Biodiversity Action Plan (BAP)	Ryedale Biodiversity Steering Group and Partnership	Current Plan covers the period 2007-2012. Subject to 5 year review.
	Ryedale Veteran Trees project and the Ancient Trees Forum	Ryedale District Council/ Woodland Trust	On-going

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Implementation	Action/Mechanisms	Responsibilities	Timing	
General Advice	Local species and habitat surveys	North East Yorkshire Ecological Records Centre; Ryedale District Council/ Natural England/ North Yorkshire County Council/ Yorkshire Wildlife Trust/ Local Wildlife groups	On-going	
		Ryedale District Council; North York Moors National Park Authority; Howardian Hills AONB Unit; North Yorkshire County Council; Natural England; Local Wildlife Groups and experts	On-going	
Planning Process The Ryedale Plan	Selection of new development sites – Local Plan Sites Document	Ryedale District Council	2012	
	Topic specific Supplementary Planning Documents	Ryedale District Council; North Yorkshire County Council	On-going	
	Development Management:	Use of planning obligations ensure enhancement, mitigation or compensatory measures	Ryedale District Council; Landowners and Developers	On-going
		Planning conditions to directly protect or prevent disturbance and to secure enhancement measures	Ryedale District Council; Landowners and Developers	On-going

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Implementation	Action/Mechanisms	Responsibilities	Timing
	<p>Information to accompany applications for development (where relevant):</p> <ul style="list-style-type: none"> Protected Species Surveys and Habitat surveys Environmental Impact Assessment Habitat Regulation Assessment 	Land Owners and Developers	On-going
<p>Wider Plans, Strategies and Projects</p> <p>Grant Schemes:</p>	<p>High and Entry Level Stewardship Schemes</p> <p>Howardian Hills AONB Project Fund</p> <p>English Woodland Grant Scheme</p> <p>Ryedale REACT grant</p>	<p>Natural England/DEFRA</p> <p>Howardian Hills AONB Unit</p> <p>Forestry Commission</p> <p>Ryedale District Council</p>	<p>On-going</p> <p>On-going</p> <p>On-going</p> <p>On-going</p>
<p>Management Plans and Strategies:</p>	<p>Yorkshire and Humber Biodiversity Strategy and Delivery Plan</p> <p>Ryedale Biodiversity Action Plan – Habitat and Species Action Plans</p> <p>Howardian Hills AONB</p>	<p>Yorkshire and Humber Biodiversity Forum</p> <p>Ryedale Biodiversity Steering group and partnership</p> <p>Howardian Hills AONB Unit/Joint</p>	<p>2009 and 2010</p> <p>Action plans in place. To be reviewed as part of review of BAP</p> <p>Current Plan covers the period 2009- 2014</p>

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Implementation	Action/Mechanisms	Responsibilities	Timing
		Advisory Committee/Natural England	Subject to 5 year reviews
	Management Plan Catchment Flood Management Plans and Abstraction Management Strategies	Environment Agency	In place
	Regional Forestry Strategy and Delivery Plan	Forestry Commission	In place

Monitoring	Data Source	Responsibility	Target/Trend
Proportion of BAP targets/ actions underway or complete	BARS Report and Summary	North Yorkshire County Council; Ryedale District Council and partners	Increase
BAP Targets/Actions	Biodiversity Action Plan	North Yorkshire County Council; Ryedale District Council and partners	Suite of targets included in Biodiversity Action Plan
Proportion of local sites where positive conservation management has been or is being implemented	North Yorkshire Local Area Agreement	North Yorkshire County Council	Increase
Proportion of nationally designated sites in favourable condition	State of Natural Environment Report	Natural England	Increase

Green Infrastructure Networks

- 7.18 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.
- 7.19 Whilst other policies in this Plan look to protect many elements of Green Infrastructure for their own intrinsic value, this policy will ensure that Green Infrastructure is planned as a

comprehensive network of green spaces, corridors and features in recognition of the multi-functional role and benefits they bring. This will involve protecting existing features as well as providing Green Infrastructure in areas which are deficient or to improve connectivity between existing spaces and corridors which are currently fragmented. Linking greenspace is a key way in which to enhance their role and use and a vital way in which to improve the resilience of biodiversity.

- 7.20 Ryedale has an impressive Green Infrastructure Network. Corridors and areas of Regional or Sub-Regional importance have been identified as part of the Yorkshire & Humber Green Infrastructure Mapping Project, a collaborative project between Natural England, North Yorkshire County Council, the District Authorities and voluntary organisations. At the local level, the Council will work with partners to develop a Green Infrastructure Strategy for the District. In its role as Local Planning Authority, the Council will secure Green Infrastructure as part of new development to contribute to the network and subsequent benefits to people and nature. New land allocations in the Local Plan Sites Document will provide an important opportunity for Green Infrastructure planning and to develop and strengthen links between the towns, villages and the wider open countryside.

SP15 Green Infrastructure Networks

A network of green open spaces and natural features will be created and managed across Ryedale to support biodiversity and environmental systems to enhance the attractiveness of places and to support healthy lifestyles by providing opportunities for activity and relaxation. This will be achieved by:

Protecting and enhancing the quality and integrity of the following corridors and areas of Green Infrastructure Networks considered of Regional or Sub-Regional significance within Ryedale:

- The North York Moors National Park
- The Howardian Hills
- River Derwent
- River Rye
- Yorkshire Wolds and Gypsy Race
- The Cleveland Way
- Five Dales descending from the North York Moors

And by protecting, enhancing, creating and connecting wider elements of Green Infrastructure including:

Protecting and enhancing:

- Public Rights of Way and Open Access Land and where practicable securing multi-user access
- Informal open spaces, allotments, street trees, hedgerows, stream corridors and beck sides, woodlands, formal public open spaces, recreational and play space
- Biodiversity, wildlife corridors and buffer zones necessary to support these features or areas
- The quality and usability of public open spaces

Creating:

- Improved access to existing public open spaces and to land along river corridors
- New open spaces, sport and play spaces, allotments and outdoor sports sites in areas of deficiency
- New habitats which reflect the locally distinctive habitat types included in Policy SP14

Improving connectivity by creating links between:

- Publicly accessible open spaces and green spaces within built up areas to key destination points such as town centres and schools

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- Towns, villages and the wider countryside beyond
- Habitats to support the resilience of biodiversity

A Green Infrastructure Strategy will be prepared to co-ordinate the aspirations, actions, activity and investment of relevant agencies and local communities and to support the multi functional use of green assets where uses are compatible.

New development will be managed in accordance with wider policies in this Plan, to assist the protection and improvement of Green Infrastructure assets and the connectivity between them. New development which would result in irreparable fragmentation of connections between green spaces will be resisted.

SP15 Implementation and Monitoring

Implementation	Action/ Mechanism	Responsibility	Timing
Green Infrastructure Strategy	Preparation of Strategy and Delivery/Action Plan	Ryedale District Council in conjunction with North Yorkshire County Council; Town and Parish Councils; Natural England; Environment Agency; Forest Commission; North York Moors National Park Authority; Howardian Hills AONB; English Heritage; Sport England; Landowners; Voluntary Groups and Community Groups	From 2012
Supporting Information, Data, Plans and Strategies	Yorkshire and Humber Green Infrastructure Mapping Project	Natural England; North Yorkshire County Council; Local Authorities and Voluntary Organisations	In place
	Rights of Way and register of Public Access land	North Yorkshire County Council	In place – updated as required

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Implementation	Action/ Mechanism	Responsibility	Timing
	Local Access Forum principles and the Rights of Way Improvement Plan	Local Access Forum and North Yorkshire County Council and Ryedale District Council	
	Ryedale Biodiversity Action Plan and Yorkshire and Humber Biodiversity Strategy and Delivery Plan	Ryedale District Council; North Yorkshire County Council; Yorkshire and Humber Biodiversity Forum	In place
	Local Species Surveys/habitat information	Natural England; North Yorkshire County Council; Ryedale District Council; Yorkshire Wildlife Trust and Local Groups	On-going
	Register of Tree Preservation Orders	Ryedale District Council	In place
	Ryedale Open Space Study	Ryedale District Council	Completed 2007
	Ryedale Special Qualities Study	Ryedale District Council	Completed 2010
	Catchment Flood Management Plans	Environment Agency	In place
	Regional Forestry Strategy and Delivery Plan	Forestry Commission	In place
	National Standard - Access to Natural Greenspace Standards	Natural England	In place

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Implementation	Action/ Mechanism	Responsibility	Timing

Implementation	Action/ Mechanism	Responsibility	Timing
Planning Process			
The Ryedale Plan	Local Plan Sites Document	Ryedale District Council/ Developers	2013
	Site Development Briefs	Ryedale District Council	On-going
	Community Infrastructure Charging Schedule	Ryedale District Council	2013

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Development Management	Determination of planning applications; Conservation Area Consents; Tree Preservation Order Applications	Ryedale District Council	On-going
	Use of Planning Conditions	Ryedale District Council	On-going
	Use of Section 106 Agreements/ Developer Contributions	Ryedale District Council/ Developers and Landowners	On-going
	Works to/in the Public Highway	North Yorkshire County Council	On-going
Monitoring	Data Source	Responsibility	Target/ Trend
Preparation of Green Infrastructure Strategy	In-house	Ryedale District Council	No target date set
Number of planning applications approved which provide improved linkages in the Green Infrastructure network	In-house	Ryedale District Council	Increase

Design

- 7.21 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.
- 7.22 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. The traditional historic character of Ryedale's towns and villages and their landscape settings provide a strong context which the design of new development will need to respect. This is not say to say that new development must be designed to repeat traditional architectural styles – the inclusion of modern architecture can help to illustrate how places change and alter over time to reflect changing lifestyles and technologies, but rather that it does take account of the wider context, securing opportunities to reinforce or create local distinctiveness.

SP16 Design

Development proposals will be expected to create high quality durable places that are accessible, well integrated with their surroundings and which:

- Reinforce local distinctiveness
- Provide a well-connected public realm which is accessible and usable by all, safe and easily navigated
- Protect amenity and promote well-being

To reinforce local distinctiveness, the location, siting, form, layout, scale and detailed design of new development should respect the context provided by its surroundings including:

- Topography and landform that shape the form and structure of settlements in the landscape
- The structure of towns and villages formed by street patterns, routes, public spaces, rivers and becks. The medieval street patterns and historic cores of Malton, Pickering, Kirkbymoorside and Helmsley are of particular significance and medieval two row villages with back lanes are typical in Ryedale
- The grain of the settlements, influenced by street blocks, plot sizes, the orientation of buildings, boundaries, spaces between buildings and the density, size and scale of buildings
- The character and appearance of open space and green spaces including existing Visually Important Undeveloped Areas (VIUAs) or further VIUAs which may be designated in the Local Plan Sites Document or in a Neighbourhood Plan. Development proposals on land designated as a VIUA will only be permitted where the benefits of the development proposed significantly outweigh the loss or damage to the character of the settlement
- Views, vistas and skylines that are provided and framed by the above and/or influenced by the position of key historic or landmark buildings and structures
- The type, texture and colour of materials, quality and type of building techniques and elements of architectural detail

The design of new development will also be expected to:

- Incorporate appropriate hard and soft landscaping features to enhance the setting of the development and/or space
- Contribute to a safe and well connected public realm by respecting and incorporating routes, buildings and views which create local identity and assist orientation and wayfinding; creating public spaces which are safe and easy to use and move through by all members of the community; facilitating access by sustainable modes of travel including public transport, cycling and walking
- Reduce crime and the fear of crime through the careful design of buildings and spaces

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- Provide, where appropriate, active and interesting public frontages, clearly defined public spaces and secure private spaces
- Make efficient use of land and to be built at a density which is appropriate to its surrounding context. In general new housing development should not be built below an indicative density of 30 dwellings to the hectare unless this can be justified in terms of the surrounding context
- Proposals for major development will be expected to include a statement identifying the waste implications of the development and measures taken to minimise and manage waste generated

Extensions and alterations to existing buildings will be appropriate and sympathetic to the character and appearance of the host building in terms of scale, form and use of materials and in considering proposals for the alteration, re-use or extension of individual historic buildings the Council will seek to ensure that:

- A building is capable of conversion to the use proposed without the need for extensions or alterations that would be detrimental to its character
- Proposed extensions and alterations, considered acceptable in principle, that are of an architectural style which complements the traditional character of the main building
- Appropriate materials and traditional construction methods and techniques are used

SP16 Implementation and Monitoring

Implementation	Action/ Mechanism	Responsibility	Timing
Supporting Information	Examples of national 'good practice' advice/guidance such as Secured by Design; Neighbourhoods for Life	National Federation of Chief Police Officers; Homes and Communities Agency; CABE	On-going
	Town and Village Design Statements	Local Communities	On-going
	Conservation Area Character Appraisals	Ryedale District Council	On-going
	Highway Design Guidance	North Yorkshire County Council	In place
Planning Process The Ryedale Plan	Adopted Proposals Map (VIUA and Conservation Area Boundaries	Ryedale District Council	In place – to be updated in conjunction with the Local Plan Sites Document
	Local Plan Sites Document	Ryedale District Council	2013
	Site Development Briefs	Ryedale District Council/ Developers	On-going
	Site or topic specific Supplementary Planning Documents	Ryedale District Council; North Yorkshire County Council	On-going

SECTION 7 - ENVIRONMENT

Implementation	Action/ Mechanism	Responsibility	Timing
Development Management	Pre-application advice	Ryedale District Council and where applicable, North Yorkshire County Council	On-going
	Planning applications to be supported with the necessary and relevant supporting information and plans, including Design and Access Statements	Developers	On-going
	Use of conditions and legal agreements to secure elements of a scheme where necessary	Ryedale District Council and where applicable, North Yorkshire County Council	On-going

Monitoring	Data Source	Responsibility	Target/ Trend
Proportion of major/ minor planning applications refused against the policy	In-house monitoring	Ryedale District Council	Reduction
Proportion of applications for Listed Building Consent and Conservation Area Consent refused against the policy	In-house monitoring	Ryedale District Council	Reduction

Managing Air Quality, Land and Water Resources

- 7.23 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.
- 7.24 Issues of water quality and water supply are very significant in Ryedale. The River Derwent catchment is one of the largest sources of riverine drinking water in Yorkshire, supplying populations both within the catchment and further afield. Groundwater resources, in particular the principal Corallian Limestone, Wolds and Sherwood Sandstone aquifers, provide further invaluable sources of water supply for the public, industry and agriculture. They also help to sustain the base flows of rivers, which in turn support biodiversity and the amenity use of rivers and streams. The need to maintain high quality water standards and to maintain and protect water supply, through pollution and abstraction control is unquestionable. To help protect ground water resources from pollution, the Environment Agency has identified Source Protection Zones (SPZs) at Keld Head, Pickering; Howe Hill, Norton; East Ness, Nunnington; Westerdale and Hazelhead in the North York Moors National Park. SPZs outside of Ryedale but adjacent to the District include those at Irton, Scarborough; Elmswell Wold, Kilham, Burton Agnes, Haisthorpe, Bridlington and Southburn, in the East Riding.
- 7.25 All Ryedale's towns have experienced flooding events to varying extents. 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. Flood zones identified in the North East Yorkshire Strategic Flood Risk Assessment are central to the application of a sequential approach which will look to guide new development to areas that have the lowest probability of flooding and to avoid inappropriate development within flood zones. This will need to be balanced with a need to ensure that the towns grow in a sustainable way and that appropriate uses can be secured for vacant, derelict or underused brownfield sites.
- 7.26 Parts of flood zones 2 and 3 exist in some of the Market Towns and a limited number of prominent brownfield sites are located within areas at risk of flooding, especially at Malton and Norton in the Rail/River Corridor. These sites are well located to the centre of each town and their appearance does undermine environmental quality. Whilst these sites are not critical to Ryedale meeting its development requirements, there is merit in seeking to explore appropriate new uses or improvement measures. Redevelopment proposals will need to take full account of the flood risk. The vulnerability of proposed uses will be considered and the exception test embodied within national policy will be applied to proposals for specific types of development within flood zones 2 and 3. The Council will commission additional work to supplement existing detailed information to provide a more detailed picture of flood risk within parts of the Malton and Norton Rail/River Corridor to a Level 2 Strategic Flood Risk Assessment standard in order to inform the decision making process. However, ultimately, flood risk may mean that some of these areas may be unsuitable for

development and for some areas certain vulnerable uses may be precluded or, the mitigation measures needed to address flood risk may impact on the viability of development.

- 7.27 The majority of land in the District is in agricultural use and agricultural land in the area of Ryedale covered by this Plan generally falls within grades 2 and 3. Grade 2 Best and Most Versatile Land is predominantly located to the east and north east of Malton and Norton and also along the Great Wold Valley. Although agricultural land is a plentiful resource in the District, 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 land, particularly the loss of the Best and Most Versatile Land is carefully managed and avoided when balanced against other sustainability considerations which will need to be taken into account in guiding new development.
- 7.28 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.
- 7.29 As the Principal Town in Ryedale, Malton and Norton will experience growth and development over the Plan Period and this does pose a challenge in terms of improving air quality and reducing vehicular emissions. The Brambling Fields strategic

junction improvement is designed to reduce through traffic and HGV movement in the constricted central road network through the towns. The Brambling Fields junction improvement and associated complementary traffic management measures are a key way in which the District Council and North Yorkshire County Council as Highway Authority are seeking to address air quality issues at Butcher Corner. Developer contributions to pay for this strategic improvement will be an important way in which development will be expected to mitigate the impact of increased traffic generation and associated air pollution.

- 7.30 Clearly, the type and location of new development will influence the traffic generation and the volume and pattern of vehicular movements. In identifying new development sites and managing development proposals, the Council will look to locate new development at the towns in locations which are accessible by non-car based modes of travel. The Council and North Yorkshire County Council will also aim to mitigate impacts on air quality through the provision of enhanced walking and cycling facilities and where appropriate will negotiate Travel Plan initiatives with developers to encourage reduced reliance on the car for local journeys or initiatives to facilitate the use of low emission vehicles.
- 7.31 Proposals for new development in or around the AQMA will be carefully considered to ensure that an acceptable environment can be provided for the occupiers of new development. Developers promoting development which would result in an impact on air quality will be required to demonstrate that the impact on air quality is acceptable and mechanisms are in place to mitigate adverse impacts.

SP17 Managing Air Quality, Land and Water Resources

Land resources will be protected and improved by:

- Supporting new uses for land which is contaminated or degraded where an appropriate scheme of remediation and restoration is agreed and in place
- Prioritising the use of previously developed land and protecting the best and most versatile agricultural land from irreversible loss. New land allocations will be planned to avoid and minimise the loss of the Best and Most Versatile Agricultural Land. Proposals for major development coming forward on sites that are not allocated for development which would result in the loss of the Best and Most Versatile Agricultural Land will be resisted unless it can be demonstrated that the use proposed cannot be located elsewhere and that the need for the development outweighs the loss of the resource

Flood risk will be managed by:

- Requiring the use of sustainable drainage systems and techniques, where technically feasible, to promote groundwater recharge and reduce flood risk. Development proposals will be expected to attenuate surface water run off to the rates recommended in the Strategic Flood Risk Assessment. In addition, major development proposals within areas highlighted as having critical drainage problems in the North East Yorkshire Strategic Flood Risk Assessment (or future updates) as Critical Drainage Areas may, if appropriate, be required to demonstrate that the development will not exacerbate existing problems by modelling impact on the wider drainage system
- Ensuring new development does not prevent access to water courses for the maintenance of flood defences
- Undertaking a risk based sequential approach to the allocation of land for new development and in the consideration of development proposals in order to guide new development to areas with the lowest probability of flooding, whilst taking account of the need to regenerate vacant and previously developed sites within the towns. In considering development proposals or the allocation of land, full account will be taken of the flood risk vulnerability of proposed uses and the national 'Exception Test' will be applied if required

Water resources will be managed by:

- Supporting the water efficient design of new development and requiring developers to demonstrate how development proposals will seek to minimise water consumption

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- Ensuring applications for new development assess impacts on water quality and propose mitigation measures to reduce the risk of pollution and a deterioration of water quality
- Protecting surface and groundwater from potentially polluting development and activity. Sources of groundwater protection within and adjacent to the District will be protected using the Source Protection Zones (SPZs) identified by the Environment Agency. Within SPZ1 the following types of development will not be permitted unless adequate safeguards against possible contamination can be agreed:
 - Septic tanks, waste water treatment works, storage tanks containing hydrocarbons or any chemicals or underground storage tanks;
 - Sustainable drainage systems with infiltration to ground
 - Oil pipelines
 - Storm water overflows and below ground attenuation tanks
 - Activities which involve the disposal of liquid waste to land
 - Graveyards and cemeteries
 - Other specific types of development identified within the Environment Agency's Groundwater Protection Policy
- Within Source Protection Zones 2 and 3 a risk based approach will be applied to the consideration of development proposals with the exception of development involving deep soakaways, sewerage, trade and storm effluent to ground which will not be permitted unless it can be demonstrated that these are necessary, are the only option available and where adequate safeguards against possible contamination can be agreed.
- Within Source Protection Zones developers will be expected to provide full details of the proposed construction of new buildings and construction techniques, including foundation design as part of their proposals.
- Ensuring that necessary sewerage and water treatment infrastructure improvements are provided in tandem with new development and that scale, type, location and phasing of new development or land-based activity can be accommodated without an unacceptable impact on water supply

Air Quality will be protected and improved by:

- Locating and managing development to reduce traffic congestion and air pollution and promote the use of alternative forms of travel to the private car
- Supporting measures to encourage non-car based means of travel or the use of low emission vehicles

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- Reducing air quality emissions from buildings through renewable energy provision and sustainable building standards in line with Policy SP18
- Requiring development proposals within or adjoining the Malton Air Quality Management Area to demonstrate how effects on air quality will be mitigated and further human exposure to poor air quality reduced. All development proposals within or near to the Air Quality Management Area which are likely to impact upon air quality; which are sensitive to poor air quality or which would conflict with any Air Quality Action Plan will be accompanied by an Air Quality Assessment
- Only permitting development if the individual or cumulative impact on air quality is acceptable and appropriate mitigation measures are secured

SP17 Implementation and Monitoring

Implementation	Action/ Mechanism	Responsibility	Timing
Supporting Information and data	Statutory Environmental Quality Standards and Regulations	European Union; National Government	On-going
	Sustainable Building Standards/ Assessment	National Government/ Building Research Establishment	In place
	Groundwater Source Protection Zones	Environment Agency	Identified
	Catchment Flood Management Plans (River Esk and Coastal Streams CMP and River Derwent CMP)	Environment Agency	In place
	Flood Map	Environment Agency	In place
	Flood Zones (Strategic Flood Risk Assessment)	Ryedale District Council	Identified

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Implementation	Action/ Mechanism	Responsibility	Timing
	Level 2 Strategic Flood Risk Assessment for Malton and Norton	Ryedale District Council	2012 – to inform site selection and development management process
	Agricultural Land Grades	Department of Food and Rural Affairs	Identified
	Malton Air Quality Management Progress Reports	Ryedale District Council	Annual
Implementation	Action/ Mechanism	Responsibility	Timing
Planning Process			
The Ryedale Plan	Selection of new development sites – Local Plan Sites Document	Ryedale District Council	2012/2013
	Community Infrastructure Levy Charging Schedule – infrastructure improvement measures	Ryedale District Council	2013
	Supplementary Planning Documents – covering the scope and content of supporting assessments	Ryedale District Council	Post 2013
Development Management	Use of planning conditions to control activity where necessary	Ryedale District Council/ North Yorkshire County Council	On-going

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Implementation	Action/ Mechanism	Responsibility	Timing
	and Use of planning obligations to secure mitigation measures		
Implementation	Action/ Mechanism	Responsibility	Timing
	Information to accompany planning applications to include, where appropriate – <ul style="list-style-type: none"> • Environmental Impact Assessment • Air Quality Assessment • Land Contamination Assessment • Transport Assessment • Site-specific Flood Risk Assessments 		
Wider Plans, Strategies and projects	River Basin Management Plan (Humber Basin District)	Environment Agency	In place
	Catchment Flood Management Plans (River Esk and Coastal Streams CMP and River Derwent CMP)	Environment Agency	In place

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Implementation	Action/ Mechanism	Responsibility	Timing
	Catchment Abstraction Management Strategies and Licensing	Environment Agency	In place
	Local Transport Plan	North Yorkshire County Council	LTP 3 – Agreed April 2011
	Air Quality Action Plan	Ryedale District Council	Adopted
	National Flood and Coastal Erosion Risk Management Strategy	Environment Agency	Adopted
	Environment Agency's Groundwater Protection: Policy and Practice (GP3)	Environment Agency	Adopted
Monitoring	Data Source	Responsibility	Target/ Trend
Air quality monitoring – annual average concentration of nitrogen dioxide	Air Quality Progress Report	Ryedale District Council	Reduction in Nitrogen Dioxide levels to below 40mg/m ³ at monitored sites Revocation of Air Quality Management Area
River Quality Monitoring	Environment Agency ratings	Environment Agency	Improvement/no deterioration over time
Number of planning applications granted	In-house monitoring	Ryedale District Council	Target =0

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Implementation	Action/ Mechanism	Responsibility	Timing
<p>permission contrary to recommendation of Environment Agency on the grounds of Water Quality</p> <p>Number of planning applications granted permission contrary to the recommendation of the Environment Agency on the grounds of flood risk</p> <p>Amount of Grade 2 agricultural land irreversibly lost to development</p>	<p>In-house monitoring</p> <p>In-house monitoring</p>	<p>Ryedale District Council</p> <p>Ryedale District Council</p>	<p>Target =0</p> <p>Reduce/minimise</p>

Renewable and Low Carbon Energy

7.32 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.

Stand Alone Renewable and Low Carbon Energy Schemes

7.33 The Yorkshire and Humber Renewable and Low Carbon Potential Study identified that the following types of renewable or low carbon energy, where feasible and viable within Ryedale.

Type of RLCE Production	Electricity MW	Heat MW	Total MW
Commercial Wind	10	0	10
Small Scale Wind	1	0	1
Biomass Energy Crops	16	30	46
Biomass Wood Fuel	0	4	4
Microgeneration	2	14	16
Energy from Waste	8	6	14

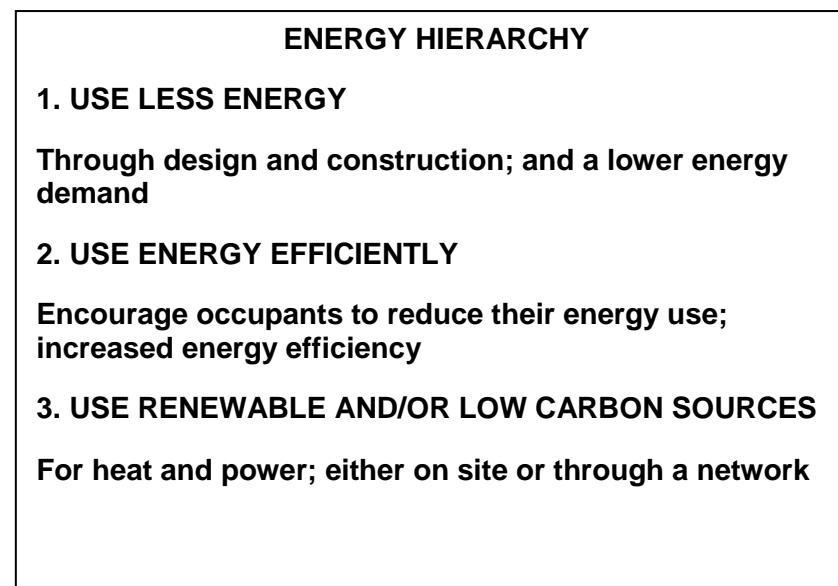
Total	37	54	91
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7.34 Ryedale's greatest renewable and low carbon energy potential is from biomass energy crop production (including short rotation coppice and miscanthus, along with wood from managed woodlands) and biomass agricultural arisings. The planning system does not control the use of agricultural land, however in principle the planting of energy crops will be encouraged, where it does not affect the use of land for permanent pasture, grassland or the needs of the food production industry. The processing of biomass can be through biomass boilers, which are capable of heating an entire housing development via a district heating scheme or can be stand alone in individual buildings. Biomass may also be used for anaerobic digestion, which produces a biogas that can be burned for heat, used for combined heat and power or used for conventional natural gas applications, including transport. Ryedale's neighbouring authorities also have potential for energy crop production and a cross-boundary approach to the growing and processing of biomass and supply chain implications will be encouraged. The region's power stations could be a potential market for some of the biomass grown in Ryedale. The production of biomass is not without its drawbacks and needs to be managed so as to ensure that it is harvested at sustainable rates, does not damage ecosystems, does not consume large amounts of water, and the manner and location of its point of processing do not give rise to excessive emissions that may outweigh the growing of the crop in the first place. A supplementary document will be produced on this issue to help biomass growers.

- 7.35 Ryedale also has some potential for wind farms due to its topography and high wind speeds. However, Ryedale’s high quality landscape is one of its key assets and a balance needs to be struck between delivering renewable energy generation and protecting the character of the District for those who live and visit. The Renewable and Low Carbon Energy Study for Yorkshire and Humber (2011) took the high quality landscape of Ryedale into account when identifying its potential of 10MW. This figure is gathered from opportunities in the Vale of York which is not an area of high value landscape.
- 7.36 Wind farms, of no more than 2.5MW will be considered on their merits and take into account the cumulative impact on the high quality landscape. Other forms of renewable (such as hydro) and low carbon (such as energy from waste) energy generation will be assessed on their merits and with regard to other policies in the Local Plan Strategy and the Minerals and Waste Joint Plan (North Yorkshire County Council, City of York Council and North York Moors National Park Authority).
- 7.37 It is important to recognise and support the contribution of community-led and farm-scale renewable and low carbon solutions. Small scale wind turbines, anaerobic digestion, biomass boilers and other forms of energy and heat generation (notably solar power, hydro-electricity, ground and air-source heat pumps) which serve more than one building, will be supported in principle. However the Local Planning Authority will carefully consider the impact of wind turbine proposals on the landscape and will resist proposals which individually or cumulatively have an unacceptable impact on the landscape.

Sustainable Building

- 7.38 Buildings have a long lifespan, and contribute to Ryedale’s carbon dioxide emissions, so it is important that new homes and buildings have as low an impact as possible. This can be achieved, in part, by following the “Energy Hierarchy” which is a cascading scale:



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.

- 7.39 The current nationally recognised standards 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 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. In Ryedale 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.
- 7.40 Developments not achieving improvements over building regulations standards will not be supported unless applicants can demonstrate that it is not feasible or viable to do so. Guidance on delivering this will be set out in a Supplementary Planning Document. **It is vital that issues around building sustainability, energy efficiency and sources of energy supply are considered at the very outset of the planning process.** Feasibility and viability can be compromised by decisions taken early on in the site assembly and pre-planning phases and throughout the development process, for example through the orientation, layout and design of buildings; developers should ensure that they take the Energy Hierarchy into account at an early stage. Sufficient information should be submitted as part of detailed or outline planning permission.
- 7.41 The Council will encourage the delivery of decentralised energy as a key element of the Energy Hierarchy and so as to deliver greater energy security and address fuel poverty. The Council recognises that there are substantial uncertainties surrounding the costs of decentralised energy products (including levels of fiscal incentives), the maturity of the industry and customer expectations. Therefore, where decentralised energy plays a role in the energy strategy for a development, but cannot be delivered on site due to demonstrable feasibility or viability issues, the Council will explore with the developer off-site contributions through Allowable Solutions and/or the Community Infrastructure Levy e.g. for the improvement of the existing housing stock or the provision of decentralised energy infrastructure. The delivery of decentralised energy in the form of District Heat Networks will be supported and the Local Plan Sites Document will, in particular, take account of opportunities to capitalise on local heat production and heat demand when setting ambitious but viable requirements for a particular proportion of a site's energy supply to be provided by either decentralised renewable or low carbon energy supplies.
- 7.42 Much of the Energy Hierarchy can also be achieved on existing buildings and will not be subject to a grant of planning permission unless there are likely unacceptable impacts on amenity, landscape, heritage or biodiversity. Guidance on lowering carbon emissions of existing development will be set out in a Supplementary Planning Document.

SP18 Renewable and Low Carbon Energy

Developments that generate renewable and/or low carbon sources of energy will be supported providing that individually and cumulatively proposals:

- Can be satisfactorily assimilated into the landscape or built environment, especially in respect of the setting of the North York Moors National Park, the Howardian Hills Area of Outstanding Natural Beauty (and its setting), the Wolds and the Vale of Pickering;
- Would not impact adversely on the local community, economy, or historical interests, unless their impact can be acceptably mitigated;
- Would not have an adverse impact on nature conservation, in particular in relation to any sites of international biodiversity importance, unless their impact can be acceptably mitigated;
- Would not have an adverse impact on air quality, soil and water resources in Policy SP17, unless their impact can be acceptably mitigated.

In the absence of major opportunities for large-scale renewable and low carbon energy generation, new development is expected to play a key role in reducing carbon emissions and improving building sustainability through the following:

- All new development will demonstrate that all levels of the Energy Hierarchy have been considered, taking into account the nature, scale and location of the development. The Local Planning Authority will take into account the feasibility and viability issues associated with the delivery of decentralised renewable and low carbon energy. Where it is not feasible or viable to provide on-site renewable/low carbon energy, or within the locality, consideration will be given to Allowable Solutions in line with agreed national definitions.
- For all new build residential development, the proposal demonstrates that it meets the highest 'Code for Sustainable Homes' standard (or its successor) that is feasible and viable on the site.
- For major (1000 sq metres or more of floor space) non-residential development, the proposal demonstrates that it meets the highest BREEAM standard (or its successor) that is feasible and viable for that type of development on the site proposed.
- The Local Plan Sites Document will seek to establish site-specific targets using sustainable building standards and identify opportunities for the use of particular technologies (such as combined heat and power (CHP) and district heating schemes) for sites allocated, subject to feasibility and viability.

SP18 Implementation and Monitoring

Implementation	Action/Mechanisms	Responsibilities	Timing
Supporting information and data	Sub-Regional Energy Assessment and Targets Study	Prepared by AEA Consultants. Forms an evidence base for local authorities to use	First published 2004 and fed into Yorkshire and Humber Plan (2008)
	Delivering Sustainable Energy in North Yorkshire: Recommended Planning Guidance	Prepared by Land Use Consultants and Energy Foundation for Local Authorities of North Yorkshire	Published October 2005
	Yorkshire and Humber Renewable and Low Carbon Energy Study	Prepared by AECOM. Forms an evidence base for local authorities to use	2011
General Advice	Training planners in preparing and implementing policies on climate change	Yorkshire and Humber Climate Change Skills	2012
	Advice on specific projects and proposals	Energy Savings Trust, CO ₂ Sense, Carbon Trust	On-going
Planning Process The Ryedale Plan:	Selection of new development sites – Local Plan Sites Document	Ryedale District Council	2013
	Topic specific Supplementary Planning Documents	Ryedale District Council; North Yorkshire County Council	2013 onwards
	Community Infrastructure Levy Charging Schedule	Ryedale District Council	2013
Development Management:	Use of planning obligations and conditions	Ryedale District Council; Landowners and Developers	On-going

SECTION 7 – ENVIRONMENT

Implementation	Action/Mechanisms	Responsibilities	Timing
Wider Plans, Strategies and Projects Sub-Regional projects: Grant Schemes:	Biomass supply chains	Ryedale District Council, Scarborough Borough Council, City of York Council, East Riding of Yorkshire Council, North York Moors National Park Authority	On-going
	Community Sustainable Energy Programme	BRE	On-going
	CO ₂ Sense Schemes	CO ₂ Sense	On-going
Monitoring	Data Source	Responsibility	Target/ Trend
Carbon Emissions	Vantage Point Data	Ryedale District Council	Decreasing (Vantage Point Modelling exercise will provide more specific targets)
Installed grid connected capacity	In-house monitoring	Ryedale District Council	A minimum of 10MW by 2026
Energy Efficiency - Proportion of new buildings to Code for Sustainable Homes and Building Research Establishment Environmental Assessment Method standard	In-house monitoring	Ryedale District Council	Increasing

Generic Development Management Policies

- 8.1 This section includes a number of policies which specifically relate to the development management process. Policy SP20 covers a number of issues which form part of the consideration of almost every planning application received by the Council or North Yorkshire County Council, as Local Planning Authorities. Policies SP19, SP20, SP21 and SP22 are general development management policies which are central to the implementation of the key elements of this Strategy.
- 8.2 The publication of the National Planning Policy Framework in March 2012 introduced a presumption in favour of sustainable development for the plan-making and decision-taking elements of the planning process. This Plan – its Strategy, strategic policies and proposals, provides a framework for sustainable development in Ryedale which has been prepared in accordance with the presumption in favour of sustainable development. The Planning Inspectorate has prepared a model policy for development plans, to ensure that they provide sufficient clarity to guide the application of the presumption in favour of sustainable development through the decision making/ planning application process. The model policy strongly reflects the current National Planning Policy Framework. It has been prepared by the Planning Inspectorate and included within this Plan by the District Council on that basis. If, over the life of the Plan, national policy changes amend the emphasis or interpretation of the presumption in favour of sustainable development, this will be taken into account in the use of this policy.

SP19 Presumption in Favour of Sustainable Development

When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in Neighbourhood Plans) will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:

- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
- Specific policies in that Framework indicate that development should be restricted.

SP20 Generic Development Management Issues

Character

New development will respect the character and context of the immediate locality and the wider landscape/townscape character in terms of physical features and the type and variety of existing uses

Proposed uses and activity will be compatible with the existing ambience of the immediate locality and the surrounding area and with neighbouring land uses and would not prejudice the continued operation of existing neighbouring land uses

The cumulative impact of new development on the character of an area will also be considered

Design

The design of new development will follow the principles established in Policy SP16. Extensions or alterations to existing buildings will be appropriate and sympathetic to the character and appearance of the existing building in terms of scale, form, and use of materials

Amenity and Safety

New development will not have a material adverse impact on the amenity of present or future occupants, the users or occupants of neighbouring land and buildings or the wider community by virtue of its design, use, location and proximity to neighbouring land uses. Impacts on amenity can include, for example, noise, dust, odour, light flicker, loss of privacy or natural daylight or be an overbearing presence

Developers will be expected to apply the highest standards outlined in the World Health Organisation, British Standards and wider international and national standards relating to noise

New development proposals which will result in an unacceptable risk to human life, health and safety or unacceptable risk to property will be resisted. Developers will be expected to address the risks/potential risks posed by contamination and/or unstable land in accordance with recognised national and international standards and guidance

All sensitive receptors will be protected from land and other contamination. Developers will be expected to assess the risks/ potential risks posed by contamination in accordance with recognised national and international standards and guidance

Access, Parking and Servicing

Access to and movement within the site by vehicles, cycles and pedestrians would not have a detrimental impact on road safety, traffic movement or the safety of pedestrians and cyclists. Information will be required in terms of the positioning and treatment of accesses and circulation routes, including how these relate to surrounding footpaths and roads

Access into and within buildings will be expected to be of a standard that allows all to access the building unimpeded

Development will be expected to comply with the relevant standards in place at the time a planning application is made to the Local Planning Authority. A Travel Plan may be required to set out how the use of the building can be made more sustainable by reducing the need to travel by private car

Where applicable, proposals will need to demonstrate the inclusion of safe and effective vehicular servicing arrangements

SP20 Implementation and Monitoring

Implementation	Action/ Mechanism	Responsibility	Timing
Development Management Process	Pre-application advice	Ryedale District Council and where applicable, North Yorkshire County Council	On-going
	Development management advice/ guidelines and Supplementary Planning Documents to cover specific issues	Ryedale District Council	2013 onwards
	Planning applications to be supported with the necessary and	Developers	On-going

SECTION 8 – MANAGING AND CONTROLLING DEVELOPMENT

Implementation	Action/ Mechanism	Responsibility	Timing
Supporting Policy/ Guidance Documents	relevant supporting information and plans, including for example Design and Access Statements; relevant technical assessments		
	Use of conditions and legal agreements to control or mitigate concerns	Ryedale District Council and where applicable, North Yorkshire County Council	On-going
	Topic-specific Supplementary Planning Documents	Ryedale District Council	Suite to be completed by 2015
	Site-specific Design Guidance or Development Briefs	Ryedale District Council/ Developers	Post adoption of Sites Document 2013 onwards)
	Conservation Area Appraisals and Management Plans	Ryedale District Council	On-going
	Village/Town Design Statements	Local Communities	On-going
	Transport Issues and Development Guidance incorporating Car Parking Standards	North Yorkshire County Council	In place
	Relevant Environmental Protection Standards and legislation	Including those produced by World Health Organisation and British Standards	In place/on-going

SECTION 8 – MANAGING AND CONTROLLING DEVELOPMENT

Implementation	Action/ Mechanism	Responsibility	Timing
	Landscape Character Assessments	Ryedale District Council and North Yorkshire County Council	In place
	Tranquillity and Intrusion Mapping	Council For the Protection of Rural England	In place
	Travel Plans	Department for Transport	In place
	Health and Safety Executive Consultation Zones		

Monitoring	Data Source	Responsibility	Target/Trend
Proportion of development complying with car parking standards	In-house monitoring	Ryedale District Council	All new development to comply with car parking standards
Proportion of development requiring a traffic impact assessment to provide a Travel Plan	In-house monitoring	Ryedale District Council	Increasing
Monitoring delivery of Travel Plans	In-house monitoring	Ryedale District Council; North Yorkshire County Council; Highways Agency	

Occupancy Restrictions

- 8.3 The use of conditions to control the occupancy of some forms of new development are mechanisms which are regularly used in the development management process in Ryedale to ensure that new forms of accommodation are used for the purpose for which they are intended and for which planning permission is granted. Controlling the occupancy of different forms of accommodation forms a particularly important way in which the pressure of the open housing market can be managed in a high demand market area such as Ryedale.
- 8.4 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.
- 8.5 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.
- 8.6 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.
- 8.7 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.
- 8.8 An important part of the strategy of this Plan and its approach to the management of housing land supply is the use of a Local Needs Occupancy Condition on new housing in the majority of villages across Ryedale. The condition is used to ensure that the limited sources of housing in these locations are available to meet the needs of local people as opposed to externally driven demand and that new homes in these locations come forward at a rate which reflects local housing requirements. It is anticipated that this will support the release of planned housing sites in more sustainable locations/settlements.
- 8.9 Legal agreements are normally used in Ryedale to control the occupancy of affordable housing, provided either through developer contributions or from Rural Exception Sites.

SP21 Occupancy Restrictions

The following occupancy conditions will be used to ensure that developments are occupied for the purpose for which they are intended and justified. This policy will be applied in the following circumstances:

a) Local Needs Occupancy

To meet local housing need in the non-service villages the occupancy of new market housing will be subject to a local needs occupancy condition where this accords with Policy SP2, and will be limited to people who:

- Have permanently resided in the parish, or an adjoining parish (including those outside the District), for at least three years and are now in need of new accommodation, which cannot be met from the existing housing stock; or
- Do not live in the parish but have a long standing connection to the local community, including a previous period of residence of over three years but have moved away in the past three years, or service men and women returning to the parish after leaving military service; or
- Are taking up full-time permanent employment in an already established business which has been located within the parish, or adjoining parish, for at least the previous three years; or
- Have an essential need arising from age or infirmity to move to be near relatives who have been permanently resident within the District for at least the previous three years

b) Affordable Housing

The occupancy of affordable housing units secured through developer contributions or the use of the Rural Exceptions Policy will be restricted to households in housing need who cannot afford to meet their housing requirements in the open housing market. Occupancy conditions or eligibility clauses will, in most cases, cascade as follows:

- Residents who have permanently or ordinarily lived in the parish for at least three years
- Those who have been permanently employed in the parish for three years
- Residents who have permanently or ordinarily lived in adjacent parishes (including those outside the District) for at least three years
- Former residents of the parish with at least 10 years residency with a need to return to the parish or service men and women returning to the parish after leaving military service
- Households with a close family connection to residents of the parish who have lived there permanently or ordinarily for at least five years
- Residents of Ryedale who live permanently or ordinarily in the District

c) Agricultural/ Forestry/ Land-Based Activity

(i) Proposals for new residential development in the open countryside (outside Development Limits) to support land-based activity, will be required to demonstrate an essential need for the dwelling that cannot be met elsewhere.

A condition will be applied requiring that the dwelling remains available in perpetuity for use by a person/s employed full-time in agriculture/forestry or other enterprise for which a dwelling in the particular location is considered essential.

(ii) Time restricted conditions and occupancy conditions will be applied to temporary residential accommodation to support a new farming/forestry/ rural enterprise activity where the need for the accommodation can be justified. Such accommodation will take the form of a caravan or wooden structure which would be supported, normally for a period of three years.

d) Ancillary Residential Accommodation

Where further residential accommodation within the curtilage of an existing dwelling is proposed to complement the existing living arrangements, such as to provide a 'granny annexe', the proposed development shall remain ancillary to the existing house and shall not be separately occupied. Accommodation that has a separate access and the ability to be fully self-contained will be discouraged.

e) Time-Limited Occupation

New un-serviced holiday accommodation (holiday cottages, caravan parks (static and touring), log cabins and holiday chalets) will be subject to the following conditions:

- The accommodation is occupied for holiday purposes only; and not as a person's sole, or main place of residence; and
- It shall be available for commercial holiday lets for a least 140 days a year and no let must exceed 31 days; and
- The owners/operators shall maintain an up-to-date register of lettings/occupation and advertising will be maintained at all times and shall be made available for inspection to an officer of the Local Planning Authority on request.

f) Seasonal Occupancy Condition

A seasonal occupancy condition will be attached where the proposed accommodation is not suitable for year-round occupation by nature of its location, design or proximity to a habitat that needs extra protection at certain times of the year.

g) Lifting of Occupancy Restrictions

(i) The lifting of occupancy restrictions will be carefully considered on a case by case basis. The capability and suitability of the unit being occupied as a permanent residential unit together with any changes in circumstances which mean the occupancy restriction is no longer applicable, will be carefully considered.

(ii) Changes in the scale and character of farming/ forestry/other enterprise may affect the longer-term requirement for dwellings that are subject to an occupancy condition. For an agricultural occupancy condition to be lifted, up to date documentary evidence provided by an independent consultant will be required showing that there is no demand for the accommodation in its current status. This would be established over a period of at least 12 months through the advertisement of the property by agents specialising in the sale of agricultural land and property in the Ryedale area, with regular advertisement within agricultural journals and local papers. The property advertisement must refer to the existence of the agricultural occupancy condition, and for the property be priced accordingly.

SP21 Implementation and Monitoring

Implementation	Action/ Mechanism	Responsibility	Timing
Development Management Process	Application of conditions	Ryedale District Council	On-going
	Lifting of conditions	Ryedale District Council	On-going
	Preparation of Legal Agreements (Section 106 Agreements)	Ryedale District Council/ Developers	On-going
	Variation of Section 106 Agreements	Ryedale District Council/ Developers	On-going
Monitoring Indicator	Data Source	Responsibility	Target/ Trend
Number and type of occupancy conditions lifted or Section 106 occupancy clauses varied.	In-house monitoring	Ryedale District Council	Not applicable

Developer Contributions

- 8.10 Contributions which are made by developers as part of the development process are an important way of ensuring that new development can be well integrated within existing places and communities. Contributions also help to ensure that communities and places can grow over time in a sustainable way, helping to deliver the objectives, aspirations and Strategy of this Plan. In essence, contributions can be used to mitigate the impact of new development to compensate for the loss or damage to specific features or to deliver prescribed forms of development, such as the provision of affordable housing.
- 8.11 In Ryedale, contributions from developers are one of the main ways in which the infrastructure improvements identified under policies SP10 and SP11, that are required to support the scale and distribution of new development under this Strategy, can be delivered. Currently contributions are negotiated with developers and are secured as planning (Section 106) obligations. In the future, contributions will be secured in two ways. On-site or development-specific contributions essential to the granting of planning permission

for an individual scheme and affordable housing provision will continue to be secured through Section 106 Agreements, whilst wider contributions will be made through the use of the Community Infrastructure Levy (CIL). The latter is considered by Government to be a more appropriate mechanism with which to collect monies towards strategic infrastructure improvements. The Council aims to produce a CIL Charging Schedule in consultation with developers, local communities and service providers and will undertake the necessary work and procedural requirements to ensure that the charging schedule or levy rates do not undermine the economic viability of development. It is anticipated that the charging schedule will be compiled alongside the preparation of the Local Plan Sites Document. In order to ensure that the viability of the CIL rates can be considered in the context of contributions such as affordable housing, and also to ensure that the ability of sites to contribute to the delivery of affordable housing and infrastructure improvements can be fully considered as part of the site selection process.

- 8.12 The Council will prepare Supplementary Planning Documents to help inform and secure developer contributions which will be made through legal agreements.

SP22 Planning Obligations, Developer Contributions and the Community Infrastructure Levy

New development will contribute to the place-making objectives and aspirations of this Plan and to the infrastructure necessary to support future development in the District.

The Local Planning Authority will negotiate planning obligations/ developer contributions and charge a Community Infrastructure Levy (CIL) to address the necessary improvements to social, physical or utility infrastructure which are required as a result of new development.

Planning obligations will be sought to regulate development, to address necessary on-site mitigation measures to address its impact or to provide compensation for the loss or damage to a facility, feature or resource of acknowledged significance.

Developer contributions and the Community Infrastructure Levy (CIL) funds will be used to contribute to all or some of the following:

- Affordable housing and/or specialist housing to meet specific needs
- Transport infrastructure improvements including public and community transport schemes and revenue support, transport infrastructure schemes, car parking, cycling and pedestrian improvements, Travel Plans and behavioural change measures
- Education provision and facilities
- Health care provision
- Emergency services
- Renewable energy, community energy schemes and 'Allowable Solutions'
- Community buildings, open space, leisure and play facilities, allotments and burial facilities
- Drainage and flood prevention measures
- Water and sewerage utilities
- Environmental/public realm improvements
- Green Infrastructure Networks
- Biodiversity and habitat compensation measures
- Refuse collection receptacles and vehicles

Once the Council has prepared and adopted the Community Infrastructure Levy (CIL) Charging Schedule and relevant infrastructure list, developer contributions through Section 106 Agreements will be limited to site/development specific contributions, including affordable housing provision and site specific contributions which are necessary as a result of the scheme and which are essential to allow the granting of planning permission.

SECTION 8 – MANAGING AND CONTROLLING DEVELOPMENT

Prior to the adoption of the Community Infrastructure Levy, the Local Planning Authority will negotiate developer (Section 106) contributions which are necessary to mitigate the impact that arises as a result of the development proposed. This will include contributions to some of the infrastructure requirements listed above where these are relevant to a scheme and will be informed by relevant policy targets included within this Plan.

In negotiating contributions, the Local Planning Authority will have regard to development viability. Any proposed reduction in contributions will be weighed in the balance against the benefits of a scheme. Applicants should be aware that issues of viability will not override situations where a development would be unacceptable in planning terms without necessary mitigation.

SP22 Implementation and Monitoring

Implementation	Action/ Mechanism	Responsibilities	Timing
Development Management Process	Negotiation of contributions, Section 106 Agreements and compliance with legal agreements	Ryedale District Council/ Developers and Landowners	On-going
Preparation of Supplementary Planning Documents to provide further advice in relation to Developer contributions	SPD process in accordance with regulations	Ryedale District Council	On-going
Preparation of CIL Charging Schedule	Consultation, viability assessment and independent examination, in accordance with Regulations	Ryedale District Council	2013
Collection of CIL charges	Issue of Liability notice on grant of planning permission and	Ryedale District Council; North Yorkshire County Council	Post adoption of Charging Schedule

SECTION 8 – MANAGING AND CONTROLLING DEVELOPMENT

Implementation	Action/ Mechanism	Responsibilities	Timing
	supporting payment advice		
Monitoring	Data Source	Responsibilities	Target/ Trend
Section 106 payment/ provision triggers	In-house monitoring	Ryedale District Council	All contributions are delivered in accordance with legal clauses
CIL charges collected/ spent	In-house monitoring	Ryedale District Council/ Neighbourhood Forums	Increase in the percentage of development contributing towards infrastructure provision

Annex 1 – Key Technical Evidence

Delivering Sustainable Energy in North Yorkshire: Recommended Planning Guidance, (Land Use Consultants) 2005

Draft North Yorkshire and York Strategic Spatial Planning Assessment (York & North Yorkshire Partnership Unit) 2010

Gypsy and Traveller Accommodation Assessment – North Yorkshire Sub-Region (Arc4) 2008

Landscapes of Northern Ryedale (Gillespies) 1999

Local Transport Plan 3 (North Yorkshire County Council) 2011-2016

Low Carbon & Renewable Energy Capacity in Yorkshire and the Humber (AECOM) 2011

Malton and Norton Strategic Transport Assessment (STA) (Jacobs) 2010

Malton and Norton Strategic Transport Assessment (STA) - Alternative Town Centre Complementary Measure – Addendum to Main Report (Jacobs) 2010

Malton Town Centre Strategy, (WSP) 2009

North East Yorkshire Strategic Flood Risk Assessment (Arup) 2006

North East Yorkshire Strategic Flood Risk Assessment Update (Arup) 2010

North Yorkshire Accommodation Requirements of Showmen – Final Report (Arc4) 2009

North Yorkshire County Council - Regional Spatial Strategy: Settlement Study (NYCC) 2004

North Yorkshire & York Strategy (Local Government North Yorkshire and York) 2011

Our Landscape Today for Tomorrow - Landscape Character Assessment (Wolds) (Vale of York) (Gillespies) 1995

Overview of Gypsy & Traveller Accommodation - Assessments – Yorkshire & The Humber Region (SHUSU) 2009

PPG17 Open Space, Sport and Recreation Study (PMP) 2007

Ryedale District Council - Affordable Housing Viability Study (Entec) 2010

Viability Studies of Housing Sites. (J. Stroughair) 2012

Ryedale District Council- Ryedale Retail Capacity Study (Roger Tym and Partners) 2006

Ryedale District Council- Ryedale Retail Capacity Study Update (Roger Tym and Partners) 2008

Ryedale District Council- Supplementary Advice on Convenience Retail Provision (Roger Tym and Partners) 2009

Ryedale District Council- Ryedale Retail Capacity and Impact Assessment Update (Roger Tym and Partners) 2011

Ryedale Employment Land Review (Knight Frank) 2006

Ryedale Employment Land Review Update Final Report (Entec UK Ltd) 2010

Ryedale Housing Needs Study & Housing Market Assessment (DCHR) 2007

Ryedale Strategic Housing Market Assessment (Arc4) 2010

North Yorkshire Strategic Housing Market Assessment (GVA) 2011

Special Qualities Study of Ryedale's Market Towns (Ryedale District Council) 2010

Strategic Housing Land Availability Assessment – Final Report (Roger Tym and Partners) 2009

The Yorkshire and Humber Plan – Examination in Public – Background Papers (former Yorkshire and Humber Assembly) 2007

Village Services Audit 2011

Various social, economic and environmental data from Office for National Statistics (ONS), Communities and Local Government (CLG), Yorkshire Futures, York and North Yorkshire Partnership Unit, Local Government Yorkshire and the Humber, various dates

York and North Yorkshire Economic Assessment 2010 – Ryedale Local Authority District Profile (York and North Yorkshire Partnership Unit) 2010

Yorkshire and the Humber Green Infrastructure Mapping Project (Natural England) 2010

Please note that the above list is not exhaustive but is provided to give an indication of the key technical evidence used to inform this Plan.

Annex 2 Ryedale Local Plan (2002 and 2004) Policies Superseded by this Plan

GB1 Definition of the York Green Belt

GB4 Development within Green Belt Settlements

H1 Housing Land Provision

H7 Residential Development within Settlements

H8 Residential Development in Town Centres

H10 Replacement Dwellings in the Countryside

H12 New Development in Settrington and Scampston

H13 Extensions to Existing Dwellings

H14 Public Open Space in Residential Developments

H16 Gardens of New Dwellings which Extend Beyond the Development Limits

H17 Garden Extensions into the Open Countryside

H20 Affordable Housing in Rural Areas

H21 Accommodation for Gypsies

H Affordable Housing from Developer Contributions

EMP6 Expansion of Existing Businesses

EMP 8 Existing Industrial and Business Areas

EMP9 Existing Industrial and Business Commitments

EMP10 Small Industrial/Business Developments within Settlements

EMP11 Industrial/Business Development in the Countryside

EMP12A Warehousing, Storage and Distribution Uses

EMP13 Industrial Buildings

AG2 New Agricultural Buildings

AG3 Intensive Livestock Units

AG4 Farm Diversification

AG5 Re-Use of Rural Buildings for Business, Commercial, Industrial, Tourism or Recreational Use

AG6 Re-Use of Rural Buildings for Residential Purposes

AG8 Lifting of Agricultural Occupancy Conditions

AG11 Development Involving Horses

R1 Retail Development within Town Centres

R2 Development for Use Class A3

R3 Use of Upper Floors within Town Centres for Offices/Financial and Professional Services

R5 Local Daily Needs Shops Within the Market Towns

R6 Village Shops and Farm Shops

R9 Shopfronts

R10 Shop Advertisements

C4 Trees in Conservation Areas

C5 Advertisements within Conservation Areas

C6 New Conservation Areas

C11 Advertisements on Listed Buildings

TM1 Hotels, Guest Houses and Other Visitor Accommodation within Settlements

TM2 Hotels, Guest Houses and Other Visitor Accommodation outside Settlements

TM3 Chalet, Cabin and Static Caravan Development

TM4 Touring Caravan and Camping Sites

TM5 Buildings on Camping, Caravanning and Chalet Developments

L1 Outdoor Sports Facilities

L2 Playing Fields

L3 Central Ryedale Leisure Facility

L6 New Public Open Space

L7 Public Open Space

L8 Allotments

L10 Community and Village Halls

L11 Existing Community Facilities within Villages

T3 Access to the Local Highway Network

T4 Accesses on to 'A' Roads

T7 Parking

T8 Public Transport and Rail Services

T10 Public Rights of Way and Pedestrian Facilities

T11 Disused Railway Lines

U1 Off-Site Sewerage Infrastructure

U2 Availability of Water Supplies
U3 Surface Water Run-Off
U4 Sewerage Disposal
U5 Septic Tank Problem Areas
U6 Foul Sewerage Problem Areas
RE1 Wind Turbine Development
RE2 Development in the Vicinity of Wind Turbines
RE3 Combustion Plants for Electricity Generation from Burning Crop Residues
ENV2 Development in the Howardian Hills AONB
ENV3 Development in the Areas of High Landscape Value
ENV5 Visually Important Undeveloped Areas
ENV7 Landscaping
ENV12 Sites of Importance for Nature Conservation
ENV13 Regionally Important Geological/Geomorphological Sites
ENV18 Ponds
MN1 Malton and Norton Riverside Project