



RYEDALE
DISTRICT
COUNCIL



**The Ryedale Plan
Authority Monitoring Report 2020 (2019-20)**

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1.0 INTRODUCTION

- 1.1 All Local Authorities are required to produce an Authority Monitoring Report (AMR) formally known as an Annual Monitoring Report. The report has been produced in accordance with the requirements of the Town and Country Planning (Local Planning) (England) Regulations 2012. There is no longer a requirement to submit the AMR to the Secretary of State. This Authority Monitoring Report is for the period 1 April 2019 – 31 March 2020.
- 1.2 A key purpose of the Authority Monitoring Report is to monitor the effectiveness of planning policies in the District, and to highlight the extent to which they are meeting social, economic and environmental Aims and Objectives of the Ryedale Plan (as the Development Plan). This is achieved through the monitoring of planning applications; those approved and refused, and what development is completed during the year. The indicators for monitoring the Plan are presently set out in the Local Plan Strategy, which provides the strategic planning framework for the District. The MR will be used to highlight whether there are any policies that will need to be changed or modified, if they are not achieving their intended purpose, which is to work towards the achievement of sustainable development. As the Ryedale Plan has been adopted for approach five years, it will be important to look at any trends to see if the Plan has been effective in meeting its social, economic and environmental objectives.
- 1.3 The Authority Monitoring Report's other main purpose to record the implementation of Development Plan Production; The work undertaken in respect of The Duty to Cooperate and key consultations; record the stages of any Neighbourhood Plans in production and record any revenue generate by the Community Infrastructure Levy, and where that money is distributed/spent. The Authority Monitoring Report also sets out if any Policies in the Development Plan are not being implemented, and why.
- 1.4 This Authority Monitoring Report and the previous reports are available to view at

[Ryedale District Council Monitoring Reports](#)

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

2.0 DEVELOPMENT PLANS – LOCAL PLANS AND SUPPLEMENTARY PLANNING DOCUMENTS

Since July 2019, when the Local Plan Sites Document was adopted, Ryedale’s planning policy framework consists of the Ryedale Plan, which is the Local Plan / Development Plan for the District. The structure of which is set out below. There is currently also some saved policies from the partially revoked Regional Spatial Strategy which concern the York Green Belt. [Adopted Local Development Plan](#)

The Ryedale Plan - The Development Plan

Local Plan Strategy

Local Plan Sites Document

The Helmsley Plan

Policies Map

Neighbourhood Plan(s)

Supporting Documents

Supplementary Planning Documents

Infrastructure Delivery Plan

Community Infrastructure Levy Charging Schedule

Statement of Community Involvement

Authority Monitoring Report

Local Development Scheme

Supplementary Planning Documents are:

- Helmsley Conservation Area Appraisal (SPD)
- Ryedale Residential Design Guide (SPG)
- Ryedale Rural Design Guide (SPG)
- Settrington Village Design Statement (SPD)
- Shop front design and signs (SPG)
- Slingsby, South Holme & Fryton Village Design Statement (SPD)

These are available at: [Supplementary Planning Documents](#)

3.0 THE RYEDALE PLAN

- 3.1 Ryedale is situated in the north of England, in the County of North Yorkshire. Geographically it is the largest District in North Yorkshire, covering an area of some 575 square miles, and is predominantly rural in nature being categorised as a Defra "Rural 80" District where at least 80% of the District's population live in rural settlements and larger market towns. A striking characteristic of Ryedale is the outstanding quality of its countryside, villages and market towns, and this is valued by both residents and visitors. This is reflected in the fact that close to two thirds of the District is covered by national landscape designations. Approximately a third of Ryedale, the northern part of the District, is within the North York Moors National Park. As a result of this, Ryedale District Council does not perform any planning functions within the National Park, since they are the responsibility of the North York Moors National Park Authority. However, the Howardian Hills Area of Outstanding Natural Beauty, in the western part of the District, is within Ryedale District Council's planning jurisdiction. There are the locally important landscapes of the southern fringe areas of the North York Moors, the northernmost section of the Yorkshire Wolds and the Vale of Pickering.
- 3.2 Much of the Ryedale community already benefits from a high quality of life, which includes attractive landscapes and historic market towns, very low levels of crime, good health, low unemployment, high educational attainment and a relatively affluent population. However, there are a number of issues that the Ryedale Plan can assist in addressing in order to ensure we maintain a balanced and sustainable community. These primarily revolve around: the provision of affordable homes; meeting the needs of the District's aging population, and helping to bring about a more balanced age of population; broadening employment opportunities to improve wage levels; and improving accessibility in the District. Consultation over a number of years has formed the Strategic Vision for Ryedale, to be delivered through the Local Plan Strategy and other Development Plan Documents.

The Strategic Vision of the Ryedale Plan

Vision

In 2027 Ryedale will continue to be the attractive place to live, work and visit that it is today. Our economy will be stronger, more resilient to change and attractive to investors. Our communities will be better balanced and provided with wider choices of homes, jobs, shops and access to the services on which they depend. Our rural identity will be strengthened and our distinctive and high quality landscapes and biodiversity will be protected and enhanced.

Our Market Towns will be vibrant service centres and centres of social activity for local residents and visitors. They will act as a network of accessible and sustainable centres serving their wide rural hinterlands. The focus of new homes, jobs and shops: they will have each retained their individual and unique identities:

Malton and Norton will be supported as Ryedale's Principal Town. Malton's historic town centre will be the thriving and attractive cultural and economic heart of the area, supported by transport and public realm improvements. The economy of the Towns will have grown to develop wider outward facing links with the York economy and to develop the economic opportunities presented by their rich historic and cultural heritage. Strategic community and leisure facilities such as the hospital, railway station and leisure facilities will have been retained and improved.

Pickering will be the main service centre serving northern Ryedale, reinforcing its longstanding role throughout history as a strategic location and vantage point over the Vale of Pickering. Local facilities and services will be improved and the Town's fine historic fabric and wider historic setting will have been retained. Complementing its role as a vibrant working market town, Pickering will continue to be an important visitor destination in its own right as well as a gateway to the North York Moors National Park and to tourist attractions and recreation opportunities in northern Ryedale.

Kirkbymoorside will remain the relatively small and busy local market town that it is today, focussed on providing for the everyday needs of local people and consistent with its historic role as a trading post for the surrounding area. The historic and architectural integrity of the Market Place will remain intact and as Ryedale's first 'Transition Town', Kirkbymoorside will be well on its way to achieving its low carbon and sustainable community ambitions.

Helmsley will continue to provide essential services and facilities for its local community which will be successfully balanced with its role as a regionally important visitor destination. Its role and reputation as a niche location for high quality shopping, hospitality and food based activity will be firmly established.

Our Villages will have retained their individual identities and their own character. The development that they will have experienced will better meet the needs of local people.

Our Countryside will be an attractive, productive and multi-functional resource. Traditional activities such as food production, tourism, recreation and leisure will be accompanied by wider roles for flood storage and prevention and appropriate new forms of energy production.

4.0 PROGRESS AGAINST KEY MILESTONES OF THE LOCAL DEVELOPMENT SCHEME (LDS)

- 4.1 The Local Development Scheme (LDS) sets out a three-year programme for the production of principal planning policy documents. This includes a detailed schedule of target dates for the completion of various stages in the production of such documents. The LDS is important in ensuring that an appropriate policy framework is established in a timely manner, as well as in making members of the public and other stakeholders aware of when they can become involved in its production. It is for the Authority Monitoring Report to report progress of planning policy development against the LDS.
- 4.2 Since the requirement for the production of an LDS was first implemented the Council has prepared a number of LDSs to publicise Development Plan production, which is a reflection of the number of changes which the Ryedale Plan has witnessed from its inception.
- 4.3 On 11 October 2017 the LDS was updated and agreed by Members of Planning Committee, to accurately reflect the proposed Publication of the Local Plan Sites Document and Policies Maps.
- 4.4 The Local Plan Sites Document was adopted in July 2019, completing the suite of documents which make up the Ryedale Plan. The Ryedale Plan – Local Plan Strategy is now due for review and preliminary work commenced on this in 2020. At the writing of this report (December 2020) Members will be agreeing a new Local Development Scheme in February 2021 for the project timetable for the review of the Ryedale Plan. The scope of the review is expected to be influenced by any Local Government Reorganisation as this could have a major impact on Plan Review Timescales. At the time of writing no decisions have been made by Government.
- 4.5 The following paragraphs therefore both reflect this latest adopted LDS and the current position of planning policy production. The current and future LDS can be accessed from this link: [Local Development Scheme](#)

Local Plan Strategy

- 4.6 [Local Plan Strategy](#)

The Local Plan Strategy Document is the overarching planning policy document for the District. The Council published the publication draft of the Local Plan Strategy in mid-January 2012, which followed the publication of the new Local Development Scheme. In light of the Publication of the NPPF on the 27 March 2012, the Council undertook a further six week consultation to assess how the Plan complies with the NPPF. The Local Plan Strategy was submitted for examination on the 21 May 2012.

- 4.7 The Local Plan Strategy was adopted by Ryedale District Council on the 5 September 2013.
- 4.8 In terms of LDS compliance, the Local Plan Strategy took considerably longer than anticipated, given the exceptional circumstances with the final publishing of the National Planning Policy Framework, the partial revocation of the Regional Spatial Strategy, and particular Ministerial Statements, within that time, the website, and LDS was updated accordingly.
- 4.9 At the time of writing this report, the Council is set to commence a formal review of the Ryedale Plan Strategy in Spring of 2021. The scope of this review is not yet been established by Members. The Local Development Scheme will be updated to reflect this, and set a broad timeframe for that review. As this has not been agreed by Members at the present time it is not included in this Authority Monitoring Report but will be available to view at

[Local Development Scheme](#)

Policies Map (Formerly Proposals Map)

- 4.8 [Policies Map](#)

This is the geographical representation of the Development Plan, it maps the allocations, and any geographically identified policy designations or features of sensitivities, such as landscape designations or scheduled monuments. It has been prepared in conjunction with the Local Plan Sites Document.

- 4.9 Helmsley now has an adopted Policies Map, as of July 2015.
- 4.10 Since the previous Authority Monitoring Report, The Policies Map has been Published alongside the Local Plan Sites Document in 10 November 2017, and Submitted 29 March 2018. The Hearing Sessions for the Examination in Public of the Local Plan Sites document (and the Policies Maps) took place over two weeks between September and October 2018. It was subject to consultation as part of the Main Modifications Consultation. The Local Plan Sites Document was found sound by the Inspector appointed to Examine the Plan and it was adopted in July 2019.

Local Plan Sites Document

[Local Plan Sites Document](#)

- 4.11 This Plan amplifies the Local Plan Strategy by providing allocations of land for various different land uses, and site specific policies. In the latter part of 2013, work progressed again on the Local Plan Sites Document, where possible, especially regarding infrastructural and environmental capacity and

development viability. Therefore, site visits were undertaken for all sites in the Market Towns and Service Villages. This was to support an anticipated publication of the preferred sites in 2014. However, this milestone was not met due to other more pressing work commitments (the progression of the Helmsley Plan to Adoption and the progression of CIL through Submission, Examination, Approval and finally implementation). Therefore, Members considered the Preferred and Options for sites in Spring 2015 and consultation on the preferred sites in the Service Villages and potential options of sites in the Market Towns was undertaken from 2 November to 14 December 2015.

- 4.12 The Council spend 2016 evaluating comments received and evaluating the supporting material which has been submitted with a view to further consultation in 2016 which took place in the Autumn on the Review and Identification of Visually Important Undeveloped Areas.
- 4.13 Key technical studies: transport modelling, Gypsy and Traveller Assessment and Air Quality Impact Assessment were also finalised.
- 4.14 Members of the District Council approved the Publication of the Local Plan Sites Document at a meeting of Council on the 12 October, following the recommendation of Planning Committee. At that meeting the Local Development Scheme was also updated. With March 2018 being the anticipated submission of the Local Plan Sites Document and Policies Map.
- 4.15 The Local Plan Sites Document was Submitted for Examination on the 29 March 2018, in accordance with the Local Development Scheme. The Hearing Sessions took place over two weeks between September and October of 2018. A Main Modifications consultation was commenced on the 4 February 2019 and that consultation ended on the 18 March 2019. The Local Plan Sites Document was found sound by the Inspector appointed to Examine the Plan and it was adopted in July 2019. It was not the subject of a legal challenge.
- 4.16 At the time of writing (December 2020) it is not clear whether the Local Plan Sites Document will be part of the Ryedale Plan Review at this time. Previously a whole- Plan review was proposed. Due to uncertainties about Local Government Re-organisation this may result in a partial review. This will be set out in the following year's AMR, and the LDS which is due to be approved by Members in February 2021.

Helmsley Plan

[Helmsley Plan](#)

- 4.17 The Market Town of Helmsley is split in terms of planning jurisdiction between Ryedale District Council and the North York Moors National Park Authority, necessitating a planning policy approach to plan for managed growth that allows effective integration into both authority's Planning Policy Frameworks. The Helmsley Plan sets out the allocations for the town (residential and employment-based) and site specific policies.

- 4.18 The two authorities' rescheduled publication of the document for the summer of 2013, and this was publicised on the Council's website. Consultation on the Draft Helmsley Plan ran for 6 weeks from the 24th June 2013. Following the adoption of the Local Plan Strategy, work could progress in earnest on the Helmsley Plan. The Council decided to publish and submit the document on 9 January 2014, with the Publication being on 24 January 2014 and Submission on 16 May 2014, which was 4 months later than originally anticipated. The Examination was held on 3-5 March 2015. This was 11 months later than anticipated due to concerns over site-specific matters which then meant that the adoption of this document would be delayed. The Examination was followed by the Publication of the Inspector's Report on 28 May 2015 and the Helmsley Plan was finally adopted by Ryedale on 9 July 2015. The Plan was not subject to any challenge.
- 4.19 The Helmsley Plan will be considered as part of the Ryedale Plan Review.

Review of the Ryedale Plan

- 4.20 The formal review of the Ryedale Plan is expected to be commenced in late 2020, prior to this evidence base collection is being undertaken. An up to date Local Development Scheme will be published to reflect this, and this is expected to be in February 2021. Work is currently being undertaken to facilitate the commencement of the review. As referred to earlier, the scope of the review has not been finalised, in relation to whether it is a partial review or a full review. This is because Ryedale District is potentially part of a Local Government Reorganisation and the outcome of this will have an impact on the timescales available. Work is underway on the review of the Statement of Community Involvement- which sets out how, when and who we consult with in making planning policy and considering applications made under the Planning Acts.

Table 1: LDS 2017-2020 for In-Production Development Plan Documents

LDS	Document	Initial Consultation		Pre-Publication Draft		Publication of Draft		Submission/ Examination		Adoption	
		Programme date	Actual date	Programme date	Actual Date	Programmed date	Actual Date	Programmed date	Actual date	Programmed date	Actual Date
2017 - 2020	Local Plan Sites		Summer 2009		Nov / Dec 2015		Nov 2017		March 2018	Nov 2018	27 June 2019 which reflected Main Modifications consultation
2017 - 2020	Policies Map						Nov 2017		March 2018	Nov 2018	27 June 2019 which reflected Main Modifications consultation
2015 - 2018	Sustainable Energy and Buildings	Not commenced in 2017				Jul 2017		Feb 2018		Sept 2018	Delayed due to focus on LPSD. This may be part of the Ryedale Plan Review- but this needs to be determined by Members

5.0 DUTY TO COOPERATE MATTERS

- 5.1 There is a legal requirement for local planning authorities demonstrate wider co-operation in plan making with adjoining authorities and with specific organisations in relation to identified strategic matters. This is known as the Duty to Cooperate.
- 5.2 As well as undertaking consultation at key stages, Officers have met with adjacent Local Authorities, regarding on-going plan-making in our respective areas, and continue to have on-going dialogue with the other Duty to Cooperate bodies and other statutory consultees particularly as work on the site assessment process is progressing in earnest on the Sites Document following adoption of the Local Plan Strategy. At Publication of the Local Plan Sites Document, the Council prepared a Consultation Statement which set out the key elements of consultation that has been undertaken by the Authority in plan-making.

The Consultation Statement (Regulations 18 and 19) can be provided on request, as it is no longer available to view online.

The Statement of Representations (Regulation 20) can be provided on request, as it is no longer available to view online.

The Local Plan Sites Document was adopted in July 2019.

Below is a summary of the meetings and communications undertaken with the Duty to Cooperate Bodies in relation to general discussions regarding early stages emerging local plans as part of our quarterly meetings of the Development Plans Forum.

Ryedale Plan Review

The Ryedale Plan review is expected to formally commence in Spring 2021, as part of the Review, consultations with Duty to cooperate Bodies will be continued regarding the current cross-boundary matters, and involvement in the development on any shared evidence base. These will be reported in forthcoming Authority Monitoring Reports. The Planning Policy Teams liaise as necessary on matters concerning work on our respective development plans, through the Development Plans Forum, and ad-hoc informal discussions around approaches and evidence base collating and data gathering.

6.0 COMMUNITY PLANNING (NEIGHBOURHOOD PLANS)

6.1 The Council is committed to supporting the production of Neighbourhood Plans. Any formally adopted Neighbourhood Plan will also be part of the Development Plan. The Council is aware of one such Plan, the Malton and Norton Neighbourhood Plan. There have been some further delays in the production of the Neighbourhood Plan, consultation on the Neighbourhood Plan boundary was undertaken in 2018 and has confirmed the extent of the Neighbourhood Plan.

[Malton and Norton Neighbourhood Plan](#)

6.2 The Council is mindful of the implications of the Localism Act, in terms of the expectations of District level planning policy, and its relationship to Neighbourhood Plans. Malton and Norton Town Councils are preparing a Neighbourhood Plan, and the Local Planning Authority has provided support in the formulation stage, which is on-going and on the evidence base and technical appraisal of the Neighbourhood Plan. The Local Planning Authority will also be required to assess the proposed Neighbourhood Plan in relation to the Habitats Regulations Assessment.

Indicator	Number
Neighbourhood Plans in preparation	1
Neighbourhood Development Orders in place	0
Community Right to Build Schemes completed	0

7.0 COMMUNITY INFRASTRUCTURE LEVY (CIL)

7.1 [Community Infrastructure Levy](#)

The Community Infrastructure Levy (CIL) is a locally determined tariff that can be charged on development in a local authority area to deliver infrastructure to support the growth of the District. The funds raised from the CIL can be used to help provide a wide range of strategic infrastructure such as schools, open space, health facilities, flood defences and transport improvements required through the Ryedale Plan.

- 7.2 In order to introduce the CIL, the Council (as the charging authority), has to demonstrate that there is a shortfall in funding between the expected total cost of infrastructure needed to support development over the plan period and the level of funding likely to be forthcoming from mainstream sources of funding for infrastructure. The production of an economic viability assessment is central to the charge setting process in order to ensure that the CIL does not threaten the delivery of the scale of development identified in the Local Plan. In setting the CIL rates the Council must aim to strike an appropriate balance between the benefits of funding infrastructure through CIL and the potential impact of imposing CIL on investment and development in the District. The Council commissioned consultants Roger Tym & Partners to undertake an economic viability assessment for the District.
- 7.3 The Council published an Infrastructure Delivery Plan to support the delivery as part of the evidence base to support the Ryedale Plan- Local Plan Strategy, and this has been updated since the publication of the Local Plan Sites Document to reflect infrastructure priorities based on the expected areas of growth, and key infrastructure delivered since the commencement of the Ryedale Plan, and any changes in respect of infrastructure provision capacity identified by providers.
- 7.4 Charging authorities set out the CIL rates that are to be levied on development in a charging schedule. CIL rates are expressed in pounds (£) per square-metre and will be levied against specified development, for Ryedale this is new market housing and supermarket development. The Council consulted on a Preliminary Draft Charging Schedule (PDCS) for a period of six weeks until 15 November 2013. Due to an error in the viability study, a revised Draft Charging Schedule was consulted upon in Spring 2015 and was submitted for Examination on 10 July 2015. The Charging Schedule was found to be reasonable and appropriate on 14 October 2015. Members approved the use of the CIL Charging Schedule on 14 January 2016 and it came into effect on 1 March 2016.
- 7.5 In September 2016 Ryedale District Council adopted the Instalment Policy for the payment of CIL in instalments.

[CIL Instalment Policy](#)

7.6 CIL Collection and disbursement

For more information about CIL collection and disbursement please read our Infrastructure Funding statement 2020 (2019-20).

The total CIL receipts for the reported year:

£1,341,252.50

The total CIL expenditure for the reported year:

£0 of District-held Levy and £237,116.90 to Parish Councils

The items of infrastructure to which CIL (including land payments) has been applied:

£0 by the District Council

Please see below for the Parish and Town Councils:

Parish	Associated planning permission	Expenditure	Date	Purpose
Sherburn Parish Council	16/01088/FUL	£5,712.52	21 st May 2019	Two cycle hoops purchased with no further decisions on spending
Rillington Parish Council	17/01064/MREM	£8,374.59	21 st May 2019	13.1.20 – Outdoor fitness equipment located on the playing field costing £10898.40 13.1.20 – Zip Wire also located on the playing field costing £2760.70 With PC resources making up (see below)
Norton Town Council	17/01517/MREM	£7,369.31	21 st May 2019	<i>Benches, planters and new disabled WC for the cemetery</i>
Rillington Parish Council	17/01167/FUL	£3,780.00	26 th November 2019	13.1.20 – Outdoor fitness equipment located on the playing field costing £10898.40

Parish	Associated planning permission	Expenditure	Date	Purpose
				13.1.20 – Zip Wire also located on the playing field costing £2760.70 With PC resources making up

The amount of CIL applied to repay money borrowed, including any interest, with details of the infrastructure items which that money was used to provide (wholly or in part):

£0

The amount of CIL applied to administrative expenses pursuant to regulation 61, and that amount expressed as a percentage of CIL collected in that year in accordance with that regulation:

0%

The total amount of CIL receipts retained at the end of the reported year:

£1,763,245.70 as at 31/03/20.

7.7 Definitions

“CIL expenditure” includes—

(a) the value of any acquired land on which development consistent with a relevant purpose has been commenced or completed, and

(b) CIL receipts transferred by the charging authority to another person to spend on infrastructure (including money transferred to such a person which it has not yet spent); and

“CIL receipts” means CIL collected by the charging authority (including the value of any acquired land) but does not include CIL collected on behalf of the charging authority by another public authority but which that authority has not yet paid to the charging authority.

8.0 POLICIES IN THE ADOPTED DEVELOPMENT PLAN NOT IMPLEMENTED

- 8.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning decisions are made in accordance with the Development Plan unless material considerations indicate otherwise. Material considerations need to be significant in order for a departure from the development plan to be made.
- 8.2 As of April 1st 2017 there are three policies in the Local Plan Strategy which are no longer applied as adopted, this is within policy SP18, and Policy SP3, and Policy SP11.
- 8.3 Policy SP18 makes reference to the Code for Sustainable Homes, and whilst the document is in existence, the DCLG have now removed their endorsement in planning policy, therefore the compliance with the standard is not explicitly required, and since there has been no substitute it has not been replaced. All other parts of the policy remain in place.
- 8.4 On 1 September 2016 the Local Planning authority revised the operation of Policy SP3 and Policy SP11 in connection with the changes to National Planning Guidance in respect of small sites and developer contributions.

[Application of Policies SP3 and SP11](#)

9.0 INDICATORS

9.1 The indicators below are formed from the indicators which are set out in the adopted Ryedale Plan- Local Plan Strategy. There has been some modification to the monitoring process to reflect the ability to monitor key elements of the plan in a timely manner.

9.2 Spatial Approach

The Spatial Strategy establishes the approach for providing new homes, jobs, shops, and community and visitor facilities over the period of the Ryedale Plan. It identifies the most appropriate locations for different types of development and provides a basis and rationale for distributing new development in the District. Most forms of new development and growth will be directed to the more sustainable locations in the District. In Ryedale these are the Market Towns and a limited number of larger villages. At the same time, it looks to support the local needs of the area's many smaller rural communities and to encourage activity in the countryside that strengthens the rural economy, rural land management and the protection of valued landscapes.

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.

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.

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.

There are a very limited number of villages which do support a range of services and have good public transport links to Ryedale's Market Towns or to other towns adjacent to the District. In order to help sustain these facilities and to provide some additional housing choices for local communities, some new housing development will be directed to a number of identified 'Service Villages'. These are locations where it is considered appropriate to locate new small-scale housing development. Service Villages have been selected primarily because they have the minimum range of services that are considered to help support a sustainable community. These services include a primary school, a convenience store or food shop and a reasonable bus service, which would enable residents to access employment facilities, shops and community and education facilities at 'higher order' settlements. Small-scale, appropriate employment activity will, in principle be encouraged at Service Village locations. This strategy aims to ensure that development is shared across settlements identified as Service Villages and not focussed in relatively few settlements.

In the "Other Villages", the focus will be on ensuring that the limited development opportunities that do exist at these locations are used to meet the specific housing needs of local communities. To provide support for the rural economy, this strategy does not seek to prevent new business or employment activity at village locations, where this is appropriate in terms of scale and use.

Ryedale's "Wider Open Countryside" is as equally important to the future of this District as the towns, particularly in terms of the range of 'services' it provides. These include food production, ecosystem services, including water provision, flood management, carbon storage; landscapes and recreational opportunities. Together these services are integral to the District's economy, the health and well-being of its residents, as well as its environment. It is vital that the wider countryside is supported as a living and working place, if valued landscapes are to continue to be managed and food produced locally. Consequently, supporting the types of development necessary to enable those who earn a living from the land and manage the countryside is important. As well as traditional land based activity such as forestry and farming, Ryedale's countryside is also integral to tourism, a significant sector of the District's economy. Appropriate tourism and recreational activity will remain important in the wider countryside, and there are opportunities to further develop tourism based around Ryedale's unique landscape and heritage assets. This in turn emphasises the need to continue to protect valued landscapes across the District.

Indicator: Permission for and completion of development by type and location

The subsequent indicators regarding each development type are now set out, where possible, with the spatial location data for planning approvals and completions during the Plan- Period to meet the requirements of this indicator.

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

Not currently monitored.

9.2 Housing Land Supply and Delivery

In late 2015 Ryedale District Council commissioned a new SHMA, and this was completed in spring 2016. The findings of the SHMA demonstrated that the Plan requirement of 200 homes as a minimum was appropriate. The Objectively Assessed Need was identified to be between 195-213 dwellings, with a view to positively planning for the higher figure, with 6 dwellings per annum within the Ryedale part of the North York Moors National Park. The 2016 SHMA is available to view here: [Ryedale SHMA](#)

As part of the review of the Ryedale Plan a new SHMA will be commissioned in 2021.

Following the completion of the SHLAA for the 2017-18 monitoring year, the Council reviewed all housing completions from the base date of the Ryedale Plan as it prepared the Local Plan Sites Document.

However, below is a breakdown of housing completions by settlement since the commencement of the Plan in 2012. This will be added to year on year, and is based on the revised District Figure. Please note that this looks at schemes which are at the Market Towns and Service Villages (but not necessarily within Development Limits), where there is an actual housing requirement set out in the Local Plan Strategy. The SHLAA accounts for all permissions and completions, irrespective of their location.

Financial Year	Gross Completions 2002-2020	Net Completions 2004-2020
2002-2003	119	
2003-2004	194	
2004-2005	113	94
2005-2006	121	96
2006-2007	202	170
2007-2008	233	208
2008-2009	106	100
2009-2010	151	138
2010-2011	173	169
2011-2012	240	233

Financial Year	Gross Completions 2002-2020	Net Completions 2004-2020
Total	1652	1208
Average	165	151
2012-2013	218	211
2013-2014	227	226
2014-2015	271	265
2015-2016	255	251
2016-2017	326	321
2017-2018	284	278
2018-2019	207	195
2019-2020	404	401
Total	2192	2148
Average from LPS Base Date (2012)	274	268.5

The following table shows the delivery across the Settlement Hierarchy within Ryedale District (outside of the National Park) since the commencement of the Plan Period 1 April 2012

Settlement	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	TOTAL
Malton	26	11	67	48	132	100	62	196	642
Norton	61	91	75	79	14	26	7	79	432
Pickering	76	71	54	40	93	51	7	81	473
Kirkbymoorside	5	1	8	1	0	0	3	1	19
Helmsley	3	2	0	4	0	0	0	13	22
Amotherby	0	1	0	0	1	2	0	1	5
Swinton	1	0	0	0	1	0	2	1	5

Ampleforth (ex Nat Park)	2	0	2	20	9	6	1	1	41
Beadlam	0	0	0	0	0	0	0	0	0
Nawton	0	3	26	4	3	2	1	0	39
Hovingham	5	5	7	0	3	0	0	0	20
Rillington	3	3	0	2	0	8	34	8	58
Sherburn	2	0	1	2	0	11	0	2	18
Sheriff Hutton	0	0	0	3	6	12	14	1	36
Slingsby	0	3	2	0	23	0	2	0	30
Staxton and Willerby	0	1	0	0	0	0	0	1	2
Thornton le Dale	0	0	0	4	11	18	16	0	49
Other Villages/ Open countryside	27	34	23	44	25	42	46	20	261
TOTAL	211	226	265	251	321	278	195	405	2152

9.3 Delivery of Affordable Homes

Affordable housing need is identified in the 2016 SHMA as 78 homes per annum.

Since the commencement of the Plan the following affordable units have been completed. Please note that the units completed in the left hand column is a function of properties which are completed, available and with an RSL, they also include properties acquired by the Council through commuted sums, and not delivered through the planning process.

Year	Affordable Homes completed Available With RSL	Affordable Homes completed Planning Monitoring
2019/20	86	34
2018/19	100	20
2017/18	40	46

Year	Affordable Homes completed Available With RSL	Affordable Homes completed Planning Monitoring
2016/17	54	47**
2015/16	30	53*
2014/15	67	47
2013/14	40	60
2012/13	94	88

* This figure should have been 66 units, however 13 units build as ‘Affordable Housing’ on the Westfields Site, Norton (Persimmon Homes) were not acquired by an RSL due to their sub-standard size in terms of bedroom sizes and occupancy with commensurate living space. A commuted sum in lieu of these units has been sought and provided.

** This figure should have been 51 units, however, four units built as affordable housing on the Richardson’s Haulage Site in Slingsby (Mandale Homes) were not acquired by an RSL.

By settlement- the following number of affordable homes have been completed through the planning process in 2019/20:

Tier in Settlement Hierarchy	Settlement	Affordable Completions (net)
Principal Town	Malton	18
Principal Town	Norton	16
Local Service Centre	Pickering	28
Local Service Centre	Kirkbymoorside	0
Local Service Centre	Helmsley	18
Service Village	Amotherby	0
Service Village	Swinton	0
Service Village	Ampleforth	0

Tier in Settlement Hierarchy	Settlement	Affordable Completions (net)
Service Village	Beadlam	0
Service Village	Nawton	0
Service Village	Hovingham	0
Service Village	Rillington	0
Service Village	Sherburn	0
Service Village	Sheriff Hutton	0
Service Village	Slingsby	0
Service Village	Staxton and Willerby	0
Service Village	Thornton le Dale	5
Elsewhere	Westow	1

Indicator: Number of affordable homes permitted (s106 only)

**** Affordable dwellings granted Planning Permission via s106 Agreements in 2019-20.

Indicator: Number of rural exception sites per annum

Committed: 0 dwellings with extant planning permission

Completed: 0 dwellings in this monitoring period

9.4 Meeting the needs of Gypsies and Travellers

In 2016 Ryedale District Council commissioned a Gypsy and Traveller Assessment. The Study concluded that there was sufficient pitches to meet needs.

Indicator: Number of transit and permanent pitches completed

Transit pitches: 0

Permanent Pitches: 0

Indicator: Number of unauthorised encampments

None 'permanent' (although there are periodic, intermittent unauthorised encampments of which the authority is aware).

9.5 Meeting Specific Housing Needs

This is housing generated to meet specific needs, such as accommodation for the elderly, self-build schemes or schemes which are subject to occupancy conditions.

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

Type of Occupancy Restriction	Tier of Settlement Hierarchy	Granted	Lifted	Varied	Refused	completed
Time limited	Principal town					
	Service Village					
	Other Village					
	Open Countryside	2				
Local Needs Occupancy	Other villages	5				5
	Wider Open Countryside	12				8
Agricultural Occupancy	Wider Open Countryside	1				

*Through use of mortgagee in possession clause

** granted on appeal

(1) Dismissed on appeal

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

This indicator has not been recently monitored. As a general trend, there have been fewer houses built of more than 3 bedrooms and a greater number of 1 bedroom dwellings, particularly in the Market Towns, this is to reflect market demand for single persons/couple accommodation which is more affordable, and as household sizes, in general, contract. For affordable housing schemes the need to reflect the implications of universal credit requiring full occupancy of dwellings has had an effect, making larger dwellings smaller, in terms of bedroom numbers (although the overall floor space does not change).

Indicator: Extra Care Bed need

This is set out in the Local Plan Strategy, and is established by the County Council in their capacity as providing social care. Over the Plan period this has been identified as four 40 bed schemes, one each at Malton, Pickering, Kirkbymoorside and Helmsley. There have been no Extra-Care facilities completed. The Mickle Hill Retirement Scheme has now been built out.

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

No extra care schemes completed in 2019/20.

Indicator: Self Build Register additions 1 April 2017-31 March 2018:

Since 1 April 2017 we have had 19 additions to the Self-Build Register.

The full details can be found at:

<https://www.ryedale.gov.uk/services/apply-to-be-placed-on-the-self-build-and-custom-house-building-register/>

Where a GDPR compliant register of all applications is published. It is updated in a quarterly basis.

They have been solely for individuals (families). They have centred around single self-build units, although some are interested in a commissioned-with-a-developer approach.

9.7 **Employment Land Supply**

Amount of new Employment Floorspace Granted Permission (m²) for Employment use in 2019-20:

(Gross is cumulative gains)

(Net accounts for any losses)

	B1 (abc)	B1 (abc)	B2	B2	B8	B8	Mixed	Mixed
	Gross	Net	Gross	Net	Gross	Net	Gross	Net
Principal Town (Malton and Norton)			1006					
Service Centres: Pickering	1022						450	
Kirkbymoorside			60			-60	581 [®]	
Helmsley	70							
Service Villages								
Other Villages								
Open Countryside	748 [®]				452		716	

A significant amount of mixed B uses floor space has been granted on the District's Industrial Estates

[®] denotes retrospective and so is also referred to on completions

Amount of new Employment Floorspace completed (m²) in 2019-20

(Gross is cumulative gains)

(Net accounts for any losses)

	B1 (abc)	B1 (abc)	B2	B2	B8	B8	Mixed	Mixed
	Gross	Net	Gross	Net	Gross	Net	Gross	Net
Principal Town (Malton and Norton)	237.7		4265			-38	1862	
Service Centres: Pickering			445				450	
Kirkbymoorside							581	
Helmsley								
Service Villages	150							
Other Villages								
Open Countryside	1179							

There has been a marked loss of B1 uses to other uses in the principal town, but with more Mixed B uses on the industrial estates, with gains in the lower parts of the settlement hierarchy.

Employment land Supply by use class (ha) and M2 at 31 March 2020

Amount of employment land by use class (B1, B2 and B8 and mixed) and by tier within the settlement hierarchy (Supply)

**Consists of (i) allocated sites without permission and (ii) unimplemented planning permissions.*

The Ryedale Plan Local Plan Sites Document was adopted in June 2019 so the site allocated in that document feature in this Authority Monitoring Report.

Areas identified for employment expansion land are business specific and not identified as part of the employment land supply (however, any permission or development would be monitored accordingly).

Employment land supply available by type (Ha) or M2	B1	B2	B8	Mixed
Principal Town: Malton and Norton	377	211		1.855ha 2.785ha 14.25 ha
Service Centres: Pickering	1342	1957		6.6ha + 252
Kirkbymoorside		504		
Helmsley	70			1.9ha
Service Villages		39		1320
Other Villages				
Open Countryside			7397	716

9.8 Meeting the Needs of Town Centres

Indicator: Net amount of retail (A1), Office (B1a and A2) and Leisure (D2) permissions within Town Centres compared to rest of the District *Town Centre Commercial Limits as defined on the Proposals Map. (This has been re-worded to ensure that a supply figure is derived)*

	A1	A1	B1a	B1a	A2	A2	D2	D2
	Gross m²	Net m²	Gross m²	Net m²	Gross m²	Net m²	Gross m²	Net m²
Malton	1381.16** -401	980.16	-300					
Norton								
Pickering	82				-202		202	
Kirkbymoorside								
Helmsley								
District outside of TC Com Limits								

**At the formerly 'edge of Town Centre' Livestock Market Site, which has since met a sequential test and a lawful commencement has been made. It is now identified, as of the adoption of the Local Plan Sites Document, as being within the Town Centre.

Indicator: Net amount of new retail (A1), Office (B1a and A2) and Leisure (D2) completions within Town Centres compared to rest of the District (Town Centre Commercial Limits as defined on the Proposals Map)

	A1	A1	B1a	B1a	A2	A2	D2	D2
	Gross m²	Net m²	Gross m²	Net m²	Gross m²	Net m²	Gross m²	Net m²
Malton	16 148 38 -21	181	21 94					
Norton			11.7					

	A1	A1	B1a	B1a	A2	A2	D2	D2
Pickering								
Kirkbymoorside	-135		182		-182			
Helmsley								
Outside Commercial limits	-450 25		245 66 120					

There is the proposed conversion of a chapel (D1) in to D1/D2/A3/A1/B1a. It is not recorded presently, but A3 uses and C3 are the principal drivers for the loss of A1 and B1a uses in the town centre. These would be also reasonable and appropriate uses in the town centre.

9.9 The Land-Based Economy

Indicator: Number of Farm and Rural Diversification Schemes

Development	Farm Diversification	Farm Diversification	Rural Diversification	Rural Diversification
	Permitted	Completed	Permitted	Completed
Tourist Accommodation	7	4	6	6
Residential Activity (cooking/Arts etc)				
Education/research			2	
Equestrian Related				1
Farm Shops	1		1	1
Outdoor Activities				
Office space				
Industrial				
Commercial space				
Hospitality				
Caravan Store				
Kennels/Cattery/dog walking			1	

Development	Farm Diversification	Farm Diversification	Rural Diversification	Rural Diversification
Mixed use				1
Renewable energy				
Mangers/workers accommodation			4	
Wedding venues	1			

It has been noted that a number of outbuildings have been converted to residential dwellings- subject to the Local Needs Occupancy condition.

New monitored areas are around the number of tied accommodation for business and educational/research activities. In the past few years we have seen a small number of applications for farmstead and large houses to become wedding venues.

Indicator: Amount of net new and converted tourist accommodation (proposals in brackets)*

Type of Accommodation Granted Planning Permission	Holiday Cottage	Holiday Lodge (inc log cabins)	Tented	Static Caravans	Touring Caravans	Bed and Breakfast and Guest House	Hotel	Multiple occupancy holiday lodges mixed accommodation	Camping pods/barns/ Glamping	Mixed holiday/C3 use
Principal Town							-1			
Service Centres							(1)			
Service Villages	1(1)									
Other Villages	3(5)								(1)	3(1)
Open Countryside	(3)	1(2)		1(1)	1		(1)**		(1)	

* This used to be measured as a function of site area or floorspaces, this means that caravan sites and holiday lodge sites make up a significant component of the land take of such schemes. This has now been revised to record the number of schemes.

A small number of dwellings have been granted permission for being used for ancillary accommodation such as an annexe or a dwelling subject to the Local Needs Occupancy Condition or holiday lets. This is specifically in relation to properties in the open countryside and non-service villages.

There is a loss of a hotel in Malton which was listed and not economically viable to be turned into a hotel. It had been converted to a cookery school and catering kitchen.

** wedding venue with guest accommodation

Indicator: Net amount of static and touring caravan sites

This is now incorporated into the above table.

9.9 Transport and Accessibility

Indicator: Proportion of development requiring a Traffic Impact Assessment

Indicator: Proportion of development requiring a Travel Plan

Indicator: Monitoring implementation of Travel Plans

Indicator: Proportion of development complying with car parking standards (as set out by North Yorkshire County Council 2003)

Due to resource implications it has not been possible to monitor these indicators. However, it should be noted that for the first three monitoring indicators, these are considered through the Local List Validation process [Planning Validation](#) as part of the assessment of the planning application. Consideration of car parking provision is provided by NYCC in their capacity as the Local Highway Authority.

9.10 Community Facilities

Indicator: Protection of existing services and facilities/replacement facilities

The following developments have been granted planning permission (brackets) or completed in 2019-20:

Development	Gain	Loss
Village/farm/PFS shop	(4)	1
Petrol station	(1)	
Café	(2)	
Post Office		
Public House		1
Village/community hall		
Place of worship		(1)1
Playing fields		
Sport and recreational facilities		
Children's play area	(1)1	
Health facilities		
Dentist		
School		1
Electric charging point		
Community gardens	1	
Adult learning		1*
Nursery		
Social club		
ATM machine		
Cinema / Theatre		
Bank		(1)

*social history resource

Indicator: Qualitative assessment of open space

The Council is aware of no schemes which currently have Green Flag Status.

9.11 Heritage

Indicator: Extent and condition of Heritage Assets

Ryedale has a significant number of designated heritage assets at risk, in particular, it has a number of vulnerable archaeological assets (with only East Riding of Yorkshire having more) which present a challenge to the Local Planning Authority, given that agricultural practices can play a significant role in the degradation of such assets, but which are not within the remit of the Authority. In this respect, English Heritage has identified the particular vulnerabilities of the Vale of Pickering and Wolds. It also identified the Castle Howard Estate, who has the greatest number of higher-grade listed assets at risk, with 4 structures, and the Registered Park and Garden itself.

Indicator: Number of Listed Buildings Demolished

There were no Listed Buildings demolished during 2019-20.

Indicator: Number of up-to-date Conservation Area Appraisals

There are 34 Conservation Areas in Ryedale. These are areas designed so for their architectural and historic importance. Within such areas the natural environment is also protected, conservation area consent is required to undertake works to trees. Four (Helmsley, Wombleton, Ampleforth and Oswaldkirk) have adopted relatively recent character appraisals whilst the Howsham, Kirkbymoorside and Malton character appraisals are now out of date.

Indicator: Proportion of applications for Listed Building Consent and Conservation Area Consent refused against Policy SP16 on design*

*Conservation Area Consent no longer exists

5 applications (13%) were refused concerning LBC of those 1 was allowed on appeal.

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

No such applications

Indicator: Number of heritage assets on the 'At Risk Register' of English Heritage 2017 (previous position in brackets)

10 Buildings and Structures (fallen by 2)

7 Places of Worship (risen by 1)

77 Archaeological Sites (fallen by 7)

1 Parks and Gardens (fallen by 1)

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

Enabling Development where development is granted in accordance with SP12 on the basis of an identified conservation Deficit which may be a departure from the Development Plan

Year	Amount
2012-13	0
2013-14	0
2014-15	0
2015-16	0
2016-17	0
2017-18	0
2018-19	0
2019-20	0

9.12 Design

Indicator: Proportion of major/minor applications refused against Policy SP16 and SP20 on design

There were 9 (23%) planning applications specifically refused against LPS Policy SP16 and also SP20 out of a total of 38 planning applications refused during 2019/20. One was subsequently allowed on appeal.

9.13 Landscape

Indicator: Number of Planning Applications refused on the basis of landscape impact (Policy SP13)

6 (15%) of the planning applications which were refused, were refused on the basis of landscape impact (and other reasons). Of those two were in relation to the setting of the AONB/Wolds AHLV and the National Park and Fringe of Moors AHLV, respectively. All but one of the remaining refusals were in the Wolds Area of High Landscape Value.

Indicator: Howardian Hills Area of Outstanding Natural Beauty Condition Indicators

This information is provided by the Howardian Hills AONB Unit. The evidence base is collated every four years, when the Management Plan is published. The latest Management Plan was reviewed and updated during 2013-14 and the current Management Plan is for 2014-19. The Monitoring Indicators are placed on the Howardian Hills AONB website at the following link:

Howardian Hills

Indicator: Other refusals

Two TPO applications were refused.

Ten applications also raised refusals which related to non-compliance with the spatial approach (SP1, SP2 and SP21)

Two refusals related to development which did not meet the tests of being considered under the expanded permitted development regime.

Two applications also had highways (SP20) reasons for refusal.

9.14 Biodiversity

Indicator: Proportion of Biodiversity Action Plan targets/actions underway or completed

The Council encountered problems with the transition of BARS1 to BARS2 and the monitoring of the targets and actions. The Council was working on the production of a new format Local Biodiversity Action Plan to set out what has been achieved as a result of the 2007-2012 Biodiversity Action Plan as well as setting out new broad targets and actions for future monitoring. However, the Council has no in-house ecological advice.

Indicator: Ryedale Biodiversity Action Plan targets/actions

The Council encountered problems with the transition of BARS1 to BARS2 and the monitoring of the targets and actions. The Council is now working on the production of a new format Local Biodiversity Action Plan to set out what has been achieved as a result of the 2007-2012 Biodiversity Action Plan as well as setting out new broad targets and actions for future monitoring

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

There are 127 SINCs in Ryedale of which 85 (69.1%) meet the requirements of SDL160-01. (Data supplied by North Yorkshire County Council) for 2017-18

Indicator: Proportion of nationally designated sites in favourable condition

This information is supplied by Natural England who monitor the condition of SSSI units. This is more accurate than the condition of entire SSSIs or the average condition of a SSSI. Therefore, the condition of SSSI units within Ryedale is as follows:

	Number of units	% of number of units	hectares
Favourable	49	56.32%	408.25
Unfavourable - recovering	32	36.78%	545.54
Unfavourable - no change	3	3.45%	6.76
Unfavourable - declining	3	3.45%	41.03

9.15 Natural Resources

Indicator: River Quality Monitoring

The way the Environment Agency classifies river waters has changed. From 1990-2009, the Environment Agency used the General Quality Assessment (GQA) scheme to assess river water quality by looking at chemistry, biology and nutrients. It was these figures that we reported in earlier Authority Monitoring Reports. The GQA helped to drive environmental improvements by dealing with many of the major point sources of pollutants, such as discharges from sewage treatment works or other industry. The Environment Agency now assesses river quality in line with the European Water Framework Directive (WFD). This directs action to where it is needed by looking at over 30 measures, grouped into ecological status (this includes biology as well as 'elements' like phosphorus and pH) and chemical status ('priority substances'). The Environment Agency website sets out the latest data for chemical quality and ecological quality as well as overall risk and whether the area is a protected or not.

A small number of rivers/tributaries are identified as bad, including the River Hertford from source to the Derwent, Ruston Beck and Birk Lane Drain, tributaries of the Rive Derwent. They make up 0.33% of the 4500 monitoring points.

1.44% were poor

0.53% moderate or less

5.68% moderate

0.22% does not support good

7.08% supports good

43.2% good

20.75% high

12.64% did not require assessment
7.91% were not assessed.

Indicator: Number of applications granted contrary to recommendation from the Environment Agency on the grounds of water quality
19/00899/FUL Caravan Sites - Minor Non-mains drainage proposed in sewerred area- application was withdrawn

Indicator: Amount of Grade 2 agricultural land irreversibly lost
This indicator is currently not monitored.

Indicator: Air Quality – annual highest average concentration of NO₂

Air Quality is measured and reported annually in The Local Air Quality Monitoring (LAQM) Progress Report. The health based annual mean NO₂ objective is 40µg/m³. LAQM Progress Report produced in 2017, which records NO₂ µg/m³ in the preceding year. The data shows that in 2016 the overall annual mean levels of NO₂ µg/m³ have declined. The number of exceedances of the annual mean NO₂ has gradually fallen between 2012 and 2016: (7 in 2012, 3 in 2013, 2 in 2014, 1 in 2015 and none in 2016).

No AQO exceedence at relevant locations outside the Malton AQMA were identified in 2016.

Pickering

Sherburn

Helmsley

Rillington

2019 report is currently being validated by DEFRA but states that: for the third year in a row, no exceedance of the objective level (40 µg/m³).

Monitoring of NO₂ will continue at all sites throughout 2019. The next air quality monitoring update will be provided in Ryedale District Council's next Annual Status Report, due June 2020. Whilst no exceedence of the annual mean NO₂ objective have occurred within the Malton AQMA for the last 3 years, increases in queuing related congestion at the level crossing are anticipated in line with doubling of rail services in 2019. Ryedale District Council will continue to keep the AQMA under review until it can be demonstrated that compliant concentrations are stable over a sustained period. Should pollution levels remain well below health based objectives post doubling of rail services later in 2019, parts of the AQMA will be considered for revocation.

2018 highest annual mean average concentration within Malton was 39.1 with no exceedance of the objective level (40 µg/m³) and there was a drop in 8 of 9 diffusion tubes (with only Wheelgate displaying small increase).

2017 highest annual mean average concentration was 39.1 NO₂ µg/m³ with no exceedance of objective level

2016 highest annual average concentration of 38.1 NO₂ µg/m³ with no exceedance of objective level.
 2015 highest annual average concentration of 29.52 NO₂ µg/m³ (The annual mean Air quality Objective (AQO) of 40 micrograms per cubic meter was exceeded at just one monitoring site in Yorkersgate)
 2014 highest annual average concentration of 31.06 NO₂ µg/m³
 2013 highest annual average concentration of 32.06 NO₂ µg/m³
 2012 highest annual average concentration of 40.6 NO₂ µg/m³ (29/11/12 - 5/12/12 County Bridge closed due to flooding)
 2011 highest annual average concentration of 32.78 NO₂ µg/m³
 2010 highest annual average concentration of 38.5 NO₂ µg/m³

9.16 Mitigating and Adapting to Climate Change

Indicator: Preparation of a Green Infrastructure Strategy

Not started, work has prioritised the Local Plan Sites Document which was adopted in 2019.

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

The Council will provide figures on this indicator once the Green Infrastructure Strategy has been developed, and this will be undertaken once the sites document has been adopted.

Indicator: Number of applications granted contrary to recommendation from the Environment Agency on the grounds of flood risk (data provided by EA July 2019)

The Environment Agency raised an objection to 7 planning applications on the grounds of flood risk.

Application No.	Type	Reason
19/00473/FUL	Residential – Minor	Unsatisfactory FRA/FCA submitted; revised information was satisfactory and scheme approved
19/00627/FUL	Mixed Use – Major	Unsatisfactory FRA/FCA submitted; revised information was satisfactory and scheme approved
19/00899/FUL	Caravan Sites – Minor	Unsatisfactory FRA/FCA submitted; application was withdrawn
19/00979/OUT	Residential – Minor	Unsatisfactory FRA/FCA submitted; application was withdrawn
19/01110/FUL	Recreational Schemes – Minor	Unsatisfactory FRA/FCA submitted; revised information as satisfactory and scheme approved

Application No.	Type	Reason
19/01126/FUL	Residential – Minor	Unsatisfactory FRA/FCA submitted; revised information as satisfactory and scheme approved
19/01379/FUL	Other – Major	The application is currently identified as being invalid due to the submission of insufficient information

The application of the Energy Hierarchy to all new development supports the parallel agendas of carbon reduction, long term energy security and reducing fuel poverty and will be implemented in accordance with national building standards.

The Energy Hierarchy:

1. USE LESS ENERGY - Through design and construction; and a lower energy demand
2. USE ENERGY EFFICIENTLY - Encourage occupants to reduce their energy use; increased energy efficiency
3. USE RENEWABLE AND/OR LOW CARBON SOURCES - For heat and power; either on site or through a network

Indicator: Measuring carbon emissions

The Council will provide figures on this indicator when available. The Council is still exploring options for CO₂ emission software modelling.

Indicator: Installed grid-connected capacity

This is measured in MW and covers grid and non-grid connected capacity

Planning permissions have been granted for primarily small, farm scale wind turbines, and photovoltaic panels (PV) both attached to roofs and free standing. The PV are more readily able to identify maximum capacity, which allows the potential capacity to be identified. Biomass boilers and air source heat pumps are also in use. There are a very small number of ‘solar farms’ in operation. One of which is closest to the settlement of Sheriff Hutton is anticipated to generate c.5MW of power, and is now operational.

In the monitoring year 2019-20, two schemes were granted permission; of these, one is operational. Of earlier schemes, one remains outstanding, none expired and two are completed. They have been principally focused on solar/PV systems primarily on roofs, but also at ground level. We had a series (six) of retrospective schemes considered either by application of CLEUD for biomass boiler schemes used at farmsteads, this came about after funding would cease if permission for the units could not be demonstrated.

Wind turbine schemes have not been coming forward. A wide range of domestic RE schemes occur which are not picked up through monitoring planning applications.

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

In March 2015, following a fundamental review of technical housing standards, the Government withdrew the Code for Sustainable Homes. Many of its requirements have been consolidated into new technical standards centred on the Building Regulations. This means that local authorities in England no longer require code level 3, 4, 5 or 6 as part of the conditions imposed on planning permissions. Energy requirements for dwellings are now set by the Building Regulations at the equivalent of code level 4.

The Council is keen to support the delivery of new buildings which reduce their impact on the natural environment, and have better capacity to respond to the impacts of a changing climate, whilst providing quality environments in which to live and work. In Ryedale the Local Plan Strategy requires that all development should be built to as high a standard as is feasible and viable, using 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.

Planning permission was granted for two rapid-charge electric vehicle charging points on the A64 in 2017/18 monitoring year.

In 2018 a 239 unit residential scheme was approved with EV charging capability external sockets to be provided, and other recent housing schemes have also delivered EV charging.

10.0 SUMMARY OF DELIVERY AIM 1 OF THE LOCAL PLAN STRATEGY

10.1 Delivery 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

10.2 Objectives

- Support new and existing businesses with the provision of a range of employment sites and premises, including higher quality purpose built sites, principally at the Market Towns.
- Diversify the District's economy and enhance skills by building links with the York economy and science and knowledge sectors: supporting Ryedale's precision/advanced engineering cluster and using the District's strong rural identity and its historic, cultural and landscape assets as economic drivers.
- Support the land-based economy through sustainable land management; promoting sustainable rural enterprises and activity that helps to retain traditional land uses such as food production and horse racing, which help to retain land management and traditional building techniques and skills; supporting and facilitating the provision of local weekday and farmers markets and the retention of a livestock market in the District

10.3 Key messages

- Similar messages from the previous year: Examination of the employment land supply figures demonstrate that the majority of employment land is in the Market Towns: the designated Principal Town and Service Centres. The large allocations/consents are mixed sites on designated industrial estates-identified as being the in-demand areas for businesses to develop. The granting of planning permission for the new livestock market at Eden House Road, Old Malton, together with a new agricultural business park and agricultural business centre is a significant contribution towards achieving the supply of new employment land as set out in the Local Plan Strategy 2013. There are some pockets of large scale B8 uses in rural areas close to the A64.
- The identification of a broad location, to provide a strategic direction for employment land has been achieved in the Local Plan Sites Document.
- Employment land again continues to be granted planning permission although for this monitoring year. A number of losses are through changes to use to other employment use classes, particularly from B1 to B2 and B8. This is one of the reasons for the larger floorspace in open countryside reflect change of use of buildings, including some of those formally used in agriculture and for existing business operations, particularly to B8 uses. Also of note is the relatively high number of changes from B1 to other uses, within the Principal Town which is a reflection of the adaptability of buildings of B1 uses to other uses.

- The authority is continuing to support appropriate farm and rural diversification; the majority of such schemes are, as in previous years through the provision of tourist accommodation through the conversion of traditional rural buildings. There has been a rise in the change of use of buildings for industrial/storage purposes. There is also a number of equine enterprises.
- Tourism accommodation has continued to be concentrated around the provision of holiday cottages, this is a natural choice for conversion of traditional buildings where a permanent domestic dwelling is unlikely to obtain permission. However, there have been a number of glamping sites granted planning permission, reflecting current trends.

11.0 SUMMARY OF DELIVERY AIM 2 OF THE LOCAL PLAN STRATEGY

11.1 Delivery 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.

11.2 Objectives

- Support the delivery of new homes and to substantially increase the delivery of affordable housing; encouraging an appropriate mix and type of housing that will meet local housing needs and requirements of all in the community, including those of Ryedale's elderly population.
- Plan for growth in Ryedale which is compatible with the principles of sustainable development which address local sustainability issues and which specifically helps to support a more balanced population structure in the longer term.
- Enhance the role of the Market Towns as accessible, attractive and vibrant service centres, offering a range of homes, jobs, shops, entertainment, leisure and recreational facilities within a high quality public realm. Emphasise the role and regeneration of Malton and Norton as the District's Principal Town.
- Focus development at those settlements where it will enhance accessibility to local services, shops and jobs and which provide sustainable access to major service centres outside of the District by promoting the use of public transport, walking and cycling, while reducing the need to travel by private car.
- Deliver new development alongside the provision of the necessary community, transport and utilities infrastructure and initiatives. Make best use of existing infrastructure and make best use of development to secure investment in improved and new infrastructure. Maximise opportunities to secure green infrastructure links between the towns, villages and the open countryside.
- Protect and enhance the provision of community facilities, recognising the particular importance they play in supporting the District's rural and village communities.

11.3 Key messages

- The Plan is supporting the delivery of new homes, and is also helping to deliver, through various means, affordable housing and the encouragement of an appropriate mix and type of housing that will meet local housing needs and requirements of all in the community, including Ryedale's elderly population. The Local Plan Strategy sought to deliver a minimum of 200 homes per year, and this has been achieved and exceeded by some margin

this year, and has been exceeded with every year of the Plan's operation. With the operation of the local buffer allowing a 25% over supply, there is now a housing requirement of 177 dwellings for the following 5 years of supply.

- 46 affordable dwellings, have been delivered solely through the planning system. This is similar to the previous year. It is also important to note that affordable housing is also delivered through schemes delivered through the Council's housing team, who repair properties, provide mortgage arrears support and provide more cost effective heating schemes, amongst other things, to help ensure that where people currently live remains a suitable and affordable place for them to do so. The Council is working with Registered Providers to ensure that space standards in affordable dwellings allow Registered Providers to be confident that the units will meet Universal Credit Standards for occupancy and living space.
- Regarding enhancing the role of the Market Towns as accessible, attractive and vibrant service centres, the indicators highlight the lack of completed Town Centre retail development in the Principal Town and Service Centres, and demonstrate that there is a continuing rationalisation of smaller retail outlets into other uses such as residential and office/professional. There has been a rise in the conversion of such buildings at ground floor into eateries, and consent has been granted for flat schemes where some ground floor retail is retained with residential accommodation above. There has been more changes occurred outside of the Town Centre Commercial Limits. Including change of use of an industrial building for bulky goods sale and storage. The Livestock Market permission for new A1 retail remains extant. It is proposed in the at-Examination Local Plan Sites Document to both identify it as a commitment and extend the Town Centre Commercial Limits around it.
- There have been a relatively small number of community facilities both lost and gained. However, in the settlements where these facilities are located, this can have a significant impact. There is recognition of the need enhance the provision of community facilities, recognising the particular importance they play in supporting the District's rural and village communities. There is a need to demonstrate that the loss of such facilities are no longer economically viable, or in demand, depending on the use. The permission for electric vehicle charging on the A64 is significant for a much wider area.

12.0 SUMMARY OF DELIVERY AIM 3 OF THE LOCAL PLAN STRATEGY

12.1 Delivery 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.

12.2 Objectives

- Protect and, where appropriate, enhance the distinctive character of the District's settlements, landscapes and biodiversity, safeguarding those elements of the historic and natural environment that are recognised as being of local, national or international importance.
- Improve the quality of the environment and environmental systems and require that new development has as low an impact on the environment as possible.
- Respond to climate change by reducing greenhouse gas emissions and helping Ryedale to adapt to the impacts of climate change through flood risk minimisation and enhancing green infrastructure opportunities.

12.3 Key messages

- The Council is going into the middle phase (years 6-11) of the implementation of the Local Plan Strategy, and the monitoring of the Plan as such is limited in terms of the ability to derive long term benefits at this stage from the implementation of the policies. However, new development has been considered under the provisions of the National Planning Policy Framework (NPPF), which sets out the need to protect and enhance the landscapes, pay due regard to heritage assets, and protection of natural resources.
- The Council is aware that Ryedale has a wealth of natural resources, and that there are policies in the Local Plan Strategy to protect those resources in a sustainable manner.
- It is clear that the council continues to pay due regard to the advice provided by national bodies on protection of the natural environment. But there continues to be the long-standing concerns of the vulnerability of heritage assets, particularly archaeological remains in the Wolds, and the gardens and structures of Castle Howard.
- The Council is committed to responding to climate change by reducing greenhouse gas emissions and helping Ryedale to adapt to the impacts of climate change through flood risk minimisation and enhancing green infrastructure opportunities. The Council has approved a number of renewable energy schemes, predominantly smaller scale solar panels and wind turbines, although few have been of a scale to be capable of providing excess electricity back to the National Grid.