

# **Ryedale District Council Annual Monitoring Report 2005-2006**

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# Annual Monitoring Report 2005-2006

## Summary

- The principal purpose of an Annual Monitoring Report (AMR) is to monitor the extent to which policies and proposals in the Local Development Framework (LDF) are effective.
- This is the second AMR to be produced by Ryedale District Council. In addition to providing information on key areas of policy performance, the AMR also reports on the progress the Council has made in terms of the Local Development Scheme – the timetable for the production of the new Local Development Framework.
- The time period covered by this AMR is the 1<sup>st</sup> April 2005-31<sup>st</sup> March 2006.
- The report has been produced in accordance with the requirements of the Local Development Framework Monitoring: Good Practice Guide (ODPM 2005); Planning Policy Statement 12 Local Development Frameworks and the Town and Country Planning (Local Development) (England) Regulations 2004.
- The report was submitted to the Secretary of State on the 22<sup>nd</sup> December 2006.
- The previous AMR highlighted a need for more improved monitoring in relation to employment, transport and leisure/retail uses. Unfortunately, the Council has been unable to develop and improve the monitoring of these key areas over the course of this year. The Examination into the Core Strategy Development Plan Document has dominated work throughout the year and has placed significant demands on staff resources. This has been further compounded by acute staff shortages for most of the year.
- Furthermore, **the Council has been unable to complete a number of Core Output indicators that rely on completion information. Recent upgrading of the Building Control records system has prevented access to completion information. At this point in time therefore, the Council is unable to report output information for retail and employment development.** This is temporary and will be rectified in the New Year. Once the information can be accessed and analysed, the AMR will be updated.
- In terms of the Local Development Scheme (LDS), the Council has not met all of the milestones established for the delivery of key elements of the new LDF and there is now an urgent need to review the LDS. The experience of the past two years of taking a Development Plan Document through all stages of the new system will help inform the revised LDS and ensure that delivery milestones are realistic.
- April 2006 marked the end of the planned life of the Ryedale Local Plan. In terms of housing supply, the report highlights that the District has exceeded

it's housing provision requirements to 2006 in terms of permissions but has fallen slightly short in terms of completions. The majority of new housing built within the monitoring period has been built on Previously Developed Land (64%) and at densities over 30 dwellings to the hectare.

- Currently, the District does not have a five year supply of housing land. This has arisen as the expiry of the planned life of the Local Plan has coincided with the introduction of the new planning system, which favours the production of the Core Strategy document ahead of land allocation documents. Initial work on a housing trajectory would appear to support the approach taken in the Local Development Scheme of prioritising the production of the Housing Land Supply Development Plan Document.
- The report highlights that a significant number of policies in the existing Ryedale Local Plan have not been regularly used throughout the year. As with last year, the extensive use of Policy H13 (Extensions to Dwellings) will require further consideration as part of the new LDF in order to explore any implications for Housing Mix issues.

## 1.0 Introduction

- 1.1 All Local Authorities are required to produce an Annual Monitoring Report (AMR). A key purpose of the document is to monitor the effectiveness of policies in the District's Local Development Framework (LDF) and to highlight the extent to which they are meeting its social, economic and environmental aims and objectives. The AMR will also be used to highlight whether there are any policies that will need to be changed, if for example, they are not achieving their intended purpose.
- 1.2 Ryedale's LDF consists at present of the 'saved policies' of the Ryedale Local Plan. Following the Planning and Compulsory Purchase Act 2004, the Council will, over the coming years, replace the Local Plan with a series of new Local Development Documents. The programme for delivering this new policy framework is outlined in the Local Development Scheme (LDS). Another important role of the AMR is to assess progress towards meeting key targets and milestones in the LDS and to consider whether changes to the LDS programme will need to be made.
- 1.3 This second AMR provides an analysis of key saved policy areas of the Local Plan between the period 1<sup>st</sup> April 2005 – 31<sup>st</sup> March 2006 and reports the progress that has been made in meeting LDS milestones.
- 1.4 Section 2 of the report provides a brief spatial portrait of the District and outlines key contextual information. It outlines a range of issues and challenges facing the District that provides a context for a land-use policy response.
- 1.5 Section 3 of the report outlines the progress made to date in meeting the milestones set out within the Local Development Scheme.
- 1.6 Section 4 provides information in relation to a series of 'Core Output' Indicators, and contains the housing trajectory for the District.
- 1.7 Section 6 provides an analysis of the use of existing policies.
- 1.8 This AMR was submitted to the Secretary of State on the 22nd December 2006. The report is available as a paper copy, and is posted on the Council's website, in accordance with Regulation 48 (8).

## 2.0 Spatial Portrait of Ryedale

- 2.1 Ryedale is situated in the north of England, in the County of North Yorkshire. Geographically it is the largest district in North Yorkshire, covering an area of some 575 square miles, and is predominantly rural in nature. A striking characteristic of Ryedale is the outstanding quality of its countryside, villages and market towns. This is reflected in the fact that approximately two thirds of the District is covered by landscape designations, the three principal areas being the fringe areas of the North York Moors National Park, the Howardian Hills Area of Outstanding Natural Beauty, and the Wolds Area of High Landscape value.
- 2.2 Much of the Ryedale community already benefits from a high quality of life, which includes attractive landscapes and historic market towns, very low levels of crime, good health, low unemployment, high educational attainment and a relatively affluent population. However, there are a number of issues, which the Local Development Framework (LDF) can assist in addressing in order to ensure we maintain a balanced and sustainable community.
- 2.3 A number of challenges have been identified for Ryedale in relation to the following headings:

### Housing

- 2.4 Of greatest concern to many people is being able to access suitable housing that is affordable. Ryedale is an attractive place to live; it is accessible to the buoyant economies of York and Leeds, and attracts retiring households and second homeowners. Local people are therefore subject to significant competition in the housing market which serves to push up house prices. Coupled with this, the District has a relatively low wage economy which, combined with high house prices results in extreme difficulty for many local people in accessing the housing market or funding suitable housing they can afford. Indeed, the gap levels and house prices is amongst the highest nationally. The LDF has a key role in ensuring that more affordable housing is developed in the District.

### Employment

- 2.5 Within Ryedale the workforce employed within manufacturing and agriculture is more than twice the national average, however, these sectors are forecast to decline in the future. Therefore, there is a need to diversify the economy of the District by stimulating new and existing growth sectors. There is a pressing need to diversify the economic base of the District, increasing wage levels and opportunities to access housing. The LDF is an important tool which can be used to ensure that there is a sufficient supply of employment land allocated to enable the economy of the District to expand and diversify.

### Environment

- 2.6 Ryedale is characterised by a very high quality built, natural and historic environment, with large areas covered by either national or local landscape or conservation designation. While there is a need for new and different types of development within the District, it has to take place in a way that protects and, where appropriate, enhances those landscapes and townscapes that are valued by

the local community. This is a key role of the LDF, which must also ensure that the location of new development does not exacerbate those problems associated with either flood risk or climate change.

### Transport

- 2.7 Ryedale is characterised by poor public transport provision. Outside the main bus services that operate along the A64, A169, A170 and B1257, and the rail link at Malton, most settlements have either no or very limited public transport connections. This creates a reliance on access to at least one private car, and increasingly often two, in order to access jobs, shops and services. To create sustainable communities, opportunities to access jobs and services by public transport must be maximised. The LDF will seek to ensure that development goes to the most sustainable locations within the District, in order to maximise the opportunities for access to a wide range of jobs, shops and services by public transport. The LDF also needs to address congestion problems in some of the market towns, by supporting improved links to the strategic road network and traffic management measures.

### Population

- 2.8 Ryedale has an ageing population, with 34% of residents being over 55. Compared to the national average, the District has a significantly higher percentage of people aged 60-74, with fewer residents in the 20-29 age group. Throughout North Yorkshire the population is increasing, however, the number of people in their 20s is actually falling. The District has suffered from an out-migration of young people (aged 16-24). This loss may in part be due to a lack of appropriate employment and training opportunities together with a scarcity of affordable housing. In order to create vibrant, mixed and balanced communities within Ryedale it is essential to provide opportunities for younger people to live and work in the District. Given the large number of people in older age groups it is also important that the LDF meets their housing and other needs.

### Retail

- 2.9 Town centres and village shops and services have experienced considerable changes over recent years. Increased personal mobility, and large retail developments outside of the District have made it increasingly difficult for local shops and services based in Ryedale to compete. In addition, the significant increase in housing development in the District's villages over recent years has failed to support village shops and services despite an increase in the rural population. The LDF has an important role in ensuring that planning proposals maintain/improve the vitality and viability of the District's settlements.

### Contextual Indicators

- 2.10 Appendix 1 to this report contains a series of contextual 'indicators' providing a range of socio-economic and environmental data. The indicators provide key information to assist in the development of policy responses and additionally when monitored over time, will provide a context against which the effects of policies can be considered.

## **3.0 The Local Development Scheme and Progress Against Key Milestones**

- 3.1 The LDS sets out a three-year programme for the production of Local Development Documents. The documents prioritised for production in the scheme are outlined below and are included in Table 1, which also identifies the key milestones for their production within this monitoring year.

### **Statement of Community Involvement**

- 3.2 The Statement of Community Involvement (SCI) sets out how people will be involved in the preparation of new Local Development Documents. The document has been produced/ adopted in accordance with all of the major milestones within the Council's control. Only the examination itself was delayed.

### **Core Strategy DPD**

- 3.4 The Council has made excellent progress in producing the Core Strategy Development Plan Document, with all milestones identified in this monitoring period being met. Indeed, Ryedale was the third council nationally to submit its Core Strategy for examination under the new system.
- 3.5 Currently (November 2006), the examination into the Core Strategy remains open.

### **Housing and Employment Land Supply DPD's and the Malton and Norton Action Area Plan DPD**

- 3.6 A combination of acute staffing shortages, together with the need to progress the Core Strategy and SCI documents throughout the course of this monitoring year, have meant that progress on the Housing and Employment Land Supply documents and the Malton/Norton Action Plan has been limited. Whilst evidence gathering continues, only limited progress has been achieved and the documents were not produced for Preferred Options consultation in accordance with the Local Development Scheme.

### **Helmsley Conservation Area Appraisal SPD**

- 3.7 The Helmsley Conservation Area SPD was adopted in November 2005 in accordance with the LDS. Consultation on the draft SPD took place between July and August 2005. This was later than scheduled in the LDS. The document was jointly produced with the North York Moors National Park Authority and the delay in consulting on the draft document arose as a result of the difficulties in co-ordinating some aspects of joint working.



## **Local Development Scheme Review**

- 3.8 Experience over the previous year has indicated an urgent need to undertake a review of the Local Development Scheme. This will relate to the re-programming of documents already identified in the scheme as opposed to the inclusion of a significant number of further documents into the scheme.

## LDF Process Targets

Local Development Framework Document	Initial Consultation		Publication of Preferred Options Report/Draft SCI/Draft SPD		Submission Date		Examination		Adoption	
	Programmed date	Actual date	Programmed date	Actual date	Programmed date	Actual date	Programmed date	Actual Date	Programmed date	Actual date
Statement of Community Involvement	October 2004 – May 2005	Consultation undertaken throughout this period	Jul 2005	31 <sup>st</sup> Jul 2005	Nov 2005	23 <sup>rd</sup> Nov 2005	May 2006	Oct 2006	Nov 2006	9 <sup>th</sup> Nov 2006
Core Strategy DPD	October 2004 – June 2005	Consultation undertaken throughout this period	Jul 2005	31 <sup>st</sup> Jul 2005	Nov 2005	23 <sup>rd</sup> Nov 2005	Jul 2006	Opened : 4 <sup>th</sup> July 2006	Mar 2007	
Housing Land Supply DPD	October 2004 – June 2006	Ongoing	Oct 2006	Not Achieved	May 2007		Jan 2008		Nov 2008	
Employment Land Allocations DPD	October 2004 – June 2006	Ongoing	Oct 2006	Not Achieved	May 2007		Jan 2008		Nov 2008	
Malton and Norton Area Action Plan DPD	October 2004 – June 2006	Ongoing	Oct 2006	Not Achieved	May 2007		Jan 2008		Nov 2008	
Proposals Map DPD	To be produced/updated at each key stage in the development of each Development Plan Document									
Helmsley Conservation Area Appraisal SPD	May 2004 – May 2005	Undertaken throughout this period	May 2005	Jul 2005	-		-		Nov 2005	Nov 2005



## 4.0 Core Indicators

- 4.1 National Government has established a number of Core Indicators to monitor the use and effectiveness of planning policy in a number of key areas. This section provides this information for the period 31<sup>st</sup> March 2005- 1<sup>st</sup> April 2006. Where information is not available, this is highlighted in the text, together with an explanation of how the Council intends to address these information gaps in the future.
- 4.2 The Council intend to supplement the Core Indicators in future with a range of Local Indicators, to monitor the performance of the new Local Development Framework. With the exception of the monitoring of key aspects of housing and employment land supply, the Council has not monitored the performance of many policies in the Ryedale Local Plan. As it is the Councils intention to replace the entire Local Plan over time, local indicators relating to that document have not been included in this AMR. The Council has submitted its Core Strategy DPD, which includes overarching objectives for the LDF. These will be used as a basis for the establishment of a series of Local Indicators including indicators to identify any significant effects of future policy approaches. They will be used to complement Core Indicators in monitoring the new LDF and will be included in future monitoring reports.

### **Core Indicators – Employment.**

- 4.3 The Ryedale Local Plan allocated 27.9 ha of land for industrial and business development for the period 1991-2006. Two sites, Norton Grove Industrial Estate (3.6 ha) and Sawmill Lane, Helmsley (1.25 ha) remain allocated at November 2006, without planning permission.
- 4.4 The site at Norton Grove is currently the subject of a planning application. The future status of the remaining site will be reviewed as part of the preparation of the new Employment Land Supply DPD
- 4.5 The Council has been unable to complete the Core Output indicators relating to employment due to technical problems with the building control database, which records completion information. This situation is temporary and it is anticipated that the information will be able to be accessed early in 2007. The Council will provide an update to the AMR, to include this information, as soon as it is available.

<b>Employment</b>	
1a Amount of floorspace developed for employment by type	B1= B2= B8=  INFORMATION CURRENTLY NOT AVAILABLE.
1b Amount of floorspace developed for employment by type, in employment or regeneration areas	B1= B2= B8= INFORMATION CURRENTLY NOT AVAILABLE.

1c Amount of floorspace by employment type, which is on previously developed land	B1= B2= B8= INFORMATION CURRENTLY NOT AVAILABLE
1d Employment supply available by type	Allocated sites without planning permission  <b>3.6ha</b> at Norton grove Industrial Estate, Norton <b>1.25ha</b> at Sawmill Lane Industrial Estate, Helmsley
1e Losses of employment land	(i) in employment / regeneration areas; and (ii) local authority area  INFORMATION NOT CURRENTLY AVAILABLE
1f Amount of employment land lost to residential development	0ha  Source: Ryedale District Council.

### **Core Indicators – Housing**

- 4.7 The Council is very much in a ‘transitional’ period when it comes to monitoring housing supply and providing relevant indicator information. Housing supply in the Ryedale Local Plan has been established by the North Yorkshire County Structure Plan and at the Local Plan Inquiry. The Local Plan includes provision for 3000 dwellings between the period 1991-2006. Emerging RSS is the only other document which carries forward housing figures at a District level. It covers the period 2004-2021 and provides a draft housing figure for Ryedale of 3460 dwellings over that period.
- 4.8 On this basis, the Core Indicator information outlined below is provided for in terms of current Structure/Local Plan requirements but also in relation to emerging RSS requirements. It should be noted that the draft RSS figures have not yet been formally agreed. They have been included in this report to assist in the development of a ‘broad-brush’ housing trajectory, which aims to estimate future performance in terms of housing delivery. At this stage, any housing trajectory can only ever be a broad-brush attempt to estimate future performance based on key trends and anticipated future requirements, given that RSS figures are not yet agreed and that the District does not yet have new land allocations in place to deliver a future supply.
- 4.9 After the Core Strategy, the Local Development Scheme prioritises the production of the new Housing Land Supply DPD. It is the Councils view that a more robust housing trajectory will be better developed in conjunction with that document. The trajectory compiled at that stage will be that which is monitored

and updated regularly as part of the annual monitoring report to demonstrate progress towards meeting future provision.

<b>Core Output Indicator No.</b>	<b>Title</b>		<b>Data</b>
<b>2a(i)</b>	Net additional dwellings	Ryedale Local Plan	<b>2806</b>
		Emerging RSS	<b>284</b>
<b>2a (ii)</b>	Net additional dwellings for current year		<b>193</b>
<b>2a (iii)</b>	Projected net additional dwellings up to the end of the relevant development plan document period.	Ryedale Local Plan	-
		Emerging RSS	<b>3176</b>
<b>2a (iv)</b>	The annual net additional dwelling requirement	Ryedale Local Plan	-
		Emerging RSS	
		2004-2011	230
		2011-2016	200
		2016-2021	170

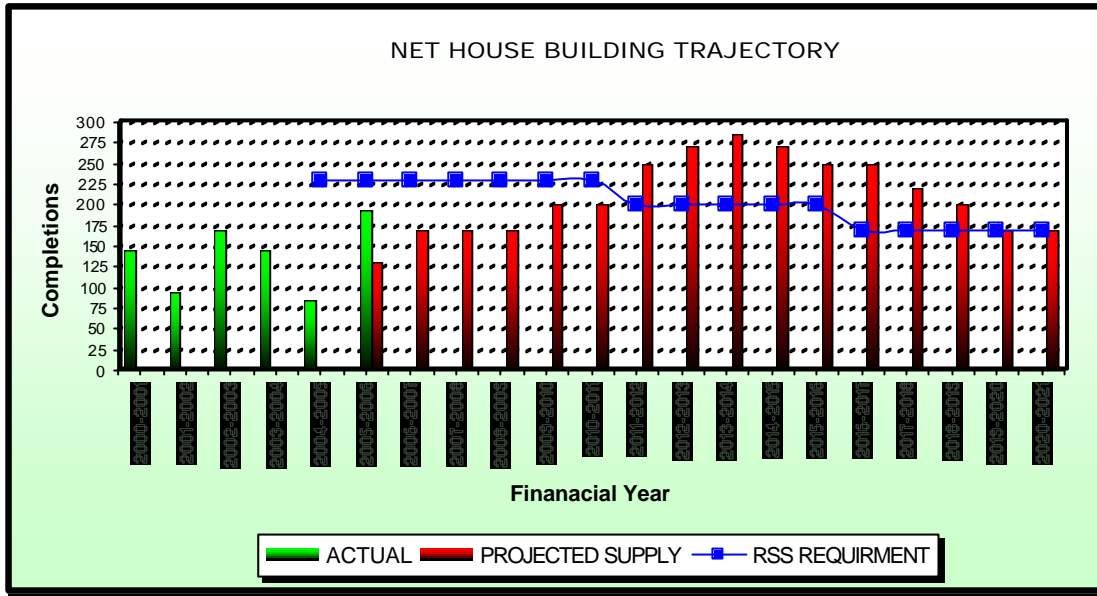
Core Output Indicator No.	Title		Data
2a (v)	Annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous year's performance.	Ryedale Local Plan	0 (Permissions)  200(Completions)
		Emerging RSS 2005-2021	211 p.a.

- 4.10 At April 2006, 2806 new dwellings had been completed in Ryedale since the beginning of the Local Plan period. April 2006 marks the end of the planned life of the Ryedale Local Plan. On this basis, dwelling completions have fallen slightly short of the planned requirement of 3,000 units (for the period 1991-2006). This in itself is a reflection of a relatively recent slow down in completion rates in the District. Throughout the 1990's completion rates averaged 225 units per annum. This has tailed off to an average of approximately 140 units per annum over the past five-year period.
- 4.11 In terms of permissions however, Ryedale has met and indeed, exceeded its planned housing requirement for the period 1991-2006. At April 2006, outstanding permissions stood at 671 new dwellings.
- 4.12 The Districts future housing requirement will be established through the Regional Spatial Strategy (RSS). The draft RSS provides levels of housing provision for Ryedale for the period 2004-2021. In total, it requires the District to accommodate approximately 3460 new homes to 2021.
- 4.13 It is a key regional objective that the majority of future housing in the region is concentrated in the main urban areas, to assist in delivering regeneration aspirations. On this basis, draft RSS phases future housing supply as follows: -
- 2004-2011 230 units per annum  
2011-2016 200 units per annum  
2016-2021 170 units per annum
- 4.14 The reduction or 'step down' in supply, post 2016 is intended to coincide with the RSS delivering greater numbers of new homes in the urban areas by this point in time.
- 4.15 In Ryedale, new land allocations to assist in delivering future levels and rates of provision will be provided through the Housing Land Supply DPD. Notwithstanding the fact that there have been delays in progressing this document, it is unlikely that new land allocations will contribute to future supply before 2009/2010.

- 4.16 Until this point, housing land supply will comprise of new windfall permissions (including previously developed land sources), outstanding commitments and remaining allocations from the Ryedale Local Plan. At April 2006, outstanding commitments stood at 671 units. In addition, 3 sites identified in the Ryedale Local Plan, remain allocated but without planning permission. The capacity of these sites in total, is likely to range between 103-128 units. Therefore, at April 2006, these sources (with the exception of new windfalls) represent a supply of approximately 774-799 units, equating to just over three years worth of supply in terms of annual Draft RSS requirements. As part of the Housing Land Supply DPD, the Council will update its Urban Capacity Study. In July 2005 unconstrained potential equated to 234 units, which would also contribute to housing land supply, in advance of the new supply/allocations.
- 4.17 Against this background and without a significant increase in the number of completions arising from windfall development, it is unlikely that in the short term, draft RSS rates of new house building will be delivered. It is however, anticipated that completion rates will gradually increase over the next 3-4 years, as remaining allocations in the Ryedale Local Plan are brought forward.
- 4.18 Of the outstanding permissions, 218 units will come forward over the next two-three years from one of the largest housing allocations in the Ryedale Local Plan. The Scarborough Road site was granted permission in 2005 and development has commenced, although completions from the site have not been recorded within this monitoring year. Of the remaining three allocations in the Ryedale Local Plan, two are currently subject to developer interest. It is anticipated that the sites, in Hovingham and Pickering will be the subject of planning applications over the coming year.
- 4.19 From 2009/10 onwards, the Council will expect new allocations to contribute to delivering RSS annual requirements. As a general trend, it is anticipated that in order to make up the 'shortfall' in completions likely before 2009/10, build rates from this date to 2016 will exceed RSS requirements and will continue to do so up until 2018, after which managed reduction will aim to bring the annual completion rates down closer to the RSS annual requirement.
- 4.20 Monitoring of housing completions that have come forward under the Ryedale Local Plan policies has revealed that over the life of the Plan, 40% of the District's housing supply has come forward from the villages in the rural area, many in some of the smaller and less sustainable settlements. The Council's Core Strategy recognises that future policy will need address this issue and guide new housing to more sustainable locations.



## Net House Building Trajectory



4.20 Of the 193 units completed during this monitoring period, 68 new dwellings were built within the market towns and 125 in the villages. This is consistent with longer-term trends which illustrate that a significant supply of new housing has taken place in the villages of Ryedale throughout the life of the Ryedale Local Plan.

### Brownfield land completions

Core Output Indicator No.	Title	Data
2b	Percentage of new and converted dwellings on previously developed land	64% Source: Annual Housing Monitoring, Ryedale District Council

4.22 For the monitoring period 2005-06 the number of new and converted dwellings from previously developed land was 64%. This figure reflects the fact that a number of greenfield sites have been built out, and that a significant number of dwellings have arisen from intensification within the existing towns and villages.

## Housing density

Core Output Indicator No	Title	Data
2c (i)	Percentage of new dwellings completed at less than 30 dwellings per hectare	19%
2c (ii)	Percentage of dwellings completed at 30 and 50 dwellings per hectare	51%
2c (iii)	Percentage of dwellings above 50 dwellings per hectare	30%

4.23 The majority of new housing within this monitoring year has been developed between 30-50 dwellings to the hectare, representing a slight increase from the previous monitoring year. Against this however, the Districts high quality built environment often necessitates lower density development, particularly in the villages, in order to protect the form and character of settlements. This is reflected in the figures above.

Core Output Indicator No	Title	Data
2d	Affordable housing completions in current monitoring year	5 Source: Housing Department, Ryedale District Council

4.24 Affordable housing is a significant issue in Ryedale. In 2003 the Council undertook a Selective Alteration to the Ryedale Local Plan to amend its affordable housing policy. It was very clear that the adopted policy, particularly in terms of site thresholds was not delivering affordable housing in any significant number. The new policy requires 35% of dwellings to be affordable units on all sites of 15 dwellings/0.5ha or more within the market towns, and 5 dwellings/0.2 ha or more in all other settlements. The policy has resulted in an increase in permissions of affordable housing although this is not yet apparent in terms of completions information. Completions from the Scarborough Road Housing site will begin to be recorded next year. In total 98 affordable units will be delivered on the site. Over the course of next year the Council will begin to review again it's affordable housing policy in light of updated Housing Needs information.

## Transport

Core Output Indicator No	Title	Data
3a	Percentage of completed non-residential development complying with car-parking standards set out in the local development framework	We do not currently monitor this indicator.
3b	Percentage of new residential development within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment and a major health centre.	We do not currently monitor this indicator.

4.25 The number of non-residential developments complying with car parking standards will be monitored for next year's annual monitoring report. Whilst the District does not currently monitor the number of developments which take place within 30 public transport time of key services the Council is investigating the upgrading of its Geographical Information System (GIS) to enable this indicator to be monitored accurately in future years.

**Core Retail and Leisure Indicators**

4.26 The current Local Plan seeks to protect the vitality and viability of the District's market towns and villages. Current policies are used to assess the likely impact of major new retail developments on the existing retail offer within the District.

4.27 The Retail Capacity Study produced by Roger Tym & Partners for the District, identified the need for additional comparison sector sales floorspace up to 2015 of 2,550sq.m based on 'static retention', and up to 8,000sqm if an 'increased retention' scenario were to take effect. The study concluded that: *'...three of the Ryedale study centres – Malton, Pickering and Kirkbymoorside – are generally healthy, with no acute signs of distress. Each of these centres has a good range of convenience sector outlets, and a low overall vacancy level.'* However, the report outlines a less healthy scenario for Norton, which performs less well in relation to key vitality and viability indicators.

4.28 Whilst the District's retail centres are generally healthy, there is still a considerable level of retail leakage to neighbouring centres, in particular to the sub-regional centres of York and Scarborough, and this loss of retail spend is most prominent in relation to comparison goods.

4.29 Building control completion information cannot currently be accessed. The situation should be rectified in the New Year and the information will be reported as soon as possible.

<b>Local Services</b>	
4a Amount of completed retail, office and leisure development	NOT CURRENTLY AVAILABLE
4b Amount of completed retail, office and leisure development within town centres	NOT CURRENTLY AVAILABLE
4c Amount of eligible open spaces managed to Green Flag Award Standard	This indicator is not currently monitored.

**Core Minerals and Waste Indicators**

4.29 Minerals and waste functions are principally the responsibility of North Yorkshire County Council. The District does not currently monitor the supply or availability of minerals within Ryedale.

4.30 The District Council monitors the amount of domestic waste recycled. For the monitoring year 2005-06 a total of 42.8% was recycled/composted. This comprised of 18.24% of domestic waste was recycled, and a further 24.53% of waste being composted.

**Core Environment and Energy Indicators**

4.31 This section reviews the changes made in relation to the Core Indicators, which relate to the environment and energy. It should be noted that for these indicators, the data might be incomplete as a number of changes may take place that cannot be easily monitored by the Council. For example, small-scale renewable energy facilities may be fitted to buildings under permitted development rights, without the planning authority being aware of the change. The Council shall explore how these indicators may be better monitored in future years.

<b>Environment</b>	
Change in areas and populations of biodiversity importance including:	<ul style="list-style-type: none"> <li>(i) change in priority habitats and species (by type); and</li> <li>(ii) change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance</li> </ul> <p>No significant changes have been recorded for the period Apr 2005 to Apr 2006. This was confirmed by Natural England</p> <p>Source: Forward Planning and Conservation Unit, Ryedale District Council</p>

4.32 For this annual monitoring report confirmation was gained from Natural England that no major changes have taken place in either the areas or populations of biodiversity importance. However, the District has not undertaken its own survey to assess changes to the biodiversity of Ryedale. We shall explore how this indicator might be better monitored in subsequent years, by reviewing the approach undertaken by other authorities.

<b>Renewable Energy</b>	
Renewable energy capacity installed by type	<p>No large-scale renewable energy facilities have been installed in the District, between Apr 2005 and Apr 2006.</p> <p>Small scale renewable energy developments by type, between Apr 2005 and Apr 2006:</p> <p>2 ground source heat pumps 1 wind turbine 1 wood fuelled boiler</p> <p>Source: Environmental Health Department, Ryedale District Council</p>

4.33 The Ryedale Local Plan (2002) seeks to promote the use of renewable energy resources within the District, whilst protecting the environment. No major renewable energy schemes have been developed within the current plan period. A number of smaller scale renewable energy schemes have been developed within Ryedale, during the current plan period. As stated, it is however difficult to assess the exact number as some schemes can be developed using permitted development rights (e.g. solar hot water heaters). During the previous year the District is aware of the following renewable energy schemes having been developed: 2 ground source heat pumps; 1 wind turbine; and 1 wood fuelled boiler.

<b>Flood Protection</b>	
Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality	<p>0</p> <p>Source: Ryedale District Council, Development Control / Environment Agency</p>

## 5.0 Ryedale Local Plan – Analysis of the Use of Existing Policies

### The Local Plan

- 5.1 The Ryedale Local Plan was adopted in March 2002. It contains policies and proposals for the development and use of land and has provided the basis for determining planning decisions. The policies within the Local Plan will be saved for a minimum of three years until they are replaced by policies in new Development Plan Documents.
- 5.2 In this monitoring period, 1014 planning applications were determined. Of these, 14.4% were refused. During this monitoring year 54 appeals were determined, and of these 29 (53.7%) were successfully defended by the Council (the national figure is 67%).
- 5.3 An analysis has been undertaken of the extent to which the 150 policies within the Local Plan are quoted within determined planning applications. During 2005-06, a total of 106 different policies were quoted in planning decisions.
- 5.4 Analysis of the planning permissions determined during 2005-06, reveals that the most frequently used policy is H13 (Extensions to existing dwellings). This policy was quoted on some 376 occasions, which is more than double the next most frequently quoted policy, is Policy C1 (New development and changes within Conservation Areas). Extensions to dwellings invariably increase their size. Existing Housing Needs information indicates that the District has a shortage of smaller dwellings. On this basis, the Council will consider whether a policy response is required to address this issue when housing supply issues are considered during the preparation of the Housing Supply DPD (2007/2008) and in the context of new Housing Needs Information. A new Housing Needs Survey has been undertaken in 2006 and the final results will be available Jan/Feb 2007.
- 5.5 Development Control officers have made extensive use of the Conservation policies within the existing Local Plan, in particular: C1- New development and changes of use within Conservation Areas; C7- Alterations or extensions to Listed Buildings; C8 – Changes of use of Listed Buildings; and C10- Applications affecting the setting of Listed Buildings. The extensive use of these policies reflects the high quality built and natural environment of the District, and the importance that conservation issues play within a number of planning applications. The large number of extensions being built, and the levels of development taking place on windfall infill sites, in part account for the extensive use made of these conservation policies.
- 5.6 Considerable use has been made over the last monitoring year of the Local Plan's, Environment policies. The following policies were quoted most frequently: ENV 1 – New development outside Development Limits; ENV2 Development in the Howardian Hills AONB; ENV3 – Development in Areas of High Landscape Value; ENV7 – Landscaping; ENV25 – Development and flood risk. The frequent use of these policies indicates that a significant amount of new development is taking place within the District's villages.

5.7 Over the course of this monitoring period, 40 policies in the Ryedale Local Plan have not been used in the Development Control Process. The Ryedale Local Plan is very much a product of its time, containing many policies for all land-use 'eventualities'. The results from this assessment will inform which policies in the Local Plan we propose to save beyond the three-year period. We will submit our proposals to Government at the end of March. The Ryedale LDF will eventually replace the saved Local Plan and will contain fewer, but better focussed positive policies aimed at addressing the specific needs of Ryedale.

Table 2 – Number of occasions Local Plan policies have been used.

<b>Local Plan Policy</b>	<b>Policy Number</b>	<b>Frequency of Use (1<sup>st</sup> April 2005 and 31<sup>st</sup> March 2006)</b>
Definition of the York Green Belt	GB1	0
Development within the Green Belt	GB2	4
Scale, location and design of buildings within the Green Belt	GB3	5
Development within Green Belt settlements	GB4	8
Re-use of buildings within the Green Belt	GB5	1
Housing land provision	H1	3
Managing the release of land	H1a	9
Housing allocation, Scarborough Road, Norton	H2	0
Housing allocation, Whitfield Avenue, Pickering	H3	0
Housing allocation, Goslipgate, Pickering	H4	5
Housing allocation, Feversham Drive, Kirkbymoorside	H5	0
Residential allocations in the villages	H6	0
Residential development within settlements	H7	152
Residential development in town centres	H8	11
Residential development in the countryside	H9	12
Replacement dwellings in the countryside	H10	4
New country houses	H11	0
New development in Settrington and Scampston	H12	3
Extensions to existing dwellings	H13	376
Public open space in residential developments	H14	9
Boundary walls and fences	H15	24
Gardens of new dwellings which extend beyond the Development Limits	H16	7
Garden extensions into the open countryside	H17	6
Affordable housing on allocated sites (superceded)		-
Affordable housing on large non-allocated sites (superceded)		-
Affordable Housing	H18	0
Affordable housing on large unallocated sites	H19	5
Affordable housing in rural areas	H20	2
Accommodation for gypsies	H21	0
Industrial and business development land provision	EMP1	2
Industrial/business development allocation, Norton Grove Industrial Estate	EMP2	1
Industrial/business development allocation, east of Thornton Road Industrial Estate, Pickering	EMP3	0
Industrial/business development allocation, Kirby Mills	EMP4	0
Industrial/business development allocation, Helmsley	EMP5	0

Expansion of existing businesses	EMP6	33
Allocations for the expansion of existing major employers	EMP7	1
Existing industrial and business areas	EMP8	10
Existing industrial and business commitments	EMP9	1
Small industrial/business developments within settlements	EMP10	7
Industrial/business development in the countryside	EMP11	12
Major industrial/business development on unallocated sites	EMP12	7
Warehousing, storage and distribution uses	EMP12A	0
Industrial buildings	EMP13	26
Central Science Laboratory	EMP14	0
North Yorkshire Power Project, East Knapton	EMP15	1
Development of the best and most versatile agricultural land	AG1	2
New agricultural buildings	AG2	14
Intensive livestock units	AG3	6
Farm diversification	AG4	8
Re-use of rural buildings for business, commercial, industrial, tourism or recreational uses	AG5	29
Re-use of rural buildings for business for residential purposes	AG6	15
Dwellings required for agricultural or forestry purposes	AG7	14
Lifting of agricultural occupancy conditions	AG8	1
Forestry operations	AG9	0
Forestry operations in the AONB	AG10	0
Development involving horses	AG11	20
Retail development within town centres	R1	7
Development for Use class A3 (food and drink) uses	R2	5
Use of upper floors within town centres for offices/financial and professional services	R3	1
Retail development outside the Town Centre Commercial Limits	R4	4
Local daily needs shops within the Market Towns	R5	0
Village shops and farm shops	R6	2
Retail sales from industrial premises	R7	3
Large retail developments	R8	0
Shopfronts	R9	9
Shop advertisements	R10	11
New development and changes within Conservation Areas	C1	180
Demolition of buildings within Conservation Areas	C2	18
Open spaces which contribute to the character of Conservation Areas	C3	3
Trees in Conservation Areas	C4	2
Advertisements within Conservation Areas	C5	14
New Conservation Areas	C6	0
Alterations or extensions to Listed Buildings	C7	124
Changes of use of Listed Buildings	C8	36
Demolition of Listed Buildings	C9	8
Applications affecting the setting of Listed Buildings	C10	46
Advertisements on Listed Buildings	C11	6
Satellite antennae on Listed Buildings	C12	0
Archaeological investigation of sites	C13	39
Ancient Monuments and archaeological sites	C14	6
Historic parks and gardens	C15	3



Hotels, guest houses and other visitor accommodation within settlements	TM1	12
Hotels, guest houses and other visitor accommodation outside settlements	TM2	15
Chalet, cabin and static caravan development	TM3	7
Touring caravan and camping sites	TM4	3
Buildings on camping, caravanning and chalet developments	TM5	6
Tourist attractions	TM6	2
Outdoor sports facilities	L1	4
Playing fields	L2	2
Central Ryedale leisure facility	L3	0
Golf courses	L4	1
Noisy sports	L5	0
New Public Open Space	L6	1
Public Open Space	L7	0
Allotments	L8	0
Informal countryside recreation	L9	0
Community and village halls	L10	6
Existing community facilities within villages	L11	3
Schools and institutions standing in extensive grounds	L12	0
New roads and road improvements outside the Howardian Hills AONB	T1	3
New roads and road improvements within the Howardian Hills AONB	T2	0
Access to the local highway network	T3	120
Accesses onto 'A' roads	T4	10
Innovative road layouts	T5	0
Traffic management	T6	0
Parking	T7	85
Public transport and rail services	T8	1
Cycling	T9	9
Public Rights of way and pedestrian facilities	T10	7
Disused railway lines	T11	0
Roadside services	T12	0
Off-site sewerage infrastructure	U1	16
Availability of water supplies	U2	39
Surface water run-off	U3	50
Sewage disposal	U4	58
Septic tank problem areas	U5	6
Foul sewerage problem areas	U6	1
Sewage treatment works	U7	2
Telecommunications development	U8	3
Wind turbine development	RE1	0
Development in the vicinity of wind turbines	RE2	0
Combustion plants for electricity generation from burning crop residues	RE3	0
Solar energy	RE4	0
New development outside Development Limits	ENV1	139
Development in the Howardian Hills AONB	ENV2	79
Development in the Areas of High Landscape Value	ENV3	55
River and stream corridors	ENV4	1
Visually Important Undeveloped Areas	ENV5	10
Tree preservation Orders	ENV6	8

Landscaping	ENV7	66
Environmental Impact Assessment	ENV8	0
Overhead power lines	ENV9	0
Sites of Special Scientific Interest	ENV10	1
Internationally important nature conservation sites	ENV11	2
Sites of Importance for nature Conservation	ENV12	5
Regionally Important Geological/ Geomorphological Sites	ENV13	0
Semi-natural habitats	ENV14	0
Plant and animal species protected by law	ENV15	4
Species of Special Conservation Concern	ENV16	1
Barn owls and bats	ENV17	19
Ponds	ENV18	3
Wildlife corridors	ENV19	1
Habitat creation and public access to nature conservation sites	ENV20	1
Pollution control	ENV21	3
Water quality	ENV22	4
Air quality	ENV23	2
Noise-generating development	ENV24	4
Development and flood risk	ENV25	35
Contaminated land and landfill sites	ENV26	5
Development involving hazardous substances	ENV27	0
Crime prevention	ENV28	1
Light pollution	ENV29	8
Malton/Norton Riverside Project	MN1	0

## Appendix 1- Contextual Indicators

The following indicators will be used in order to provide an overview of key aspects of the District and how these are changing year on year.

<b>Contextual Indicator</b>	<b>2006</b>
<b>Demographic Structure</b>	
District's estimated population	50,872 (2001 Census)  Source: ONS website
Ethnic Group	White 99.4% Mixed 0.3% Asian 0.1% Black or Black British 0.1% Chinese or other Ethnic Group 0.2% Source: Ryedale District Council, A Profile of Ryedale (May 2004)
Age Profile	Under 16 – 18.6% 16 to 19 - 4.3% 20 to 29 - 8.3% 30 to 59 - 42.1% 60 to 74 - 17.1 % 75 and over - 9.6%  Source: Ryedale District Council, A Profile of Ryedale (May 2004)
<b>Socio Cultural Issues</b>	
Resident Working Age Population	29,393  Source: 2001 Census, ONS.
Unemployment Level	1.3% (total number of claimants 379)  Source: NYCC March 2004 & 2001 Census
% of unemployed aged 16-74 classified as Long Term Unemployed	28.04%  Source: 2001 Census, ONS

% of unemployed aged 50 or over	29.58% Source: 2001 Census, ONS
% of unemployed aged 16-24	21.19% Source: 2001 Census, ONS
% Never worked	3.09% Source: 2001 Census, ONS
Number of live housing / council tax benefit claims	3101 (as at 31.3.05) Source: Ryedale District Council (Performance Management Unit)
Average Rank of Deprivation	11,654.21 (32,482 = least deprived) Source: DTLR, English Indices of Deprivation 2000 (via ONS) and 2004 revised figures (ODPM).
Rank of Local Concentration (Local Concentration is a population weighted score to measure 'hot spots' of deprivation.)	Ranked <b>311</b> (1 is the most deprived and 354 is the least deprived) Source: DTLR, English Indices of Deprivation 2000 (via ONS) and 2004 revised figures (ODPM).
Students	Total number of students and schoolchildren aged 16 to 74: - <b>1,630</b>  Percentage of total resident population <b>3.2%</b>  Total number aged 16 to 17: - <b>1,033</b>  Total number aged 18 to 74:- <b>597</b> Source: 2001 Census, ONS
Qualifications	Had no qualifications:- <b>30.5%</b>  Qualified to degree level or higher:- <b>19.3%</b> Source: 2001 Census, ONS

Homelessness	Ryedale District Council received 180 homeless applications in 2004/05. Source: Ryedale Housing Department (P1E (AS) Form )
Household Composition	Households with dependent children 25.5%  Lone Pensioner household: 16%  Lone person households (non-pensioners) 10.9%  Source: RDC – A Profile of Ryedale 2004, Performance Management Unit
<b>Economic Issues</b>	
Total employee jobs	23,033  Source: 2001 Census, ONS
The average annual gross full time earnings in Ryedale.	Male £19,011 (£365.6 per week) Female £13,310 (£256.0 per week)  Source: North Yorkshire Household Surveys, 2000, Yorkshire Futures.
% of Ryedale households with an income below the National average of £22,000.	64% Source: North Yorkshire Household Surveys, 2000, Yorkshire Futures.
Economic Activity Rates Male / Female aged 16 to 74	Full time employees and self employed (Male) 68.34%  Full time employees and self employed (Female) 33.78%  Source: Census 2001, ONS
Productivity Levels (£000s per Full Time Equivalent Employees)	Ryedale = 28.14 Yorkshire and Humber = 28.27 Source: Yorkshire Futures and Experian Business Strategies' Regional Econometric Model
Total number of VAT registered businesses	The stock of VAT registered businesses 2,935  Registrations 175 (6% of Ryedale stock), Deregistrations 190 (6.5% of Ryedale stock)  Source: Nomis, VAT registrations by industry (2002)

Top three employment sectors (% of workforce employed by sector)	Distribution, Hotels and Restaurant sector = 27.5% Manufacturing = 24.8% Public Administration = 20.8% Source: Office for National Statistics, Annual Business Inquiry, 2002.
<b>Housing and Built Environment</b>	
Average House Price	£236,000  Source: The Land Registry 2006
Housing Mix	Detached: 41.1% Semi Detached: 32.2% Terraced: 19.2% Flats: 7.1%  Source: 2001 Census
Tenure Type	Owner Occupier: 68.8% Private Landlord: 12.2% Housing Association: 11.7% Rented Other: 6.0% Rented Council: 0.9%  Source: Census 2001
Second Homes	640 second homes (2.74% of properties)  Source: RDC Council tax Database at 31 <sup>st</sup> March 2006
<b>Transport &amp; Spatial Connectivity</b>	
Car or Van Ownership	None 17.2% One 46.6% Two 28.6% Three 5.7% Four or more 1.9%  Source: Ryedale District Council, A Profile of Ryedale (May 2004)
<b>Environment</b>	
Number of protected Sites of Special Scientific Interest (SSSI)	29  Source: Ryedale Local Plan (2002)

Sites of Importance for nature Conservation (SINCs)	100+ Source: Ryedale Local Plan (2002)
Ancient monuments	300+ Source: Ryedale Local Plan (2002)
Regionally Important Geological / Geomorphological Sites (RIGS)	5 Source: Ryedale Local Plan (2002)
Areas of High Landscape Value	AONB= 16,161ha Fringe of Moors + Wolds Area of High Landscape Value = 36,771ha Source: Ryedale District Council
<b>Crime Rates</b>	
Burglary per 1,000 population	1.8 Source: Home Office, Research Development Statistics, Crime & disorder Partnerships: Recorded Crime for 6 key offences March 2006
Robbery per 1,000 population	0.0 Source: Home Office, Research Development Statistics, Crime & disorder Partnerships: Recorded Crime for 6 key offences March 2006
Sexual Offences per 1,000 population	0.2 Source: Home Office, Research Development Statistics, Crime & disorder Partnerships: Recorded Crime for 6 key offences March 2006
Violence against the person per 1,000 population	1.8 Source: Home Office, Research Development Statistics, Crime & disorder Partnerships: Recorded Crime for 6 key offences March 2006
Theft from a vehicle per 1,000 population	3.4 Source: Home Office, Research Development Statistics, Crime & disorder Partnerships: Recorded Crime for 6 key offences March 2006
Theft of a Motor Vehicle	0.4 Source: Home Office, Research Development Statistics, Crime & disorder Partnerships: Recorded Crime for 6 key offences March 2006