

General Comments

No Comment

- A Steward, Equality and Human Rights Commission.
- S Wroe, Archbishop Holgate's Hospital in Hemsworth
- D Bowyer, DPDs Consulting Group
- L Denis, BATA Amotherby (CE Steven Clark)
- Government Office of Yorkshire and the Humber - will be happy to comment on future stages and offer what help and guidance we can, as things progress)

RDC Response:

- *Noted*

Nothing to add

- S Syms, Burythorpe Parish Council

RDC Response:

- *Noted*

Support

- Council will concur with whatever decisions are reached. (L Fletcher, Egton Parish Council)
- Consider that the list of issues set out in the consultation letter provided by RDC was comprehensive. Decided against defining each of the point against Pickering. (A Husband, Pickering Town Council)
- Range of topics for inclusion within the Core Strategy looks comprehensive, and wish re-iterate support for preparation of the new document. (North York Moors National Park).

RDC Response:

- *Noted and welcomed.*

Qualified support

- List of matters to be covered is comprehensive, and covers all areas of concern to the National Trust. (J Ludman, The National Trust)
- Broadly approve of the letter setting out issues to cover, (S Ashby- Arnold)
- List of issues seems comprehensive. (E Gathercole)

RDC Response:

- *Noted and welcomed, the further comments made on particular issues are considered under their relevant theme.*

Coverage

- The issues set out in RDC's consultation letter should all be included. (J Thompson, Institute of Directors)
- Felt list was quite comprehensive, no additions proposed (M Blyth, Thornton le Dale Parish Council)
- Need more visionary and radical planning, concentrating on fewer, but bigger subjects. To try to address too many issues is folly, and it breeds woolly and timid thinking. (S Armitage)
- Consider the range of topics that the Council is considering are appropriate, however, we reserve the right to comment further once the full range of issues within these topics is made clear. (M Barry, Carter Jonas (obo The Thorpe Bassett Est., Trustees of Major GRH Cholmley's 1967 (HJNC) Settlement, Trustees of the Cmdr James Life Interest Trust and The Hovingham Est.))

RDC Responses:

- *Noted and welcomed.*
- *Note the need to cover few, major issues, however, despite the strategic nature of the Core Strategy, it must consider the district in comprehensive manner, and consider in a sufficient level of detail- to ensure that the policies are achievable.*

Sustainability

- Sustainability agenda needs to be fully incorporated. (M Richardson, MJ Gleeson Group Plc)
- More linkages with the Sustainability Appraisal through the process, not at the end. Should be independent and thorough (J D Farquhar, CPRE (Ryedale))
- In addition to the environmental ideas, support should be given to working towards self-reliance and sustainability. (S Doubtfire, Kirkbymoorside Town Council)
- Promote the principles and concept of sustainable development, linked to a text reference to the statutory requirement of S.39 of the Planning and Compulsory Purchase Act 2004. Set out general criteria against which all development proposals will be tested, including for their compatibility with natural environment objectives and/or sustainable development principles. (Natural England)
- Set out to achieve integrated planning decisions, so that social, economic and environmental objectives can be achieved together, at the same time, wherever possible, with no net loss to the environment (Natural England)
- Apply the precautionary principle where necessary, (Natural England)

RDC Responses:

- *It is agreed that principles and concept of sustainable development needs to be fully incorporated into the development of the Core Strategy, and to that end the sustainability appraisal process is integral to the development of the Core Strategy.*
- *The Council will embody the principles of sustainable development in the policies and the strategy of the Core Strategy.*

Consultation process

- Suggest that this consultation should be on website (P Foster, Barton Willmore)
- Important that a range of alternative options and policies undergo consideration and that comment from Stakeholders is sought. Alternative options should be realistic in their scope and a full, unprejudiced evaluation of how they would contribute to the vision and objectives of the Core Strategy should be undertaken. (M Barry, Carter Jonas (obo The Thorpe Bassett Est., Trustees of Major GRH Cholmley's 1967 (HJNC) Settlement, Trustees of the Cmdr James Life Interest Trust and The Hovingham Est.))

RDC Responses:

- *To address the fact that the consultation was not made immediately available on the website, the consultation period was extended by a further two weeks.*
- *Agree that it is important that a range of options for development scenarios and the themes and content of policies are prepared and undergo consideration and that comment from Stakeholders is sought to establish which is appropriate and deliverable.*

Links to other strategies/organisations/policy areas

- Communications strategy should be referred to (C O'Neill, McNeil Beechy and O'Neill Architects)
- More about the liaison between National Park and East Riding Authorities. (J D Farquhar, CPRE (Ryedale))
- More linkages RSS and Community Strategy, and anticipation of the broadening of the issues considered within then (such as climate change). Should make specific reference to RSS policies and text which the LDF must conform to. (J D Farquhar, CPRE (Ryedale))
- Emphasise PPS12 guidance on wider place-shaping, and take account of relevant strategies such as North York Moors and Howardian Hills AONB Management Plans. (J D Farquhar, CPRE (Ryedale))
- Emphasise that participation in town and village plans will be encouraged. (J D Farquhar, CPRE (Ryedale))
- Does the Core Strategy reflect Community Strategy objectives for sport and recreation? (Sport England)
- Does the Core Strategy establish connections between differing policy areas? (Sport England)
- Presumably the Core Strategy will include a settlement strategy, and there may be a need for further discussion about settlements split by the National Park Boundary, to ensure that there is a consistent approach between the respective Core Strategies of the two authorities. (North York Moors National Park).
- Core Strategy should set out how it will deliver RSS housing targets, especially how housing development will be delivered in principal settlements, including Pickering. (M Courcier, Barton Willmore (Leeds) (obo Caddick Living))
- Core Strategy should have regard to the Council's Sustainable Community Strategy (G Halman, How Planning LLP (obo Castle Howard Estate)
- Need for the work on the Helmsley Action plan to be progressed jointly with the National Park. Given the NP has already adopted its Core Strategy, there is a need to progress this document early in order to provide an appropriate framework for development within both the National Park and Ryedale parts of Helmsley. The Ryedale Core Strategy should set out how it provides a framework for delivering the Area Action Plan, and relationship between both documents. Refers to the need to build with regards to housing needs, and refers to the issues and options paper which suggested 525 dwellings to be provided between Helmsley and Kirkbymoorside. (D Mitchell, Barton Willmore (obo Wharfedale Homes))
- Monitor closely the RSS review and the increase in housing numbers that may bring, so that CS can be aligned with that document. (D Mitchell,

Barton Willmore (obo Wharfedale Homes))

- Preparing a Masterplan of the Estate's lands. Once finalised it is hoped that this document can form part of the evidence base used to underpin the Core Strategy. The Masterplan will consider community issues and desires raised through the production of the Hovingham Parish Plan. M Barry, Carter Jonas (obo The Hovingham Est.)
- Any uplift in the level of housing to be provided in Ryedale district as part of the RSS review process should be distributed in such a way that it contributes to the sustainable growth of housing through the district. (M Barry, Carter Jonas (obo The Thorpe Bassett Est., Trustees of Major GRH Cholmley's 1967 (HJNC) Settlement, Trustees of the Cmdr James Life Interest Trust and The Hovingham Est.))
- Any uplift in the level of housing to be provided in Ryedale district as part of the RSS review process should be distributed in such a way that it contributes to the sustainable growth of housing through the district and including the service villages. (M Barry, Carter Jonas (obo The Hovingham Est.))
- Urge the Council to extend the lifespan of the Core Strategy to 2026, to align it with RSS. The Council needs to provide 200 homes net per annum (minimum) to meet current RSS targets and potentially find more land subject to the RSS review. Housing in Ryedale is generally not of the highest densities, and at an average of 35 dwellings per ha, this would equate to a minimum of 6ha per year. The Council needs to acknowledge this requirement, which will be challenging to achieve. (D Mitchell, Barton Willmore (obo S Harrison Developments Ltd))
- Encourage the preparation of Town Design and Village Design Statements and Parish Plans. (Natural England)
- When Core Strategy is published, need to get confirmation from the assembly that there is general conformity with the Regional Spatial Strategy, and therefore procedural conformity regarding Regulation 29. Should be reference that RSS is part of the Development Plan and reference to the need for general conformity between the two parts of the Development Plan. Core Strategy should help to deliver the outcomes of RSS. (Yorkshire and the Humber Assembly)
- The Yorkshire and Humber Plan aims to achieve a more sustainable pattern and form of development, investment and activity across the region, putting a greater emphasis on matching the needs across the region with opportunities and managing the environment as a key resource. There is a particular emphasis on achieving the regeneration and renaissance of the regions city and town centres by making them the focus for housing, employment, shopping, leisure, education, health and cultural activities and facilities in the region. (Yorkshire and the Humber Assembly)
- Assembly considered '06 CS to be in general conformity with RSS, and few significant changes to adopted RSS in terms of policy changes. There has been greater emphasis in managing and delivering the step up in housing growth. Including the need to identify broad locations for future development. (Yorkshire and the Humber Assembly)

Core Strategy should seek to do the following: (Yorkshire and the Humber Assembly)

- Malton/Norton – supported as hub for the rural economy and community and social infrastructure.
- Support diversifying the economy.
- Balance the need for growth, whilst avoiding increasing flood risk, considering the management of land and river catchments for flood mitigation, renewable energy gen., biodiversity and tree cover.
- Transport management and investment to help deliver more sustainable growth and movement.
- Reduce greenhouse gas emissions in the region through focusing development in towns, buildings that are more energy, resource and water efficient, and reduce traffic growth. Have plans to adapt to the predicted impacts of climate change minimising flood risk and maximising tourism potential.

- The relationship between York and Ryedale should be carefully considered, especially in relation to travel to work, balanced housing markets and reducing traffic growth.
- Principal towns (Malton/Norton) should be strengthened as main local focus for housing, employment, shopping, leisure, health, education and cultural facilities and activities (YH5). Alongside improved public transport links to York and Scarborough, a viable town centre and protection of historic character.
- Local service centres will be enhanced to meet social, environmental and economic needs (YH6). Need to consider the differing role and performance of all settlements in the district, and their relationship to strengthening the role of Malton/Norton.
- Concentrated and transport-orientated pattern of development makes bet use of land buildings and infrastructure. –Follow the sequential approach set out in YH7. Applying this will be one of the outcomes of the Strategic Housing Land Availability Assessment.
- Need continuous and adequate supply of employment land, to help delivery of growth in Malton. Using up to date Employment Land Review as evidence.
- Expect policies that protect and enhance biodiversity, landscape character and environmental quality, including the Howardian Hills AONB.
- Need for housing to be addressed by net increases in housing stock, and helping to deliver more balanced housing markets. Delivering at least 200 homes per year, prioritised on brownfield land and help contribute to provisional estimate of 40% affordable housing. Core Strategy should also identify broad locations for housing where needed to demonstrate a 11-15 year supply. For example, a planned urban extension to Malton/Norton.
- Need to provide sufficient accommodation for Gypsies and Travellers- using the findings of the Gypsies and Traveller Accommodation Assessment.
- Makes reference to the RSS update, which is looking at testing whether the region can accommodate higher housing rates, what implications this may have on the distribution of housing, and can the current strategy deal with such rates. At this stage the RSS update holds little material weight, when compared to the published RSS. Therefore, the Core Strategy should be developed with regard to published RSS. Refers to PPS12, and how LA's should deal with the potential change in housing numbers, in taking a long-term, flexible view. Therefore housing figures in H1 should be taken as a minimum in terms of generating options for development, and higher rates of development should be tested at options. (Yorkshire and the Humber Assembly)

Will your DPD help to achieve the following 'headline outcomes'?

- The long-term trend of population and investment dispersal away from the Regional and Sub-Regional Cities and Towns has been reversed.
- Cities and towns have been transformed and are attractive, cohesive and safe places where people want to live, work, invest and spend time in.
- Principal Towns are fulfilling their role as focal points for rural communities.
- Urban and rural economies are more diverse and competitive, creating more and better jobs.
- Inequalities have been reduced, the health and well being of the population has improved, and currently excluded communities and areas requiring regeneration have benefited from development and investment.
- People have better accessibility to opportunities and facilities, the use of public transport and walking and cycling has increased, and growth in traffic and congestion and transport related emissions have been addressed.
- Environmental quality has been raised, resource demands from development minimised and the region is responding proactively to the global and local effects of climate change.
- The use of the region's land and existing social, physical and green infrastructure has been optimised. (Yorkshire and the Humber Assembly)

- The Core Strategy should help to deliver RSS Sub Areas/ objectives (Yorkshire and the Humber Assembly)
- The Yorkshire and Humber Assembly has provided an extensive checklist covering issues on what the Core Strategy will be expected to deliver, and the issues it needs to address settlement strategy, environmental issues, housing, the economy and transport.

RDC Responses:

- *The District Council is aware that the Core Strategy will need to consider a vast range of different documents, ranging from international and national policy and legislation, down to Parish Plans and village and Estate master plans- all of which are important in developing a coordinated approach to considering development in Ryedale.*
- *It is noted that the Council's corporate documents will also need to be considered, alongside the Sustainable Community Strategy. Liaison is taking place with neighbouring authorities on cross-border issues; and we appreciate that this is especially pertinent in relation to settlements that are split by the National Park Boundary, especially Helmsley given that it is a larger settlement in Ryedale. Given that RSS forms part of the Development Plan it is very important that the Core Strategy is in general conformity with the RSS. We have been supporting Parishes in preparing Parish Plans and Design Statements.*
- *The comprehensive 'checklist' provided by the Regional Assembly is noted and welcomed.*

Evidence base

- Core Strategy should contain Area Action Plan for Malton/Norton, lack of it is hampering desirable improvements (J D Farquhar, CPRE (Ryedale))
- Core Strategy will need to contain a Strategic Housing Land Availability Assessment, to establish deliverable supply of land, looking in detail in first 5 years, then more generally beyond. (J D Farquhar, CPRE (Ryedale))
- Does the Core Strategy employ sound evidence base and up-to-date PPG17 Assessment and Playing Pitch Strategy? (Sport England)
- Evidence based understanding of local feasibility and potential for renewable energy and low-carbon energy technologies, (G Grimes (British Wind Energy Association))
- Core Strategy needs to have a good baseline assessment of what is present in terms of habitats and species within the Ryedale area, particularly SINC and SSSI sites, and also within the wider countryside. (S Robin, Yorkshire Wildlife Trust)
- Evidence base is critical- both fact-finding and participation. Views of local communities, local strategies and gathering facts and evidence to help understanding the issues within the district, and an examination of the opportunities to address those issues. (M Barry, Carter Jonas (obo The Thorpe Bassett Est., Trustees of Major GRH Cholmley's 1967 (HJNC) Settlement, Trustees of the Cmdr James Life Interest Trust and The Hovingham Est.))
- Policy must be underpinned by a robust evidence base, with aims that should be reached through co-operation and conjunction with the community and stakeholders, as well as coherence with other plans and strategies. (M Barry, Carter Jonas (obo The Thorpe Bassett Est., Trustees of Major GRH Cholmley's 1967 (HJNC) Settlement, Trustees of the Cmdr James Life Interest Trust and The Hovingham Est.))
- The robustness of the strategy will be linked to the background and context setting work used in its development. We would urge the Council to take their time in producing the new CS, and to have lengthy engagement with the local community as to investigate a range of alternative policy options when preparing a robust evidence base. (M Barry, Carter Jonas (obo The Thorpe Bassett Est., Trustees of Major GRH Cholmley's 1967 (HJNC) Settlement, Trustees of the Cmdr James Life Interest Trust and The Hovingham Est.))

- Urge the Council to complete early: Strategic Housing Land Availability Assessments, Strategic Housing Market Assessments and Employment Land Review. (D Mitchell, Barton Willmore (obo S Harrison Developments Ltd))

RDC Responses:

- *Core Strategy is a strategic document and will not itself contain an Area Action Plan for Malton/Norton. The Core Strategy is likely to make reference to those areas of the town that are likely to be the focus for development activity.*
- *The Core Strategy will need to be informed, but not contain, evidence-base documents. The Strategic Housing Land Availability Assessment is being prepared and the PPG17 Assessment is being brought up-to-date. The Strategic Housing Market Assessment and Employment Land Review are also being updated.*
- *It is acknowledged that the evidence base needs to be robust, and be composed of both the factual information alongside participation and consultation on the issues, as well as considering local strategies.*
- *The Council acknowledge the need for evidence-based understanding of local feasibility and potential for renewable energy and low-carbon energy technologies.*
- *The Council acknowledge the Core Strategy requires baseline assessment of what is present in terms of habitats and species within the Ryedale area, particularly SINC and SSSI sites. This has been undertaken with the County Council.*

Deliverability and flexibility

- Important that a range of alternative options and policies undergo consideration and that comment from Stakeholders is sought. Alternative options should be realistic in their scope and a full, unprejudiced evaluation of how they would contribute to the vision and objectives of the Core Strategy should be undertaken. (M Barry, Carter Jonas (obo The Thorpe Bassett Est., Trustees of Major GRH Cholmley's 1967 (HJNC) Settlement, Trustees of the Cmdr James Life Interest Trust and The Hovingham Est.)
- Core Strategy must demonstrate that it is deliverable, flexible and capable of being monitored successfully. (M Barry, Carter Jonas (obo The Thorpe Bassett Est., Trustees of Major GRH Cholmley's 1967 (HJNC) Settlement, Trustees of the Cmdr James Life Interest Trust and The Hovingham Est.)
- Guaranteeing deliverability means the CS should be developed having regard to issues that could affect delivery, such as infrastructure provision, investment programmes, environmental constraints, availability of land, and coherence with other strategies. (M Barry, Carter Jonas (obo The Thorpe Bassett Est., Trustees of Major GRH Cholmley's 1967 (HJNC) Settlement, Trustees of the Cmdr James Life Interest Trust and The Hovingham Est.))
- Flexibility to respond to changing circumstances, or in response to failures identified through monitoring work is important. The Core Strategy should provide evidence on how these would be addressed to ensure delivery of the vision. (M Barry, Carter Jonas (obo The Thorpe Bassett Est., Trustees of Major GRH Cholmley's 1967 (HJNC) Settlement, Trustees of the Cmdr James Life Interest Trust and The Hovingham Est.))

RDC Responses:

- *The Core Strategy will be informed through consultation on options. The revised Core Strategy will take account of previous consultations as well as ongoing consultation throughout this year.*
- *It is acknowledged that the Core Strategy must be deliverable, flexible and capable of being monitored successfully, to ensure that it can deliver the*

vision.

- *It is also acknowledged that to be deliverable the Core Strategy needs to be developed with regard to issues that could affect delivery, such as infrastructure provision, investment programmes, environmental constraints, availability of land, and coherence with other strategies. The Council would add that the development industry will play a major role in demonstrating delivery.*

Vision

- Re-word vision:
“Ryedale’s valued countryside is conserved and enhanced and is home to a prosperous rural economy based on sustainable tourism and environmentally-friendly farming and forestry. The market towns flourish as employment and service centres, providing training for a flexible workforce, and acting as hubs for a good public transport network, and village communities are sustained, particular through the availability of affordable housing.” (J D Farquhar, CPRE (Ryedale))
- Helpful to express Ryedale’s vision for the future of the local economy. (M Watts, Nathaniel Litchfield and Partners (obo Barratt Homes))
- Core Strategy Vision- should be reflective of the rural characteristics of the district, the challenges facing it and the aspirations of the community, expressed through the Community Strategy. The policies must clearly tie with the vision, and seek to fulfil it. (M Barry, Carter Jonas (obo The Thorpe Bassett Est., Trustees of Major GRH Cholmley’s 1967 (HJNC) Settlement, Trustees of the Cmdr James Life Interest Trust and The Hovingham Est.))
- Core Strategy to provide clear, flexible and deliverable policies capable of fulfilling aspirations. (M Barry, Carter Jonas (obo The Thorpe Bassett Est., Trustees of Major GRH Cholmley’s 1967 (HJNC) Settlement, Trustees of the Cmdr James Life Interest Trust and The Hovingham Est.))

RDC Responses:

- *The re-wording and phrasing of the vision is noted, and the Council will be considering the scope, phrasing and wording of the vision, objectives and policies over the coming months, in preparation for the draft Core Strategy to be published at the end of the year.*
- *It is acknowledged that the Core Strategy Vision should be reflective of the rural characteristics of the district, the challenges that it faces and the aspirations of the community, expressed through the Community Strategy, and that the policies be linked to the vision, and seek to fulfil it.*
- *The Core Strategy will contain clear and deliverable policies which meet development requirements, address local needs and which provide the most appropriate balance between local aspirations and the need to promote sustainable development.*

Greenfield/Brownfield Phasing

- No greenfield sites to be released until brownfield sites used first – to admit otherwise would weaken the whole strategy.(J D Farquhar, CPRE (Ryedale))
- More effort should be made to build on brown and derelict areas. (P M Hall)
- Supportive of the re-development of previously developed land in the Malton area. (K Paddick, Drivers Jonas (obo National Grid))
- Council should recognise that sustainable greenfield extensions are likely to be needed to accommodate development requirements. The release of such sites should be in the main settlement centres (Malton/Norton, Pickering and Kirkbymoorside). (M Watts, Nathaniel Litchfield and Partners (obo Barratt Homes))
- Consider the supply of brownfield land when identifying opportunities for the market towns, especially Malton/Norton, in light of studies by YF. It will

be essential to assess through the LDF the viability of individual sites/projects in the Town Centre, to ensure that economic benefits for the town centre are maximised. (Yorkshire Forward)

- Whilst there is brownfield sites available, it is likely that to achieve the longer-term housing land supply new, Greenfield sites will be required to meet housing targets- helpful to consider how the distribution of new housing will avoid unsustainable urban extensions to existing market towns. It is important that, in planning for the market towns through the Core Strategy, the Council reflects the recommendations of the Matthew Taylor Report. This recognises the benefits of interlinked settlements which encourage economic diversification, and recommends growth of in rural towns should be through the creation of “*self contained satellite neighbourhoods with a mix of housing, employment and public green and open space benefiting both new and old communities*”. (Yorkshire Forward)

RDC Responses:

- *It is acknowledged that The Core Strategy should seek to ensure that where feasible and viable brownfield land should be developed before greenfield land, it is also acknowledged that some greenfield sites are likely to be needed to meet the longer-term land supply. Detailed consideration of the sites available for development is being undertaken as part of the Strategic Housing Land Availability Assessment and on-going appraisal work of the sites that have been submitted to the Council.*
- *The Council will use the LDF consultation process together with technical evidence (particularly with regards to economic viability) to establish the most appropriate way of accommodating growth in the Market Towns.*

Policy Structure and phrasing

- Need to positively word ‘Challenge’ section, using ‘shaping’ future rather than ‘trying to manage’. (J D Farquhar, CPRE (Ryedale))
- Objectives should link more with the Core Policies. (J D Farquhar, CPRE (Ryedale))
- Merit in splitting built and natural environment policies, value of these as tourism enterprises could be emphasised. (J D Farquhar, CPRE (Ryedale)).
- Actions and projects (p. 16) should follow each relevant policy (J D Farquhar, CPRE (Ryedale))
- Hope that it will be possible to outline the Malton Norton Area Action Plan (J D Farquhar, CPRE (Ryedale))
- Begin with CP1 levels of development, starting with RSS figures, make clear that even if housing is built to this amount, with 40% affordable requirement, this would not meet the established need. CP2 would specify where and when the development would take place, together with phasing over 5 year periods. (J D Farquhar, CPRE (Ryedale))
- Reduce the prescription of policies- should leave a loophole for individual cases, such as historical buildings or sites of special interest may become unsightly if not cared for and preserved. Many of our historic country houses would not exist today had there been restrictions on building (P M Hall)
- Use plain English and reduce jargon (W B Tait)
- Avoid generic phrases which simply seek to encourage the use of energy efficiency measure etc., recommend introduction of specific policies designed to deliver greater production of renewable energy and inc. levels of energy efficiency. (G Grimes, (British Wind Energy Association))
- Regarding renewable energy and sustainable building, have over-arching policy in the Core Strategy and in subsequent DPD set discrete proactive policies on energy efficiency, renewable energy, sustainable design and construction, (G Grimes (British Wind Energy Association))
- Positively worded robust criteria based policy to assess renewable energy, low and zero carbon development, and to promote smaller scale Renewable Energy. Directly reference PPS22. (G Grimes (British Wind Energy Association))

- Core Strategy should also include spatial vision and strategic objectives in preliminary chapters, together with an economic analysis of the issues facing Ryedale. (D Mitchell, Barton Willmore (obo Wharfedale Homes))
- The Core Strategy should clearly set out the social and economic context to Ryedale, and establish a series of 'spatial options' and 'strategic objectives' of which housing delivery and improving economic performance should be key. (D Mitchell, Barton Willmore (obo S Harrison Developments Ltd))

RDC Responses:

- *The Core Strategy will include the social, economic and environmental context of Ryedale, which will inform strategic objectives. Consultation on strategic options will be used to inform policy choices/draft Core Strategy.*
- *Note the opportunity to have over-arching positively phrased policy in the Core Strategy and in subsequent DPD set discrete proactive policies on energy efficiency, renewable energy, sustainable design and construction. Also note the need to avoid generic phrases that seek only to encourage the use of sustainable energy/building.*
- *Note the potential to refine the number of policies in the Core Strategy, and to link to the core policies with the objectives and implementation through actions. This will be developed over the coming months, as the draft Core Strategy is prepared.*
- *Acknowledge the need to use plain English and reduce jargon.*
- *The Core Strategy is a strategic document that should look to address fundamental principles of development in Ryedale, and so by that the policies will not be prescriptive, but should still guide development to the most appropriate locations.*

National Policy Guidance

- Application of National guidance PPS22 (Renewable Energy) and PPS1 supplement (Planning and Climate Change). (G Grimes (British Wind Energy Association))
- PPS12- need to follow its guidance is utmost (M Barry, Carter Jonas (obo The Thorpe Bassett Est., Trustees of Major GRH Cholmley's 1967 (HJNC) Settlement, Trustees of the Cmdr James Life Interest Trust and The Hovingham Est.))

RDC Response:

- *The Council note the need to reflect National Planning Policy Guidance.*

Land Supply

- Notes that Ryedale does not have a five-year land supply, and that lack of affordable housing is of great concern. Notes that the Council does not have a SHLAA. Hence there is a need to work with developers quickly in order to identify the likely supply of housing sites to meet a 5-year land supply, and to address long term development issues in relation to key principal settlements. (D Mitchell, Barton Willmore (obo Wharfedale Homes))
- Core Strategy should seek to ensure that sufficient deliverable and developable housing land is identified through the LDF process to ensure the actual delivery of the net housing requirement from RSS. This is a minimum standard, and some sites do not eventually come forward, or the assumptions about the level of supply from a site may be wrong. There should be some over-supply. (I Lyle, England and Lyle Ltd (obo George Wimpey))

- Need to ensure that sufficient sites are allocated to ensure that the Council achieve the housing requirement as set out in RSS. (M Watts, Nathaniel Litchfield and Partners (obo Barratt Homes))
- The Core Strategy must be prepared in tandem with RSS, which has the potential to increase housing numbers. The Council should therefore acknowledge that existing RSS requirements area minimum. (D Mitchell, Barton Willmore (obo S Harrison Developments Ltd))
- Ryedale does not have a current five-year supply of housing land, and will be facing increased pressure from developers, landowners, and the public in order to increase the amount of housing land coming forward. This will be best achieved fostering a partnership approach between the public and private sector, and the Core strategy should have a pragmatic approach to working with the private sector in delivering new homes. (D Mitchell, Barton Willmore (obo S Harrison Developments Ltd))

RDC Responses:

- *The SHLAA for Ryedale is almost complete and this will identify the potential deliverable/developable supply and will be an important piece of evidence to inform the LDF and the decision making process.*
- *The Council is aware of the requirements of PPS3 in terms of providing land to meet development requirements.*

Previous CS problems

- Policies were very generalised and lacked sufficient detail in relation to local distinctiveness and guidance to subsequent DPDs. (M Barry, Carter Jonas (obo The Thorpe Bassett Est., Trustees of Major GRH Cholmley's 1967 (HJNC) Settlement, Trustees of the Cmdr James Life Interest Trust and The Hovingham Est.))
- Proposed housing strategy lacked clarity, in particular regarding distribution. (M Barry, Carter Jonas (obo The Thorpe Bassett Est., Trustees of Major GRH Cholmley's 1967 (HJNC) Settlement, Trustees of the Cmdr James Life Interest Trust and The Hovingham Est.))
- CS lacked specific targets or indicators for the purpose of monitoring the performance of the strategy (M Barry, Carter Jonas (obo The Thorpe Bassett Est., Trustees of Major GRH Cholmley's 1967 (HJNC) Settlement, Trustees of the Cmdr James Life Interest Trust and The Hovingham Est.))

RDC Responses:

- *The Council is aware of the shortcomings in the previous version of the Core Strategy, as they were clearly defined in the Inspectors report. In revising the Core Strategy, the Council will look to build in the many positive conclusions in the Inspectors report, whilst address the identified shortcomings.*

Procedural issues

- Support the Council's decision to commence development on a new Core Strategy from scratch in light of the Inspector's decision. (M Barry, Carter Jonas (obo The Thorpe Bassett Est., Trustees of Major GRH Cholmley's 1967 (HJNC) Settlement, Trustees of the Cmdr James Life Interest Trust and The Hovingham Est.))
- The Town Council understands that this is the preliminary stage of consultation and those recommendations and observations from consultees will be considered in due course by the District's Policy and Resources Committee. Are we correct in assuming that following this there will be further

consultation on a draft strategy. (M Skehan (obo Malton Town Council))

- We have used the previous Core Strategy as a basis for our comments, since the only reason for it being found unsound was it was insufficiently specific about the location and scale of development, it will presumably form the basis for the new version. (J D Farquhar, CPRE Ryedale)

RDC Responses:

- *The revised Core Strategy is being prepared under the new regulations. Whilst procedurally, the Council is starting the Core Strategy from scratch, however, much good work was undertaken in the previous Core Strategy, and the Core Strategy was found unsound on a small number of particular issues, which we will be addressing through the new strategy, and so the original work will be expanded and refined and re-considered through the consultation process. Clearly, new guidance is available, and this will be adhered to. The Council is expanding the evidence base on which the Core Strategy is based, and we will be revisiting the content and scope of the policies through consultation in June, and a draft Core Strategy in December.*

General

- Habton Parish Council generally agrees with the paper of Cllr Paul Andrews. (R Scott, Habton Parish Council)
- Ryedale is a beautiful, unspoilt area, which does not require 'social engineering' by bureaucrats. (W B Tait)
- Include a statement which adopts a positive attitude towards change in the Core Strategy, (C O'Neill, McNeil Beechy and O'Neill Architects)
- Development should be considered holistically- to benefit local people and families (P M Hall)
- Politics can aid decision-making but often lead to woolly and timid thinking. Our leaders need to acknowledge how we live, work and play now and how that likely to develop in the future. (S Armitage).
- Council needs to take seriously the advice on leading in 'place shaping' (J D Farquhar, CPRE (Ryedale))

RDC Responses:

- *The views of Habton Parish Council are noted.*
- *It is considered essential that a planning framework is in place that ensures that new development in Ryedale does not undermine or erode the special qualities of the area.*
- *The Core Strategy will seek to establish the appropriate balance between development change and protecting the environment of an area like Ryedale. The Core Strategy will look to include a policy framework, which will aim to improve the quality of life for people who live and work in Ryedale, both now and for future generations.*
- *The District Council is keen to ensure that the LDF makes a significant contribution to the place-shaping agenda of this district.*

Spatial Strategy Issues

General

- The unique rural nature of villages should be preserved with new housing limited to local needs - affordable. Rural development should not incur increased road travel. (K Monkman, Monkman Consultancy)
- Should read along these suggested lines:
“ Ryedale’s spatial strategy follows the guidelines in the Regional Spatial Strategy for the York and Remoter Rural Sub-Areas in that development will be focussed on Malton/Norton, the Principal Service Centre, with lesser amounts in Pickering, the main centre for the north of the District, and Kirkbymoorside and Helmsley. Development in the countryside will be restrained, and directed towards service villages with essential basic services and good public transport links, or to development which directly supports the rural economy”. (J D Farquhar, CPRE (Ryedale))
- It is difficult to see how the RSS aim of reversing past trends of out-migration from cities to more rural parts of the region can be realised in practice, or what planning tools would be effective for the purpose. Those who wish to move from elsewhere into these parts will continue to do so. There is little in the document that would deter affluent incomers. Demand for the existing and any new housing stock is likely to remain high. (D. Crease)
- Important that Core Strategy is based on realistic assessments of delivery, especially in the current difficult economic climate. (M Courcier, Barton Willmore (Leeds) (obo Caddick Living))
- We note that the Council’s list identifies the need to identify the distribution and mix of housing. With the expected increase in the population in the region, this is perhaps the biggest challenge that the Core Strategy faces. The Core Strategy needs to set out how the housing will be delivered, and the capacity of each relevant settlement to accommodate growth. The focus of PPS3 is firmly set with the delivery of new homes, and the Core Strategy should provide the necessary detail and framework as to how this is to be met. (D Mitchell, Barton Willmore (obo S Harrison Developments Ltd))
- Agrees with the current policy of dispersed development within development limits in towns and villages, but ensure that village limits are reviewed regularly. (R Scott, Habton Parish Council)

RDC Responses:

- *The Council will agree the spatial strategy, the key element of the Core Strategy document following public consultation in June. The strategy will need to strike a balance between the need to protect Ryedale’s special qualities whilst addressing development requirements and local needs.*
- *The strategy will need to be in general conformity with the Regional Spatial Strategy. The suggested wording is noted and will be considered as the draft Core Strategy is finalised.*
- *A key element of the Core approach of the Regional Spatial Strategy is to improve and enhance the Region’s main towns and cities as places to live and work in an attempt to reduce out migration and long distance commuting to/from the rural parts of the region. Clearly however, these areas will still remain attractive places to live and a key challenge for Ryedale’s development Plan will be to provide the types of housing development which better reflects local housing requirements.*
- *The Council is keen to engage with the development industry to ensure that the Core Strategy incorporates the necessary detail to ensure housing delivery.*

- It should be noted that the 2005 Core Strategy did not seek to prevent infill development within the development limits of the villages. The 2005 document did look to apply a Local Needs Occupancy Condition to infill development in the smaller villages to ensure that this limited supply of rural housing sites could be better used to address local housing requirements.

Settlement Hierarchy

- More than 50% (5000people/3000homes) located in Malton/Norton. Smaller allocations should be shared between Pickering, Kirkbymoorside, Helmsley and key villages like Rillington, Sherburn, Thornton Dale, Slingsby, Amotherby, etc. (K Monkman, Monkman Consultancy)
- Malton/Norton has Ryedale's only rail station, trunk road link, fast bus links, hospital, large employers, etc. The towns should have the bulk of future housing development - this will help the preservation/development of retail and service functions. Malton/Norton area is the most accessible in terms of public transport. The towns could easily accommodate a population increase of 5000 people or 3000 homes. It would make for a more sustainable community. (K Monkman, Monkman Consultancy)
- The settlement hierarchy should be emphasised and titled, Old Malton should remain separate. The history of Malton/Norton as separate centres should be acknowledged. (J D Farquhar, CPRE (Ryedale))
- Homes should be sustainable and located in all villages, consider starter homes. All villages- not some because of a lack of opposition. (W B Tait)
- Supported the (then) proposed approach of pursuing a greater concentration of new housing in the market towns than that had previously been the case, and that such an approach is in keeping with national and regional policy guidance. Support for identification of settlement hierarchy, with Malton/Norton identified as single 'Principal Service Centre'. Adopted RSS policy YH4 states that 50% of the region's housing should be located in Regional cities and sub-regional cities and towns. Policy YH5 states that Principal Towns (of which Malton/Norton is the only one in Ryedale) should be main local focus for housing, employment, shopping, leisure, education, health and cultural activities and facilities. The level of housing provision must be derived from RSS. (R Smith, Peacock and Smith (obo Shepherd Homes))
- Looking at the distribution, amount and mix of new housing, a key issue should be how truly sustainable is the development, and in terms of facilities and services the minimum in terms of rates/tax subsidy. There is a far higher chance of development being sustainable if it is heavily concentrated in the Market Towns, and the extent of development in the villages is severely limited. This is far more practical to ensure the long-term provision of facilities and services, and reduce the need to use the private car, in both the day and night time. Sufficiently frequent and comprehensive public transport can never really be provided economically for the rural villages. The cost of accessing services and utilities is more expensive in the villages, for example the lack of choice over heating options, as there is no mains gas. (E Gathercole)
- Taylor Report- housing development should not be confined to the larger or better-serviced settlements. The previous CS was too restrictive; with market towns to be expanded, smaller villages were to be left with few or no additional houses. Such restriction compounds problems with services, modest increases in population should be built into the plan. (D Crease)
- The previous strategy concentrated development in the market towns and few in large villages should be abandoned and enable all settlements to grow in similar proportions, subject to available development land and amenities, in relation to the latter development in on-line retailing should not be ignored. (D Cockerill)
- Authority expressed support for the provisions of the previous Core Strategy, in particular the settlement hierarchy, as a sustainable pattern of development. (North York Moors National Park).

- Noted that previous Core Strategy was found unsound due to absence of amounts and proportions of housing development at the various settlements of the hierarchy. Would like to ensure that a clear settlement hierarchy is defined, is based on a robust evidence base and emphasis is placed on the principle of urban concentration as set out in RSS. Reference should be made to focusing development in the main urban centres (Malton/Norton, Pickering and Kirkbymoorside) to secure a more sustainable pattern of development. (M Watts, Nathaniel Litchfield and Partners (obo Barratt Homes))
- The Core Strategy should be explicit about the hierarchy of settlements in the District. With Malton/ Norton identified as the Principal Settlement in line with RSS. (I Lyle, England and Lyle Ltd (obo George Wimpey))
- The Core Strategy should seek to identify the appropriate level of future housing within each key settlement in line with the settlement hierarchy. (I Lyle, England and Lyle Ltd (obo George Wimpey))
- Malton/Norton as Principal Settlement in the District should be expected to get the lion's share of future housing development. The proportion should be dependant on its environmental capacity, and its requirement to sustain and enhance its role as the main centre in the district. (I Lyle, England and Lyle Ltd (obo George Wimpey))
- In line with PPS1 the CS should focus in directing new development to the most accessible and sustainable locations, with future growth directed to Malton. The town should be identified as focal point for housing and economic growth, in line with its role as a Principal Service Centre. Welcome high quality B1 office, new homes and regeneration of the town centre. (K Paddick, Drivers Jonas (obo National Grid))
- Development of a settlement hierarchy – anticipate that the Council will distribute development in a hierarchical manner, in accordance with PPS3 and RSS. Presumably this hierarchy would consist of: Principal Town, Service Settlements, Service Villages and Non-Service Villages. In determining where settlements are in this hierarchy should be formed from a credible evidence base. Such evidence could include an examination on the level and range of services and community facilities and availability of housing land. (M Barry, Carter Jonas (obo The Thorpe Bassett Est., Trustees of Major GRH Cholmley's 1967 (HJNC) Settlement, Trustees of the Cmdr James Life Interest Trust and The Hovingham Est.))
- Important that the Core Strategy does not undermine the existing vitality of settlements by focusing on Malton/Norton. Consider there is adequate housing allocated by the RSS to meet the need of each community, not just Malton/Norton. (M Barry, Carter Jonas (obo The Thorpe Bassett Est., Trustees of Major GRH Cholmley's 1967 (HJNC) Settlement, Trustees of the Cmdr James Life Interest Trust and The Hovingham Est.))
- Note that there are issues about the availability of housing land in Malton/Norton due to flooding issues- as highlighted as a constraint in RSS. (M Barry, Carter Jonas (obo The Thorpe Bassett Est., Trustees of Major GRH Cholmley's 1967 (HJNC) Settlement, Trustees of the Cmdr James Life Interest Trust and The Hovingham Est.))
- In the 2001 Census Norton on Derwent and Malton Parishes contained 23.5% of the population of Ryedale. On this basis consider Malton/Norton should have no more than 35% of the RSS allocation, with the service centres and service villages securing 15%. To maintain viability of the other settlements. (M Barry, Carter Jonas (obo The Thorpe Bassett Est., Trustees of Major GRH Cholmley's 1967 (HJNC) Settlement, Trustees of the Cmdr James Life Interest Trust and The Hovingham Est.))
- Once the Settlement Hierarchy has been defined it will be important to allocate adequate housing land across it. So that there is certainty and comprehensiveness of delivery to these settlements. (M Barry, Carter Jonas (obo The Thorpe Bassett Est., Trustees of Major GRH Cholmley's 1967 (HJNC) Settlement and Trustees of the Cmdr James Life Interest Trust and The Hovingham Est.))
- Support distribution of the majority of development to the Principal Towns and other service centres, which would include Hovingham. (M Barry, Carter Jonas (obo The Hovingham Est.))

- RSS policy YH5 does not state that the majority of new housing should be distributed to the Principal Towns, but that they should be 'main local focus'. Malton/Norton, as the only Principal Town, should receive the largest individual allocation, but should not dominate to the extent proposed in the 2007 consultation. (M Barry, Carter Jonas (obo The Thorpe Bassett Est., Trustees of Major GRH Cholmley's 1967 (HJNC) Settlement, Trustees of the Cmdr James Life Interest Trust and The Hovingham Est.))
- There are three possible options: the market towns option (allowing development only in the Market towns); the market towns and village envelope option (allowing new housing in market towns and within certain carefully prescribed development limits within villages; and the Market Towns and Service village option (allowing new housing in the market towns and in certain specified villages, and prohibiting all market led development elsewhere. (Cllr P Andrews)
- Every market town and every village is a distinct and separate community. If too much development takes place in any one community, there is a risk that the community could lose its identity and be unable to absorb the increased population. No community should have to grow at a rate that will make it difficult or impossible to integrate newcomers. This is bound to lead to problems, not only in regard to the provision of adequate infrastructure, such as schools, but also in regard to social issues such as crime, drugs etc. (Cllr P Andrews)
- Conversely, if communities are not allowed to grow, they can lose their vitality, and also the amenities, which they currently retain. (Cllr P Andrews)
- The present policy requires new housing development to be concentrated within the market towns, and, for that reason, village development limits were tightened and restricted. In spite of this, more new development has been built in the countryside than in the towns. (Cllr P Andrews)
- There is more demand for new houses in the countryside than in the market towns. This is one of the factors that results in making houses in the countryside inordinately expensive and overvalued. (Cllr P Andrews)
- Ryedale is a large district with a high proportion of agricultural and equestrian businesses. These businesses are also served by other businesses. There is a need for local accommodation for people employed in these businesses. Ryedale's traditional businesses, are widely dispersed and are not concentrated in the market towns. For example, my own village of Great Habton has several farms, a racing stables and a haulage yard. Within a radius of three miles there is Westlars, a large food processing business, BATA (which provides services to agriculture), and the nationally renowned Flamingoland theme park and zoo. There is also a large tourism sector, including hotels, guesthouses, stately homes (Castle Howard is one of the best known in the country), a famous preserved railway, rural and other museums, pubs and businesses which support country recreational activities such as hiking, fishing, shooting, hunting, horse riding etc. With so many employment opportunities dispersed outside of the market towns, it can hardly be appropriate to restrict new housing development for those who work in them to the market towns or a limited number of "service villages". It makes no sense, in environmental terms, for workers to travel from towns like Malton to work at places like Flamingoland, or to any of the racing stables. (Cllr P Andrews)
- Malton/Norton have been designated as the principle settlement in the district. The Community accepts the need for further growth and is prepared to accommodate new development. However, like all other communities, the people do not want so much development that it will be impossible to absorb the newcomers or provide the necessary infrastructure for them, and indeed there are already social issues within the existing community in regard to drugs, crime and vandalism. Recently it has been suggested that Malton/Norton should accept 50% of all new housing development in the plan period. This would have resulted in the building of 1,750 new houses, a quantity which would have increased the population of these towns by nearly one third. Malton Town council does not accept this. They take the view that a 30% expansion of Malton/Norton should be the maximum that the towns should have to accept (ie. 1,000 houses). There is still discussion within the community as to where these should be located, but one site that has been identified for 400 - 600 new houses is between Showfield Lane, Broughton Road and the A64. (Cllr P Andrews)

- Town Council accepts that as a Principal Settlement in the area Malton and Norton will, over an extended period, need to absorb population growth and generate associated employment opportunities. It does not agree that the bulk of expansion in these areas should be concentrated in this one area. (M Skehan (obo Malton Town Council))
- It is essential that growth in population should be supported by local employment opportunities, and that to this end the strategy should be directed at ensuring that Malton/Norton does not shift significantly towards being a dormitory town settlement serving either or both York and Scarborough. (M Skehan (obo Malton Town Council))
- Malton/Norton (in accordance with RSS) should be main local focus, ensuring a balance and sustainable pattern of both housing and employment land. This would also maximise the opportunity to: deliver supporting infrastructure; facilitate the re-development of brownfield sites; and help to direct new development to those locations most accessible by public transport. (Yorkshire Forward)
- Welcome identification of Pickering, Kirkbymoorside and Helmsley as Local Service Centres in accordance with RSS policy YH6. However, recognise that these towns have significant environmental constraints, which will limit their capacity to accommodate significant levels of development. (Yorkshire Forward)
- Number, distribution, mix of housing – sustainable development, focus housing in market towns, and severely limit housing in villages. Need viable shops and services and reducing need to travel, by providing reliable and regular public transport within the market towns, as this will not be possible within the villages. (E Gathercole)
- Any uplift in the level of housing to be provided in Ryedale district as part of the RSS review process should be distributed in such a way that it contributes to the sustainable growth of housing through the district. (M Barry, Carter Jonas (obo The Thorpe Bassett Est., Trustees of Major GRH Cholmley's 1967 (HJNC) Settlement, Trustees of the Cmdr James Life Interest Trust and The Hovingham Est.))

RDC Responses:

- *The Council will agree/finalise the settlement hierarchy to be included in the draft Core Strategy following public consultation in June. This will include consultation on all of the sites that have been put forward for inclusion in the Local Development Framework. This will enable members of the community to respond to strategic options/choices in the context of potential new development sites.*
- *The Core Strategy will include an explicit Settlement Hierarchy that will include proportions of new housing for each of the main settlements. This will be informed by regional and national policy, consultation responses, the capacity of settlements to accommodate growth in terms of , fro example, infrastructure, services, landscape character , constraints such as flooding as well as the availability of deliverable/developable land.*
- *The Council is aware that the revised Core Strategy must be in general conformity with the finalised Regional Spatial Strategy.*
- *Support for the Settlement Hierarchy that was previously included in the 2005 Core Strategy is noted.*
- *Support for the location of development in the more sustainable locations and locations with services is noted.*
- *For clarification, it should be noted that the 2005 Core Strategy did not seek to prevent new housing development in Ryedale's villages. Indeed the proposed policy framework aimed to ensure that that the housing that would take place in the villages would better reflect local needs and requirements. The 2005 strategy would have resulted in more land being allocated for development in the more sustainable villages than under the current local plan*

- *Ryedale is a relatively sparsely populated District. It is essential that a strong policy framework is in place to manage the scale and type of housing coming forward in the villages if the Core Strategy is to address local needs and deliver sustainable development.*
- *It is considered that a strategy of distributing housing to the villages on a 'pro rata' approach would replicate past trends of dispersal throughout the District/Region without necessarily addressing existing need.*
- *The Core Strategy will include a settlement hierarchy to guide the type and scale of development that will assist in ensuring the viability of settlements and in achieving more sustainable patterns of growth.*
- *The Facilitating Development DPD will be prepared after the Core Strategy. This document will allocate housing land across appropriate settlements in the settlement hierarchy.*
- *The Strategic Housing Land Availability Assessment will identify the level of deliverable and developable housing land at the Principal Town. This will take account of land which is at risk of flooding.*
- *The market Towns act as key service centres serving wide rural hinterlands. It is not unreasonable that they are the focus for new development activity. Affordable housing is the key housing requirement in Ryedale that is required to sustain its economy and in particular, the land based rural economy. On this basis, the revised Core Strategy will need to ensure that appropriate policy mechanisms are put in place to facilitate the delivery of affordable housing throughout the rural area. Clearly, this needs to be balanced against the need to deliver sustainable patterns of development.*
- *The Council will determine the proportion of new housing to be accommodated at Malton/Norton following further consultation in June. This will be informed by a range of considerations including, for example, the availability of land/ sites, the views of a range of stakeholders, the ability to improve infrastructure to cope with additional growth and the extent to which the other local service centres are able to accommodate growth. It should be noted that not all new housing development will result in newcomers to a community. The District Council will look to ensure that a significant proportion of new housing development should be affordable housing to address the needs of those currently living and working in the community.*
- *The Employment Land Study indicates that Malton /Norton is the key location in the District for new employment activity. This will mean that new housing growth will be accompanied with new employment activity. Whilst this does not prevent commuting it does enhance the opportunity for people to live and work in the same place.*
- *Any uplift in housing numbers through revisions to the Regional Spatial Strategy (RSS) would need to be distributed on the basis of the RSS policy framework.*

Market Towns

- *Emphasise the importance of the Market Towns for shopping, banking and other services, as Edstone has no shops. (S Cooper, Edstone Parish Meeting)*
- *Houses perceived to be needed through the Housing Needs Survey, should be located in the market towns, where access to facilities utilities and services can be cheaper. (E Gathercole)*
- *Important that Kirkbymoorside remains a working town, emphasise need for employment- and therefore allocating industrial land, also emphasis*

needs to be on retention of young people and attraction of young families into the area. (S Doubtfire, Kirkbymoorside Town Council)

- Welcome the development of high-quality B1 Office units and provision of new homes in Malton, as well as regeneration of Malton Town Centre. (K Paddick, Drivers Jonas (obo National Grid))

RDC Responses:

- *The Core Strategy will recognise the vital role that the Towns have as service centres in within this District. It is considered appropriate that the revised Strategy looks to build on the role of the towns whilst looking to maintain and enhance their individual identities.*

Service Villages

- Villages which are development villages should have restrictions (P M Hall)
- Nawton/Beadlam should not be a service village as there is no shop, bank or post office, medical facilities or direct path to Helmsley. 128 Bus service runs mon-sat and provides access to Kirkbymoorside and Helmsley. It does not provide realistic means of access to work, as one cannot reach Scarborough before 10am, Pickering before 9am, York before 11am and Malton before 9.30am. Use of A170 as a cycle route is not appropriate and the route via Harome is circuitous. No footpath along the A170. Limited employment opportunities. There is a primary school in Nawton and Secondary in Beadlam, 90% of students get bussed in. Minimal interaction between the villages. Nawton already supported very significant amounts of development, in the past, and once present development is built, number of dwellings in Nawton will have doubled. Nawton is not an appropriate place for further residential development for the foreseeable future, certainly the duration of the Ryedale LDF timescale. (S Carroll, Nawton Parish Council)
- Consider that 10% of new housing is too high in the service villages- as still would predominantly rely upon the car. New housing in villages should be strictly limited to those which meet a truly local need, proven via recent needs assessment that is statistically sound at the village level. If the Service Village concept remains, the number of properties allocated to each village should be specified in the strategy, and not left to future debate. (E Gathercole)
- Look again at the definition of Service Village- never been in favour of being classed as such with Swinton- Recent Parish Plan – 72% of the residents responded, and of those 77% regarded Amotherby and Swinton as separate. 66% of respondents were not in favour of being classed with Swinton as a Service Village. Consider that if it is to remain designated, Appleton and Broughton should also be classed as such as they share the same bus and school, and could use the same shop in Swinton. (N Ballard, Amotherby Parish Council)
- It is anticipated that as Hovingham is already noted as a sustainable settlement, that its status is protected. Hovingham contains: school, doctor's surgery, diverse selection of shops, pubs, community facilities, visitor accommodation, a number of local businesses and a regular bus service to Helmsley and Malton. Settlement also part of an established tourist route. Provides services for the rural hinterland, passing trade, and other smaller settlements. From the SHLAA and the Masterplan it will become apparent that there are a number of sites which can come forward here. (M Barry, Carter Jonas (obo The Hovingham Est.))
- Ask that consideration be given the role of Gilling East as this settlement may fulfil the function of a Service Village. Services include a public house, church, community centre and regular bus service to Helmsley, York and Schools. The village is characteristic of a traditional rural village, with economic activities centred upon the management of the countryside. Many people work locally (2001 Census 39% of Gilling East's workforce do not drive or take public transport to work, and therefore be expected to work locally). The settlement is also adjacent to Ampleforth

College which is a major employer. Although no permanent shops existing within the village, mobile shops including butchers, bakers, grocers and fish mongers visit regularly. The presence of an expanding population help to sustain these services, which they enjoy easy access to at higher order settlements like Helmsley and York. M Barry, Carter Jonas (obo Trustees of the Cmdr James Life Interest Trust))

- Ask that consideration be given to the role of Wintringham and Thorpe Bassett as settlements that may fulfil the function of a Service Village. In the 2001 Census, Wintringham and Thorpe Bassett had 33% and 50% respectively did not take any form of transport to get to work, and therefore can be expected to work locally. Services include village halls, churches, and bus service to Malton. The settlements are served by the school buses which take children to the primary school in Rillington and the secondary school in Malton/Norton. Wintringham also has a sub-post office. There are no permanent shops, but mobile facilities in the form of grocers, butchers, fish mongers and bakers come regularly. (M Barry, obo The Thorpe Bassett Est. and Trustees of Major GRH Cholmley's 1967 (HJNC) Settlement))
- To ensure the sustainability of service villages like Hovingham important that sufficient housing allocations are made to protect and bolster their role. A key theme of PPS3 and PPS12 is that there is certainty that the preferred option is deliverable, the only way for housing delivery to be certain is for the land to be allocated. This will also present a mechanism to guarantee the delivery of important affordable housing allocations. Through the SHLAA and Masterplan appropriate housing sites should emerge. (M Barry, Carter Jonas (obo The Hovingham Est.))
- The concept of "service villages" does not fit Ryedale. There are certainly some villages that are larger than others and have more infrastructure and services, but this is not the way Ryedale works. As mentioned before, Ryedale's businesses, particularly its agricultural, leisure, tourist and equestrian businesses are dispersed throughout the countryside and not concentrated around specific towns or "service" villages. (Cllr P Andrews)
- The village of Great Habton, and the surrounding villages within a range of three miles have Easterby's racing stables; Bulmer's' haulage; Flamingo land zoo and leisure theme park; BATA in Amotherby; Westler's foods; A butcher's shop, which also sells general groceries; Several village post offices; Several churches; A popular Chinese restaurant, (the Queen's Head); A cordon bleu restaurant and pub (The Grapes, Great Habton), Other pubs which also serve food in Great Barugh and Kirby Misperton, Several village halls; a sports centre at Swinton; several village cricket grounds etc; A local primary school in Amotherby Indeed, there are more facilities within this group of villages and within a 3 miles radius of any of them than there is within three miles of Sheriff Hutton, which was to be designated as a service village. (Cllr P Andrews)
- In these circumstances, I would suggest that the best option for future housing is to continue with the current policy (market towns and village envelopes), with a view to reviewing the existing village envelopes regularly, so as to reflect local requirements in a flexible way. This would allow further development, whilst at the same time making provision for a substantial expansion of the market towns. (Cllr P Andrews)
- However, if the Service Village Option is adopted, it may be more realistic to look at groups of villages – rather than individual service villages. In this context, Habton could be considered as part of the Amotherby/Swinton or larger Group of Villages (Cllr P Andrews)
- Paragraph 3 of PPS7 states: "Away from larger urban areas, planning authorities should focus most new development in or near local service centres where employment, housing (including affordable housing), services and other facilities can be provided close together. This should help to ensure these facilities are served by public transport and provide improved opportunities for access by walking or cycling. These centres (which might be a country town, a single large village or a group of villages) should be identified in the Development Plan..."(Cllr P Andrews)
- In these circumstances, it would seem both illogical and contrary to the policies of PPS7 to restrict development within the Habton/ Amotherby group of villages to affordable housing only, as proposed in the draft LDF. (Cllr P Andrews)
- I would be surprised if the Great Habton group of villages were unique within Ryedale, and would expect there are many other groups of villages

which are in a similar position. (Cllr P Andrews)

RDC Responses:

- *The 2005 version of the Core Strategy identified 10 villages/groups of villages as 'Service Villages' as part of its strategy of distributing development or rather a strategy for distributing open market housing development in Ryedale. The rationale behind the designation of service villages lies in the principles of sustainable development. These villages were considered to have key services, which would allow development to be accommodated in a way that helps to reduce the need to travel. Affordable housing would be secured via developer contributions from the small scale housing allocations. The strategy therefore provides for some market housing to be provided in the rural area in a way that is consistent with the Regional Spatial Strategy whilst also ensuring that affordable housing needs are addressed.*
- *It is considered that against Ryedale's settlement patterns and housing market there remains a need for a strong policy framework to manage the distribution of market housing throughout the District and to ensure that the type of housing provided in different locations best meets local housing requirements. It is considered that the rationale behind the identification of service villages remains appropriate and consistent with regional policy.*
- *In revising the Core Strategy, the Council will review the facilities and services which exist in each of the villages*
- *The Council is aware that groups of villages in Ryedale will share facilities and services. To 'fit' the service village rationale, services in these villages would need to be accessible on foot or by public transport. It is for this reason that for example, Amotherby and Swinton were defined together as a service village. It should be noted that this does not mean that these two very individual settlements become one.*
- *The Core Strategy will provide a broad indication of the proportion of new housing which could be accommodated in the Service Villages. Precise numbers will be guided by the availability/suitability of individual sites*
- *It is acknowledged that settlements throughout Ryedale play a role in supporting land based activity and a range of rural businesses which is dispersed throughout the District. It is on that basis that the 2005 Core Strategy did not seek to prevent house-building in the smaller villages but to ensure that those homes which were built provided for local housing requirements as oppose to externally driven demand.*

Non- Service Villages

- Acknowledge that majority of development will be focused in Principal Service Centre, Local Service Centres and Service Villages. However, broaden role of development opportunities in other villages, not just service villages. Should allow some limited development in or adjacent to non-designated villages, to meet local needs (business, community and housing needs and develop sustainable communities. Rather than development limits, list those villages where such development would be appropriate. This would help to benefit rural communities and help to potentially make an affordable housing contribution. (A Moss, Ward Hadaway (obo Birdsall Est.))
- Glad that Welburn's teashop does not qualify as a shop for the purposes of defining a service village. Doubt if many people would consider Coastliner a regular service, there is no street lighting (nor should there be) and you have to cross the busy and dangerous A64. Disingenuous to refer to average rates of house building in service villages being only 1.81/3.64 dwellings per year. There will be a strong desire to build estates rather than odd houses to maximise the density and affordable housing percentage. At 20 years, this would be 36-72 new homes, which would swamp the 130 properties in the village. Refer to housing need for 47 Affordable dwellings over five years, and that existing properties are predominantly private. Suspects that Welburn has relatively high rental rates with the Estate, homes for the elderly. Consider many properties in

- Crambeck are relatively small and affordable. Surprised that Welburn has such a high need. (E. Gathercole)
- Edstone has no shop, post office or public house in the village, and is not well served by public transport. One shopping bus a week. (S Cooper, Edstone Parish Meeting)
 - Residents have no wish to see the village (Welburn) change with housing developments. Welburn not the most sustainable of locations. No one in the village considers there is a pressing need for affordable housing. Rentable properties are frequently available, and reasonably priced properties are available at Crambeck Village. Affordable housing is surely better placed in the towns, unless there is a proven need in particular villages. (Dr and Mrs A Fox)
 - The distribution of small amounts of housing in the non-service villages would reflect the socio-economic characteristics of the district. (M Barry, Carter Jonas (obo The Thorpe Bassett Est., Trustees of Major GRH Cholmley's 1967 (HJNC) Settlement and Trustees of the Cmdr James Life Interest Trust)
 - Whilst supporting the growth of the principal settlements, service settlements and villages in recognition of their sustainability, the Government also acknowledges in PPS3 and PPS7 the need for development to meet the needs of the community in the smaller non-service settlements, this includes the provision of the appropriate mix of housing, not just affordable housing. (M Barry, Carter Jonas (obo The Thorpe Bassett Est., Trustees of Major GRH Cholmley's 1967 (HJNC) Settlement and Trustees of the Cmdr James Life Interest Trust))
 - Ryedale is a working and vibrant countryside, populated by a wide spectrum of people of differing ages, with varying incomes and working in a variety of jobs. This is reflected within the Yorkshire and Humber Plan 2009 update – Spatial Options. It is important that this characteristic is protected through the distribution and allocation of development in even the smallest, non-service settlements. (M Barry, Carter Jonas (obo The Thorpe Bassett Est., Trustees of Major GRH Cholmley's 1967 (HJNC) Settlement, Trustees of the Cmdr James Life Interest Trust and the Hovingham Est.))
 - PPS3 amplifies the need for housing to be close to the locations where people work or have other ties, and for this reason even the smallest of rural settlements in Ryedale must not be overlooked as locations for some modest housing growth. Refers to PPS3, paragraph 38 and PPS7 para.4. (M Barry, Carter Jonas (obo The Thorpe Bassett Est., Trustees of Major GRH Cholmley's 1967 (HJNC) Settlement and Trustees of the Cmdr James Life Interest Trust)
 - Current planning policy does not aim to prevent development in even the smallest settlements, but enable development that is appropriate to the area, in order to diversify the local economy and meet the needs of the local community, and housing market in the rural areas. It is important that the Core Strategy seeks to address this. (M Barry, Carter Jonas (obo The Thorpe Bassett Est., Trustees of Major GRH Cholmley's 1967 (HJNC) Settlement and Trustees of the Cmdr James Life Interest Trust)
 - In line with PPS3 Ryedale is obliged to provide a mix of housing (market and affordable) to all settlements to meet the needs of the local community, and assist in the protection of services and jobs, and allow people to live close to their places of work. (M Barry, Carter Jonas (obo The Thorpe Bassett Est., Trustees of Major GRH Cholmley's 1967 (HJNC) Settlement and Trustees of the Cmdr James Life Interest Trust)
 - The delivery of limited housing with the smallest settlements could be achieved through the maintenance and extension of development limits, to permit infill windfalls, support for residential conversion or rural buildings, and the allocation of specific small housing sites which contain a mix of sites. (M Barry, Carter Jonas (obo The Thorpe Bassett Est. Trustees of Major GRH Cholmley's 1967 (HJNC) Settlement and Trustees of the Cmdr James Life Interest Trust)

RDC Response:

- *The Core Strategy will include a policy framework which will be consistent with national and regional policy and which will look to ensure that to ensure that the housing that does come forward in the smaller villages provides for local housing requirements.*
- *It should be noted that the previous version of the Core Strategy did not seek to prevent new house building in the smaller settlements. It looked to manage the type of housing provided in the villages to ensure a better match between housing built and local housing requirements. In Ryedale, housing market information indicates that the main form of housing required by local people in the villages is affordable housing. The previous Core Strategy considered that the most appropriate way of addressing this need in Ryedale's smaller villages would be through the use of the Rural Exception policy. To address affordable housing need via the developer contributions mechanism would require that significant levels of open market housing would need to be dispersed to less sustainable locations.*

Countryside

- Supports principle of allowing re-use of rural buildings in the countryside (with detail in a subsequent DPD), supports the principle of allowing the re-use of rural buildings in the countryside for residential use, and supports rolling-forward of LP policy AG6, and the need to demonstrate through evidence that there is no other viable non-residential use, and consider the location of the site, but not in relation to the need for market the building for a reasonable period. (A Moss, Ward Hadaway (obo Birdsall Est.))
- Allow in principle, replacement of buildings in accordance with PPS7, para. 19 . Use a criteria based policy to assess such proposals (A Moss, Ward Hadaway (obo Birdsall Est.))

RDC Responses:

- *The Core Strategy will include policies that will identify and support appropriate development in the Countryside.*

Strategic Sites

- Considers that the CS should show the main locations for housing around the principal settlements. Realise that many of the allocations will not be of sufficient size to warrant identification as a strategic site (under PPS12), however PPS12 does allow identification of general locations for housing development, such as "north east of Pickering" and to give general identification of the type and level of development proposed. (M Courcier, Barton Willmore (Leeds) (obo Caddick Living))
- The Council should identify 'Strategic Housing Sites' as part of the Core Strategy (as afforded by PPS12). (D Mitchell, Barton Willmore (obo Wharfedale Homes))
- Core Strategy should identify strategic development areas/directions for growth around Malton that are central to achieving the aims of the Core Strategy. (I Lyle, England and Lyle Ltd (obo George Wimpey))
- To improve certainty of accommodating growth, we would urge the Council to include 'strategic sites'. Such sites need to be progressed working with landowners and developers to fully really opportunities. (D Mitchell, Barton Willmore (obo S Harrison Developments Ltd))
- Suggest that the Core Strategy allocate strategic employment sites (Yorkshire Forward)

RDC Responses:

- *In revising the Core Strategy and considering options for growth, the Council will consider the need to allocate strategic sites that are considered to be necessary to the delivery of the strategy. The Strategic Land Availability Assessment will be used to help inform options for growth and to identify whether the delivery of the strategy is wholly dependant on the inclusion of an individual site*
- *The Core Strategy will make reference to broad areas of growth for each of the main towns to help inform later allocations work.*

Quantums

- More than 50% (5000people/3000homes) located in Malton/Norton. (K. Monkman, Monkman Consultancy)
- Aware that the Assembly is reviewing housing numbers, but consider it safe to assume numbers for Ryedale will not change significantly, if at all. ((J D Farquhar, CPRE (Ryedale))
- Review the perceived numbers of housing required, given the housing market down turn, the number of empty properties in the area, the return of economic migrants to their homelands. Should not have to supply homes for incomers from large urban areas outside of Ryedale, unless they now work in the area. (N Ballard, Amotherby Parish Council)
- Core Strategy needs to clearly identify the amount of land, and for this to be directed to the Malton/Norton, Pickering, Helmsley and Kirkbymoorside. (D Mitchell, Barton Willmore (obo S Harrison Developments Ltd))
- Clarifying my views on housing numbers: This relates to the proposed increased allocation from 23,000 to 30,000 houses as an annual target for the whole Yorkshire and Humberside Region. If shared proportionately throughout authorities in the Region, would mean an extra 1,000 houses for Ryedale over the 15 year plan period - increasing the total housing requirement for Ryedale from 3,500 to 4,500 or thereabouts. This could increase the population of Ryedale from over 50,000 to about 64,000. If this is right, the increased supply of houses could make houses more affordable for local people. An increase in population of this number could be absorbed into the local communities - provided the new houses are not concentrated in one place or in a few concentrations. On the basis of the above, I would welcome the allocation of the additional increase provided that: It does not increase Ryedale's requirement over 15 years by more than 1,000 houses. Every community takes its fair share of the additional houses (i.e. not just Market Towns and Service Villages. There is no new settlement, "corridor", or "expansion" of Malton/Norton. Also, on this basis, it would seem that the service village/ market towns option would be untenable. (Cllr P Andrews)
- It is understood that the allocation of new housing in Ryedale has increased. Malton Town Council would not want more than 1,000 new houses in Malton/Norton in any event. (Cllr P Andrews)
- It is considered that a maximum of 1000 residential dwellings should be accommodated in Malton and Norton. To extend beyond this would significantly change the nature and character of the settlement. (M Skehan (obo Malton Town Council))
- Sustainable greenfield extensions- should recognise that these are likely to be needed to accommodate development requirements. The release of such sites should be in the main settlement centres (Malton/Norton, Pickering and Kirkbymoorside). (M Watts, Nathaniel Litchfield and Partners (obo Barratt Homes))
- Start with levels of development before where development will be located. (J D Farquhar, CPRE (Ryedale))
- Referred to the 2007 consultation document- which suggested 50% share going to Malton/Norton with the remaining proportion distributed amongst the local service centres and service villages. We would object to such a high proportion of housing to Malton/Norton, such a distribution would fail to reflect the character of development across the district, and be detrimental to the District's broader vitality. (M Barry, Carter Jonas (obo The Thorpe Bassett Est.; Trustees of Major GRH Cholmley's 1967 (HJNC) Settlement, Trustees of the Cmdr James Life Interest Trust and

The Hovingham Est.)

RDC Response:

- *The Core Strategy will acknowledge that there will be a need to release greenfield land to accommodate the District's housing provision.*
- *The level of new housing provision in Ryedale is established by the Regional Spatial Strategy (RSS). The current economic climate will impact upon the rate at which new housing is delivered but this is unlikely to trigger a review of the RSS to reduce housing numbers.*
- *The Core Strategy will establish the level and proportion of new development to be accommodated at the District's main towns. This will be informed by a range of factors including for example, the capacity of settlements to accommodate further growth in terms of infrastructure and constraints, the availability of developable land, regional policy and the views of a range of stakeholders.*
- *It is unclear as to whether the proposed update to the Regional Spatial Strategy to accelerate housing numbers will be undertaken as originally anticipated. If this does occur, the District will need to distribute and accommodate additional housing numbers in accordance with policies in the RSS. It is unlikely that these would support the significant dispersal of housing throughout the rural area.*
- *The Core Strategy must distribute new housing in a way that provides for sustainable patterns of development and which best addresses local housing requirements.*

Housing Issues

Affordable housing

- In particular encouragement should be given to starter homes and 'affordable housing'. Regarding the latter, the present threshold of 5 units should be made more flexible to take into account the smaller development sites found in villages. The last 5 dwellings have been detached 4-bed houses. (S Cooper, Edstone Parish Meeting)
- Restrict sale of properties for a number of years (P M Hall)
- Promote restoration of barns for residential development (P M Hall)
- Affordable housing- should be for local people only and use low cost mortgages. (W B Tait)
- Affordable housing should only be for local people, those with employment or family in the area. It is best placed in the market towns, unless there is a proven need. (Dr and Mrs A Fox)
- 45% affordable housing on speculative housing targets will not meet identified 292 per annum. Document (issues and options) also mentions designating exception sites, however these are only referred to as 'small scale'. A more ambitious affordable housing policy is plainly called for. (D Crease)
- Exception sites unlikely to make substantial contribution, due to small size, and unlikely that land owners will be willing to sell the land at very low sums per plot. Need sites on a substantial scale, which offer a more attractive price for landowners. (D Crease)
- Collapse of the housing market, has illustrated the fragility of using market housing to deliver affordable housing. Reliance on this system will not provide the amount of affordable housing needed. (D Crease)
- More direct funding is required. Consider revival of co-ownership homes, including the District Council as a mortgagee. Modest down payments, 40 year mortgages, land costs determined by district valuer, no developer or land lord profit, low management charges, premium payment to outgoing members following re-let at prevailing market levels. Refers to other organisations doing what they can, with the Council's own reserves to provide loan finance for affordable housing. (D Crease)
- The Core Strategy should consider levels of affordable housing that will be sought through the DC process. Authority should not just take into account need but also viability, in line with PPS3. (M Courcier, Barton Willmore (Leeds) (obo Caddick Living))
- Core Strategy needs to be pay early consideration to the Strategic Housing Market Assessment and requirement for affordable housing. Schemes that have met the 35% affordable housing threshold in the Local Plan have been deferred by Members to achieve the 40% target in RSS- in the absence of up-to-date housing market data. (D Mitchell, Barton Willmore (obo Wharfedale Homes))
- Core Strategy needs to have a clear mechanism for considering affordable housing delivery and the viability of testing such a policy. When coupled with infrastructure costs, this may make some schemes unviable. Highlights Malton and Norton, where the Council has already identified strategic junction infrastructure improvements on the A64, and Should the requirement for affordable housing not be considered in the round with other contributions, this may make development in the principal centre limited, contrary to the core approach. (D Mitchell, Barton Willmore (obo Wharfedale Homes))
- Need for affordable housing should be established on a site-by-site basis, development may be rendered unviable if affordable housing is required in cases where there are other abnormal costs to consider. (K Paddick, Drivers Jonas (obo National Grid))
- Refers to 2007 document with exception sites, and 35% affordable housing. Refers to 40% provisional estimate for proportion of affordable housing in

RSS. However, this requirement must be justified by robust evidence. Consider that the approach to delivering affordable housing to maintain a degree of flexibility- given changes in economic circumstances over the 20 year life of the Core Strategy. (M Watts, Nathaniel Litchfield and Partners (obo Barratt Homes))

- The need for affordable housing should be based on an up-to-date SHMA, which is robust, and underpinned by economic viability (Refers to the Blyth case). (M Watts, Nathaniel Litchfield and Partners (obo Barratt Homes))
- The affordable housing policy should also ensure a mix of properties in terms of size, tenure and type to meet all needs- and be flexible enough to respond to the changing market demands. (M Watts, Nathaniel Litchfield and Partners (obo Barratt Homes))
- In relation to the mix of social and intermediate housing, it will be important to maintain a degree of flexibility, to respond to market demand and fluctuations. (M Watts, Nathaniel Litchfield and Partners (obo Barratt Homes))
- It is accepted that the delivery of affordable housing in the rural settlements is an important element of PPS3, and therefore efforts to maximise its delivery should be supported. (M Barry, Carter Jonas (obo The Thorpe Bassett Est., Trustees of Major GRH Cholmley's 1967 (HJNC) Settlement, Trustees of the Cmdr James Life Interest Trust and The Hovingham Est.))
- An important way to maximise delivery of affordable housing is through the allocation of land for housing that surpasses affordable housing thresholds in Service Villages like Hovingham. (M Barry, Carter Jonas (obo The Hovingham Est.))
- Suggest that non-service villages should have allocations of 10 units or less, of these 50% should be affordable. The delivery of these houses could be phased post 2012 or later. Such a step would ensure cross-subsidy is provided and because the allocations would be small, this would not alter the planning strategy of the district. As well as ensuring delivery of affordable homes, this would ensure the best sites for residential development come forward, in accordance with the objectives of PPS3 and the SHLAA. Would represent the controlled delivery of housing and would ensure delivery of affordable housing. The reliance on 100% affordable allocations is not sustainable due to the lack of incentive available for the land owner. We understand that to date there has never been any affordable housing exceptions site delivered in Ryedale. (M Barry, Carter Jonas (obo The Thorpe Bassett Est., Trustees of Major GRH Cholmley's 1967 (HJNC) Settlement and Trustees of the Cmdr James Life Interest Trust)
- There is a real sense of local community in the villages of Ryedale. Unfortunately, house prices have risen to such an extent that it is no longer possible for local ordinary working people to buy houses in the villages where their families live and work. (Cllr P Andrews)
- Country incomes, particularly in the agricultural sector are very low compared with those of people who live in cities. As income in other businesses have risen, incomes from agriculture and associated industries have continued to decline. As house prices rise, ordinary country working people find themselves at a serious disadvantage, when compared with outsiders how look for home to commute from. The existing local people move to places like Leeds, where houses are cheaper and wages are greater. The result is that local communities are becoming less and less sustainable. It is believed that the recession has not changed this. Houses in Ryedale villages are still above the price range that can be paid by most local people. (Cllr P Andrews)
- In former times, the village communities were kept together by the allocation of council houses to local people: – rural housing policies always have served a different purpose than urban ones - as farm cottages were sold off, the former tenants and their families moved into council houses which had been built in their villages. This was achieved by awarding waiting list points in favour of applicants who had a local connection. (Cllr P Andrews)
- In 1991 Ryedale sold its Council house stock to Ryedale Housing Association, which has since merged into Yorkshire Housing Association, which serves a much larger area, including York and Leeds. Since the sale, as far as I am aware very few (if any) new Housing Association houses have been built in the villages – most have been built in the market towns. Since then, many have been sold to tenants under the preserved right to buy.

So there is a shortage of rented accommodation for local people, particularly in the villages. This situation has been made worse by government policy. A clause that restricted the use of Ryedale's housing stock to people who were in housing need in Ryedale was taken out in 1999, making the properties available to applicants who had no local connection, thus increasing the length of the list. The government required all housing associations to stop awarding waiting list points to applicants for having a local connection. (Cllr P Andrews)

- How can villages and market towns grow naturally and maintain their vitality, without losing their sense of community, and without losing their ability to accommodate people with a local connection? In the recent past, the Council has sought to deal with this issue by the Service Village Option. This proposal would have prevented any new housing in the villages or the open countryside – not even allowing such development within the existing village development limits. However, the Council would have made an exception in favour of exclusively affordable housing developments, which might still have been built within village development limits. In making this concession, the Council produced NO evidence to show that there is any housing association, which is at all likely to build any new affordable houses in the villages in the near (or even the foreseeable) future. There was also an assumption that private developers might be prepared to build affordable houses. Whilst it is not unreasonable to expect private developers to build such houses as part of larger developments, it is quite unrealistic to expect them to build many developments, which are exclusively affordable. Developers say such developments just would not be viable, and, so far, none has been built to date, as far as I am aware: so why should any be built in the future plan period? (Cllr P Andrews)
- There was also the suggestion that permission might still be given for new housing within the current village envelopes, provided that there should be a condition restricting sale to people who have a local connection with Ryedale. This would have the effect of depressing the value of a house by a considerable amount – at least 10%. This might well work in a national park, but one has to ask if, given the choice, a developer is going to want to build new houses in an area where he will receive less profit than he would receive for the same house in an area where such conditions do not apply. Equally, would a landowner want to sell his land while the condition applies or wait and see if the plan is likely to change? In my view, this policy, if adopted, will kill all future house building in villages. (Cllr P Andrews)
- The situation has been made even worse by Regional and National policies. As we all know, Whitehall and the Regional Office hand down to local planning authorities figures which determine the requirements for new housing, and local planning authorities are expected to produce plans or development frameworks which implement these figures. So government has always expected a slow growth in housing in rural North Yorkshire, and the housing requirement figures for Ryedale have always reflected this. The effect has been a policy of restricting new housing, by concentrating it in the towns, and, to this end, the village development limits of the present plan were drawn more tightly than they had been before, and many sites which had been allocated within the village development limits before were excluded from them (for example the Manor Farm development at Great Habton). The service village option would tighten the policy even more by prohibiting or discouraging any market led development in non-service villages even in the development limits. (Cllr P Andrews)
- The figures handed down from Whitehall worked perfectly well, while the demand for housing in Ryedale was limited. However, in the last few years, there has been a complete change of circumstances. Commuters are willing to travel greater distances to work, and many retired people have moved into Ryedale. This has put pressure on house prices, and the policies which restrict the number of new houses have pushed prices up even more. Before 2000, house prices in the rural areas used to be well below the price of houses near York. Now that differential is disappearing, but rural wages and incomes have not significantly increased, and country people find themselves priced out of the market. It is understood that this is still true in spite of current falling prices. (Cllr P Andrews)
- It is in this context only that, personally, I welcome the recent proposed increase in the housing figures handed down to us. This view, incidentally,

has not been put to Habton PC or Malton TC and is no more than my own opinion. An increased housing allocation for Ryedale will allow more houses to be built in the countryside, and make the idea of concentrating 50% of all new housing in Malton/Norton completely inappropriate and unacceptable. I would oppose the idea of a new settlement (or “corridor”) anywhere in Ryedale. (Cllr P Andrews)

- In other words, the way local policies and national policies interact at present actually reduces the supply of homes, without in any way discouraging the demand. All these factors combine to force house prices out of the range of the local people who need them – in spite of the recent downturn in house prices. (Cllr P Andrews)
- I do not think 3,500 new dwellings over a 15-year period is anything like enough. Further, it is quite clear that policies CP2 and CP4 of the old draft plan would not create sustainable or mixed communities in non-service villages. The overall impact of all these restrictive policies will be to force house prices further upwards, and to continue the trend of driving local people out of the villages and out of the district, and of making villages less sustainable. It is understood that the 3,500 houses limit has been increased. (Cllr P Andrews)
- The present policy in villages is to insist that, if a developer wishes to build more than a certain number of houses (I believe 5 in villages), two of them must be affordable. This means that, if the developer applies for permission to build less than that number, he can get away with not building any affordable houses. In most villages, few developers will want to build affordable houses, and so they can simply apply for the minimum number and no affordable houses will be built. Indeed there have been cases where the same developer will apply for permission to develop several sites within the same village with an aggregate of more than 5 houses, but cannot be made to build one affordable house, because none of the sites is to have more than four houses. This makes a complete mockery of the policy. The answer is to make the numbers for each settlement cumulative, so that, e.g. if one developer builds 4 ordinary houses in a parish, and another developer then applies for permission to build more houses in the same parish, the first house the second developer builds must be an affordable one, and so on. It is suggested that a policy of this kind is more likely to achieve significant numbers of new affordable homes in no-service villages than the one advocated in the LDF. (Cllr P Andrews)
- The view of Habton PC is that the policy should require the first two of any new houses to be affordable ones, so that, if a developer wishes to build three or more houses in a parish, the first two should be affordable, and so on cumulatively. Regrettably Ryedale takes the view that this would somehow be unfair. I do not accept this, provided that the policy is fully advertised so that it is well known within the district. (Cllr P Andrews)
- Another concern in regard to affordable housing is the imbalance between social rented and shared equity housing. Currently this is established by surveys, and results in a far greater proportion of socially rented houses. This has two untoward consequences: firstly, in the towns, where there is a 40% requirement for affordable houses, this can have an adverse social impact, and in villages there can be difficulties in finding a registered social landlord who will take on the odd house here and the odd house there. The answer is to increase the proportion of shared equity houses – irrespective of the outcome of surveys. Malton TC takes the view that one third of all affordable homes should be shared equity. It is understood that there are difficulties in obtaining mortgages for shared-equity homes. However, the plan is for a fifteen-year period and it should not be assumed that these difficulties will continue indefinitely. (Cllr P Andrews)
- Accept and support the need for affordable housing. However there is concern that an insufficient proportion of affordable housing is being made available via the shared equity route. The Council considers that at least one third should be offered on a shared equity basis. (M Skehan (obo Malton Town Council))
- Recognises that affordability is a significant issue in Ryedale. Strategic Economic Assessment for York and Yorkshire identified the lack of affordable homes as a potential impact on the economic performance of the sub-region with developers competing for sites allocated for employment use, constraining labour mobility, making it challenging for the labour force to find the home they need in the location they need, especially for first time

buyers, which has knock on effects for employers finding employees. Core Strategy will need to assess the need to increase the provision of affordable housing. Taking into account RSS target amount of 40% of affordable housing and PPS3's requirement for an informed assessment of viability of any thresholds/proportions. In setting any targets through the Core Strategy, need to recognise that the re-development costs of brownfield sites, or sites with high infrastructure costs, may not be economically viable to have the full affordable housing threshold as per RSS. (Yorkshire Forward)

RDC Responses:

- *Addressing affordable housing need is a Council priority and the Core Strategy will include policies that will aim to facilitate the provision of affordable housing in order to address the acute need that exists in this District. As part of this process, lower policy thresholds and revised affordable housing targets will be considered and informed by the use of viability assessment, in accordance with national policy. The Council will fully investigate the range of ways in which to accelerate the delivery of affordable housing*
- *Affordable housing will be secured by legal agreements, which control the future disposal of units as well as occupancy.*
- *The policy approach to the reuse of rural buildings will be considered as the Core Strategy is produced.*
- *The spatial strategy/settlement hierarchy developed for the previous version of the Core Strategy aimed to facilitate the delivery of affordable housing in smaller villages through the use of the rural exceptions policy. This was in recognition of the fact that the key housing requirement in Ryedale's villages is the need to provide affordable housing in the face of acute demand and competition in the housing market. The Council's Housing Association partners are committed to providing rural affordable housing and they work closely with the Rural Housing enabler. This has been illustrated by recent exception schemes coming forward.*
- *It does not necessarily follow that any significant increase in housing in Ryedale (through a revision to the Regional Spatial Strategy) would result in greater numbers of housing to be provided in the villages. The regional policy framework is still likely to require that housing comes forward in the more sustainable and accessible locations and looks to reduce the dispersal of population away from the Region's main Towns and Cities.*
- *It is considered that any Affordable Housing policy must be capable of being consistently applied to all landowners.*
- *Affordable housing is provided to address local need. On this basis it is important that different affordable housing tenures are provided in Ryedale, which reflect local need, as identified by the Strategic Housing Market Assessment and Parish surveys. This not only ensures consistency when affordable housing provision is negotiated but also ensures that the right type of affordable housing can be provided which best addresses local needs. Latest housing need information reveals that on a District-Wide basis approximately 1/3rd of affordable housing need is for intermediate affordable tenures, which can include shared-equity properties, alongside shared ownership, discounted sale and intermediate rented accommodation).*

Gypsies and Travellers

- Cover gypsies and travellers, but assume this is to be covered in the housing section. (Hambleton District Council)

RDC Response:

- *The Core Strategy will outline how the District will meet the identified needs of Gypsies and Travellers.*

Housing for the elderly

- Need to consider aging population, and accommodation for those who need some care. Provision of sheltered accommodation in service villages. (D Batley, Slingsby, South Holme and Fryton Parish Council)
- “General proportions and distributions and mix of housing, including affordable housing” should include consultation with respect for accommodation of the elderly, including C3 sheltered housing, C2 housing with care and C2 care/nursing homes. (K Waters, Gladman (obo MHA))
- Lifetime homes- need more clarity over the reference to specialist needs in terms of lifetime homes and adapted accommodation, especially considering the financial viability for implement of such schemes. (M Watts, Nathaniel Litchfield and Partners (obo Barratt Homes))

RDC Response:

- *The Core Strategy will look to ensure that a policy framework is in place to address the range of housing needs in Ryedale.*
- *The Council is keen to use the LDF process to consult on proposals for specialist forms of provision for the elderly such as larger care schemes.*
- *Currently, the Council does not require that affordable housing built via 106 contributions should be built to lifetime homes standards. This is an issue that will be considered as part of the new policy framework. The potential implications for viability are noted and this will be explored further in consultation with housing developers, including Housing Associations.*

The mix of housing

- Village contains a mix of house types. Should continue to reflect this mix of housing, if planning permission has been given recently for one type. Other applications should be resisted if they are the same house type, until other types are built. (S Cooper, Edstone Parish Meeting)
- Questions need for CP4- housing mix. The mix of housing required (such as apartments in Malton/Norton) and affordable housing should be covered in CP2 (J D Farquhar, CPRE (Ryedale))
- All housing should be smaller, lower cost for open-market or affordable, except in exceptional circumstances. Have too many large properties unoccupied. (N Ballard, Amotherby Parish Council)

RDC Response:

- *Future policy in relation to the mix of new housing will be informed by the Housing Needs/Housing Market Assessment*

Second homes and holiday accommodation

- Only 4 houses in village 2nd homes. No need to consider policies that might restrict 2nd homes, indeed some of the owners play a valuable part in village life. (S Cooper, Edstone Parish Meeting)
- There is a rather dubious distinction between holiday lets and permanent dwellings. Both types of accommodation are either houses or flats, and both have the same appearance as, and have to have the amenities of, a permanent dwelling: the distinction is in the time you are allowed to remain in occupation. So, a holiday let is classed as an employment use of land, but not as a residential use. Because holiday lets are classed as an employment use, they do not contravene the government’s housing requirement figures. Further, as farming is in difficulty generally, permission for holiday lets falls neatly into the policy of farm diversification, and traditional farm buildings in traditional farm yards all over Ryedale are being converted into holiday lets, when they could be used to ease the shortage of new housing. In many villages, particularly those in or near the National

Park or other areas of high amenity value, there are large numbers of holiday lets: in some villages there are so many holiday lets that the village is dead in the winter. There is also an environmental issue. Holiday lets, by their very nature, must generate more car journeys than permanent dwellings, if the dwellings are occupied by people who work locally. (Cllr P Andrews)

RDC Responses:

- *The Local Planning Authority has no control over the use of dwellings as second homes. The policy approach to the conversion of rural buildings will be considered as part of the production of the revised Core Strategy.*

Local needs

- Should refer to affordable accommodation- and should be restricted to individuals and families with strong local connections at a village level. (D Batley, Slingsby, South Holme and Fryton Parish Council)
- Affordable housing should only be for local people, with employment or family in the area. (Dr and Mrs A Fox)
- In assessing how much housing development is required, and where, emphasis needs to be give to those who already live and work in Ryedale. The 2006 Housing Needs Survey gives strong evidence of the areas where in migration is low and where people are travelling in rather than out of Ryedale to work. These should be the areas targeted for new housing. (E Gathercole)
- Existing social housing and affordable additions can be reserved for local people, but the figures seem to show that local need will continue largely to be unmet. (D Crease)

RDC Responses:

- *Addressing affordable housing needs is a priority of the Council and the Core Strategy will include policies which aim to facilitate and accelerate the provision of affordable housing for local people. Legal agreements are used to restrict the occupancy of affordable housing to local people in housing need. The Local Development Framework will outline the occupancy restrictions that will be applied to new affordable homes.*

Evidence base

- Core Strategy should contain SHLAA J D Farquhar, CPRE (Ryedale))
- Need to establish within the Core Strategy the amounts of housing in each designated village. Housing Needs Assessments should be done at the village level. (E Gathercole)
- Need to develop the Core Strategy evidence base early in order to ensure that a thorough and robust underpinning assessment of available sites. (D Mitchell, Barton Willmore (obo Wharfedale Homes))
- It is imperative that the Strategic Housing Market Assessment is undertaken to inform any policy on the mix of housing. The SHMA should be done in accordance with the procedural guidelines and in full consultation with major house builders. It should include a viability assessment for affordable housing. (I Lyle, England and Lyle Ltd (obo George Wimpey))
- It is not appropriate to rely on old-style Housing Needs Assessments, especially where they lack house-builder involvement. (I Lyle, England and Lyle Ltd (obo George Wimpey))

RDC Responses:

- *The Strategic Housing Land Availability Assessment (SHLAA) is an important part of the evidence base that the Council will use to inform the Core Strategy.*

- *The Council has an up to date Housing Needs Assessment, which incorporates key elements/requirements of a Strategic Housing Market Assessment. The Council intend to undertake some limited further work to ensure compliance with the procedural requirements of the Strategic Housing Market Assessment guidance. Existing information is supplemented by a Strategic Housing Market Assessment for Ryedale that has been produced at a regional level to inform the Regional Spatial and Housing Strategies.*
- *The Core Strategy will look to establish a proportion of the Districts Housing provision that will be distributed/allocated to villages which are defined as Local Service Centres. The precise level of housing for individual villages will be determined as part of the development document which will be produced after the Core Strategy which will allocated land for new uses. District- Wide housing needs information and market assessment will be used to inform this process. Local Needs Assessments are normally prepared to support proposals for affordable housing.*

General

- Cannot see that RSS can achieve a reversal of out migration, those who wish to move will continue to do so. (D Crease)
- There is little in the document that would deter affluent incomers. (D Crease)
- The housing section of the Core Strategy should be a robust part of the overall strategy- given that the Council is not meeting current housing requirements, (D Mitchell, Barton Willmore (obo Wharfedale Homes))
- Key issue: identifying and addressing the current & future housing needs of the population of Ryedale. (B Johnson)
- Key issue: to measure the impact of second homes, holiday cottages and migration from cities on the availability of housing in Ryedale and consider policies which could mitigate any detrimental effects. (B Johnson)

RDC Responses:

- *Local policies developed through Local Development Frameworks will be developed in order to assist in the delivery of the Regional Spatial Strategy and to ensure that new development, as far as possible, best meets the needs of local people and business in Ryedale.*
- *The Council agree that housing policies and issues are an important and integral part of the strategy. Policies will be developed using the Strategic Housing Market Assessment and Strategic Housing Land Availability Assessment in order to ensure that in both quantitative and qualitative terms, housing requirements are addressed.*

Other Land Uses

Retail

- Retail provision in Ryedale is limited - Malton/Norton needs another supermarket to reduce the current monopoly that Morrisons enjoys and to reduce the number of journeys made out of Ryedale to York and Scarborough. (K Monkman, Monkman Consultancy)
- Similarly, the retail offer in Malton needs to be enhanced like Northallerton, Selby, Skipton and Ripon have already achieved. This will further reduce journeys out of the area, create jobs and wealth in the area. More nationally known retailers should be attracted. (K Monkman, Monkman Consultancy)
- Retail- try to preserve existing small shops and markets- local produce, quality goods. (W B Tait)
- Council's aims should include that there is a dynamic and healthy retail economy. (R Freeman, The Theatres Trust)
- Support the notion that new community uses, including small scale retail units should be promoted within the development limit of Malton, provided development will not be harmful to the town centre. (K Paddick, Drivers Jonas (obo National Grid))
- Trying to preserve the too many small shops is a waste of time and resources, most of us shop in out of town centres, and even shop online. (S Armitage)
- Council should have regard to the findings of the Ryedale Retail Study (2006) and the guidance in PPS6, in seeking to promote and enhance the District's existing town centres and planning for an appropriate level of growth and development of retail development. (C Creighton, Peacock and Smith (obo Wm Morrison Supermarkets plc)).

RDC Responses:

- *The findings of the Retail Study, which was updated in 2008, will need to be considered in respect of considering retail development in Ryedale.*
- *The Core Strategy needs to be aware of the impact of on-line shopping, but it is considered that in the interests of social inclusion, and ensuring the vitality of town centres is maintained that a variety of shop types and sizes are protected. The policy framework will need to support an appropriate balance between national retailers and local, independent shops.*
- *Work has been undertaken on studies for Malton/Norton town centre, which will inform the Core Strategy, but more significantly the allocations DPD.*
- *Support for enhancing the retail offer of Malton is noted.*

Commercial

- The framework needs to accept that some greenfield development will be necessary around Malton/Norton (within the bypass boundary ideally), and that there is a need to diversify the economy. (K Monkman, Monkman Consultancy)
- Opportunities for administrative and high tech employment are limited. Develop an office park. Try to reduce the number of journeys out of Ryedale for white collar employment.. (K Monkman, Monkman Consultancy)
- Retain the cattle market in Malton but remove from its present site and develop a modern facility accessible from the main roads. Develop a service node for the A169/A64 at Old Malton interchange in order to gain economic benefit from passing traffic - service area, Travelodge type hotel, etc. (K Monkman, Monkman Consultancy)
- Commercial development- No need for new shops. Improvements in A64 could bring greater demand for offices, with need for a modern, budget

hotel located near train station. Cattle market should be relocated with better access to A64, using brownfield/floodplain land, and be used for other activities and auctions. (D Cockerill)

RDC Responses:

- *The Council acknowledge that there is a need to broaden the opportunities for commercial development within Malton/Norton, especially within more technical and specialised fields.*
- *Through the allocations process, the allocation of land for office development will be considered.*
- *Acknowledge the desire to see a modern budget hotel, the location of which would be considered through the allocations process.*
- *Note the interest in the relocation of the cattle market to site that is more accessible and modern in terms of its facilities. Work is being undertaken on this issue, and will be implemented through the allocations DPD.*
- *Acknowledge that there is a need to diversify the economy, the precise locations of which will be determined through the preparation of the allocations DPD.*

Industrial

- Industrial estates -one way of increasing small businesses, and therefore help to diversify the economy. Can be dismal places; suggest that we look to increase live/work units on such estates as a civilising element. (D Crease)
- Encourage manufacturing, particularly those businesses who need local materials, or with an agricultural or extractive focus. (D Cockerill)

RDC Responses:

- *Note the suggestion to encourage manufacturing, especially those who need local materials. It is considered that a broad range of industrial development should be promoted in appropriate locations. The Core Strategy will guide the selection of appropriate sites in the allocations DPD.*
- *Note the suggestion of having live-work units in the industrial areas. Live-work units are those that allow activities that can take place in a residential area without adverse affect on the residential amenity of neighbouring residents. It is considered that it would not be successful having such units in an industrial estate because the standard industrial processes may have adverse impacts on the amenity of the residents living in the live-work units.*

Prisons

- The prison estate is experiencing serious overcrowding, which can only be overcome with the development of new prisons. PPS12 states that local development frameworks should set out broad locations for strategic development needs, including essential public services. Circular 3/98 'Planning for Future Prison Development' sets out the position for prison planning. Secretary of State expects Local Authorities to work with the Prison Service to identify new sites for prisons. Prison service will contact authorities about future need to help them plan. In identifying potential sites, the Prison Service has to take account of local and regional requirements for additional prison places, the court catchment areas, and nearby population centres, and consider sustainable development principles. The circular also recognises the potential economic benefit of new prisons. (A Savage, Atkins Global (obo National Offender Management Service (NOMS)) Includes HM Prison Service)

- Whilst no specific proposals for new prison development exist, nor specific have been identified. NOMS requires, in line with Government Guidance, that you consider inclusion of a criteria based policy to deal with firm prison proposals in your DPD. I would be please to propose a detailed policy for inclusion in your development plan document. (A Savage, Atkins Global (obo National Offender Management Service (NOMS)) Includes HM Prison Service)

RDC Responses:

- *It is considered that prisons and other forms of specific proposals such as this would be assessed through a criteria based policy, designed to inform the decision making process.*

General

- Make reference to 'home working' and 'new working'- more homes need to be built with office accommodation. (D Batley, Slingsby, South Holme and Fryton Parish Council)
- Questions whether agriculture will decline, but should emphasise diversification of the economy...A High-tech development in Malton. (J D Farquhar, CPRE (Ryedale))
- Businesses should not take priority-as can spoil the countryside. In introducing businesses to the countryside need to consider: would it benefit local people, and would it be an eyesore or not. (P M Hall)
- Economy- recognise not an industrial area, tourism and farming and small industry desirable. No more industrial estates. (W B Tait)
- Economic developments – problems with economy, forecasts down-turn in need for housing move to protect land for economic use than increase housing. (D Cockerill)
- Core Strategy should approach economic development through the diversification of the economy, and ensuring sites are supported by infrastructure and allow future growth and modernisation. (M Watts, Nathaniel Litchfield and Partners (obo Barratt Homes))
- Would be helpful to include within the Vision an indication where resources are to be focused in order to achieve diversified and enhanced economy. (M Watts, Nathaniel Litchfield and Partners (obo Barratt Homes))
- It is necessary to ensure that allocations for employment uses are supported by housing. This will secure sustainable patterns of development and ensure that there is a supply of labour in close proximity to industry. (M Watts, Nathaniel Litchfield and Partners (obo Barratt Homes))
- Core Strategy should provide support for economic development of villages, and commercial development even in the smallest settlements. (M Barry, Carter Jonas (obo The Thorpe Bassett Est., Trustees of Major GRH Cholmley's 1967 (HJNC) Settlement and Trustees of the Cmdr James Life Interest Trust and The Hovingham Est.))
- Greater emphasis required on meeting the economic needs of the district. Need evidence to base the Core Strategy on regarding existing employment land, 'take-up', changing employment requirements and the need to provide net additional employment land. (D Mitchell, Barton Willmore (obo S Harrison Developments Ltd))
- Council needs to provide a robust and transparent framework in order to maximise the number of new jobs in what is a largely rural area. (D Mitchell, Barton Willmore (obo S Harrison Developments Ltd))
- I rely on comments made in regard to the previous plan. Any employment development in villages should relate to either agriculture or equine pursuits. (Cllr P Andrews)

- It is essential that growth in population should be supported by local employment opportunities, and that to this end the strategy should be directed at ensuring that Malton/Norton does not shift significantly towards being a dormitory town settlement serving either or both York and Scarborough. (M. Skehan, (obo Malton Town Council)).
- Investment Plan for York and North Yorkshire 2004/9 seeks to link Malton and Norton to the York economy- and was reflected in the previous Core Strategy. The Investment Plan highlighted the potential to build on the development of Science City York, particularly the Bioscience, IT and digital, creative technology sectors. However, YF is not aware of any significant investment in Ryedale in these particular areas. It would be helpful to assess, through the Core Strategy, if this strategy is still appropriate. (Yorkshire Forward)
- The draft PPS4 recognises the changing needs of businesses. It highlights that planning authorities should plan for a supply of land which is flexible enough to be responsive to a changing economy or new business requirement. It is important to note and plan for the latest economic forecasts for Ryedale (enclosed). The latest full-time equivalent employment numbers only increasing slightly over the period to 2021. (Yorkshire Forward)
- The Core Strategy could support provision of:
- New high quality business space in Malton and Norton, such as an enterprise centre or new office space within the town centre. (Yorkshire Forward)
- Notes that a number of Ryedale's market towns are in the Yorkshire Forward's Renaissance Market Towns Programme (objective 6C(i) of the RES). (Yorkshire Forward)
- Commercial space to meet the needs of new business start ups in Kirkbymoorside, Helmsley and Pickering. The SEA notes that, in comparison to regional average, residents in these towns seem to be more likely to start their own business. (Yorkshire Forward)
- Concerned about the lack of allocated employment land currently available, which has limited new economic development and inward investment. Aware that a recent application for a technology park was constrained due to the site not being allocated within the development plan. Suggest within the Core Strategy allocation of strategic employment sites, Employment Land Review has highlighted those sites that will be central in diversifying the economy and attracting new businesses. Land shortages and infrastructural constraints are also identified as a weakness in Malton/Norton within a recent report by SQW: "Assessing the Economic Performance of Rural Capitals in Yorkshire and the Humber." It would be helpful if the Core Strategy could reflect the findings of the study in respect of the SWOT analysis undertaken for each of the market towns: (Yorkshire Forward)

	Malton/Norton	Pickering, Kirkbymoorside & Helmsley
Strengths	<ul style="list-style-type: none"> • Prosperity & Skills • Strong local economy • Attractive landscape 	<ul style="list-style-type: none"> • Prosperity & skills • In most cases a reasonable employment base • Attractive landscape
Weaknesses	<ul style="list-style-type: none"> • Land shortages and/or infrastructure constraints 	<p>37</p> <ul style="list-style-type: none"> • Some reliance on service sector and visitor economy

Weaknesses	<ul style="list-style-type: none"> • Land shortages and/or infrastructure constraints 	<ul style="list-style-type: none"> • Some reliance on service sector and visitor economy • Isolation and poor links
Opportunities	<ul style="list-style-type: none"> • Forecast growth in employment and GVA • Skills base exists for high value businesses 	<ul style="list-style-type: none"> • Forecast growth in employment • Long-term potential of local visitor economy • Skills base exists for high value businesses
Threats	<ul style="list-style-type: none"> • Focus on cities by the market means difficulties in attracting high value businesses • Population growth • Housing affordability • Loss of environment / heritage 	<ul style="list-style-type: none"> • Focus on cities by the market means difficulties in attracting high value business • Population growth • Housing affordability • Loss of environment / heritage

RDC Responses:

- *The Core Strategy will need to provide a strategic steer on economic development in the District, and how this is to be achieved will be informed by the spatial strategy, and considering issues such as diversification of the economy, and look to the potential for high-end, technical based enterprises.*
- *In terms of economic development in the countryside, the Core Strategy will not be in a position to unduly restrict economic development in the countryside, but ensure that development that does take place does not adversely impact on the environmental and landscape qualities of the area, and help to promote a more sustainable, diversified rural economy.*
- *The need and scope of allocation of industrial estates, or extensions to such estates will be considered once the work has been completed on the employment land review revision, and considering the wider spatial objectives of the Core Strategy.*
- *In terms of allocations made in a subsequent DPD, it will be expected that sites are supported by the necessary infrastructure and allow future growth and modernisation.*
- *The relationship between land for employment uses and housing will be linked fundamentally to the spatial strategy, however, the physical*

relationship between such uses will not be in an automatic requirement, and the location of sites will be considered in due course on the basis of delivering the spatial strategy, and being developable and deliverable.

- *The Council acknowledges that it will need to consider and reflect regional strategies and economic forecasts for Ryedale, and the findings of studies.*

Re/De-allocation

- Surplus and vacant or underused employment sites that could be redeveloped for alternative uses should be de-allocated. PPS3, PPG and PPS4 support the re-use of such land. (M Watts, Nathaniel Litchfield and Partners (obo Barratt Homes))
- Criteria based policies should assess planning applications which are re-developing sites for alternative uses, using a sustainability criteria, such as access to local services and facilities, ease of access to the transport network. Marketing information and employment land availability studies can be used to inform decisions on proposals to release employment sites. (M Watts, Nathaniel Litchfield and Partners (obo Barratt Homes))
- Generally consider it would be appropriate to allow the market to decide how the site will be redeveloped, although it is accepted that adequate safeguards will be needed to ensure a sufficient supply of employment land is retained. (M Watts, Nathaniel Litchfield and Partners (obo Barratt Homes))
- Core Strategy should support the reuse of rural buildings for a full range of uses, including residential- strongly supported in PPS7. (M Barry, Carter Jonas (obo The Thorpe Bassett Est., Trustees of Major GRH Cholmley's 1967 (HJNC) Settlement, Trustees of the Cmdr James Life Interest Trust and The Hovingham Est.))
- The employment land review should also confirm the position of existing employment sites, and their capacity for re-use for housing. Council should not be overly protective of poorly performing land. (D Mitchell, Barton Willmore (obo S Harrison Developments Ltd))

RDC Responses:

- *The Council is undertaking a review of the Employment Land Review and a Strategic Housing Land Availability Assessment, these two documents will establish the suitability of land for meeting the employment land needs of the district, alongside housing land supply, and will accordingly consider the need for de-allocation of sites, or re-allocation of sites, accordingly.*

Equine-related

- The main equestrian business within the district is the numerous racing stables. Malton is known nationally as the "Newmarket of the North" and the racing industry here is very important for the local economy. It is a traditional industry, and, in so far as it concerns the breeding, nurture and training of animals, has much in common with agriculture. The racing industry provides considerable local employment, and horses trained in Ryedale are raced all over the country. So, it is a mistake to treat the racing business in Ryedale like just another leisure business, which is the impression one receives from reading the plan. The racing industry is very close to agriculture in other respects. Racehorses have to be continually exercised, and this is usually done on "gallops". The land inside the tracks is quite often owned by the racing stables and let out to local farmers. (Cllr P Andrews)
- There is very little to distinguish the traditional racing industry from farming in regards to the part it plays in conserving and managing the countryside. This should be recognised in the local plan, and the industry should be encouraged by giving consideration to extending to the racing community some of the benefits which national policy confers on agriculture. This applies particularly to the provision of on-site accommodation in remote

locations, where this is necessary not only for the accommodation of staff for security and management purposes, but also for the reception of visitors, clients and potential new clients, provided that this is done in a way which does not detract from the visual amenity of the general landscape, and is secured by suitable occupancy conditions. (Cllr P Andrews)

- Paragraph 32 of PPS 7 acknowledges that, “in some parts of the country, horse training and breeding businesses play an important economic role. Local planning authorities should set out in their LDDs their policies for supporting equine enterprises that maintain environmental quality and countryside character.” It would seem to me that there is insufficient detail in the LDF to satisfy this requirement, particularly bearing in mind the importance of the traditional racing industry to this “Newmarket of the North”. (Cllr P Andrews).

RDC Responses:

- *The revised Core Strategy will reflect the importance of equestrian business to Ryedale’s economy. The Council will look to ensure that there is an appropriate policy framework to consider this locally-specific issue.*

Community and Cultural Issues

General

- Do not want to comment on issues relating to utility and community infrastructure, community and social issues and service and retail provision in settlements at this stage but reserves the right to comment in the future. (M Watts, Nathaniel Litchfield and Partners (obo Barratt Homes))
- Whilst the ONS (2007) mid-year estimates forecast a 22% increase in net population between 1981 and 2007, the District has experienced an aging population profile. The impacts of this will need to be addressed through the Core Strategy, in terms of effects on employment growth, and services and housing provision. There are also issues around rural exclusion for the elderly, especially those without access to a car, and costs of delivering services. (Yorkshire Forward)
- The SQW study (Assessment of Rural Capitals) has considered the benefits of self-containment as a means of achieving sustainable rural communities, providing a local employment base, and provide a base for more economically viable service provision and other businesses and thus reducing pressure on transport infrastructure. It would be helpful for the Core Strategy to consider these issues and their implications. (Yorkshire Forward)

RDC Responses:

- *The Core Strategy will be considering the SQW study in terms of, amongst other aspects, consideration of self-containment as a means of achieving sustainable rural communities and the implications of this. The Council will endeavour to ensure that an appropriate policy framework is in place in the LDF, which responds to evidence.*

Sport, Recreation and open space

- Protecting and enhancing G.I – overarching policy:
Open space provision and protection; Facility provision; Access for all/equality of access; Quality of provision; The needs of specific sports and user groups; Opportunities for countryside recreation (Sport England)
- Planned approach to the provision of sports facilities based on sound assessments of current and future needs for strategic and local sports facilities, which take into account any deficiencies. (Sport England)
- Policy Objectives
- Support a mix of facilities that comprise strategic, local and specialist facilities;
- Take account of the priorities set out in local and national sports strategies;
- Take account of cross-boundary issues for major or specialist facilities that have extensive catchment areas;
- Seek to protect or enhance existing sites and facilities and access to natural resources that are important to sport;
- Identify important sites for sport on the proposals map for protection; And
- Require at least equivalent replacement in terms of quality, quality and accessibility if the loss of a facility is unavoidable, unless it is demonstrated that the facility is genuinely redundant, it has been established there is no need for a replacement based on a thorough local assessment. (Sport England)
- Does the Core Strategy:

- set out clear objectives for sport and recreation?
- Reflect community strategy objectives for sport and recreation?
- promote accessible sport and recreation facilities?
- safeguard sport and recreation facilities?
- Develop a strategic framework for the provision of sports opportunities?
- Employ a sound evidence base to help inform policy making?
- identify a hierarchy of sport and recreation provision?
- use policies that anticipate future sport and recreation needs?
- recognise the role of sport in contributing to a wide range of spatial planning issues: regeneration, health promotion, crime reduction, and quality of life and establish connections between different policy areas?
- promote sustainable design of sports facilities?
- promote sustainable resource management/stewardship?
- promote mixed-use schemes such that there is an appropriate presence of sport and recreation as part of a balanced community?
- Maximise contributions to spatial planning initiatives such as green space networks or better use of urban fringes and the wider countryside?
- develop policies which respond to the expressed needs and demands of marginal or controversial sports, with due regard to resource protection and wider sustainability issues?
- explore opportunities for sport and recreation to make a contribution to un-programmed development proposals? (Sport England)
- Community and social issues- sports and recreation facilities to be enlarged and created where desired. (W B Tait)
- Core strategy should provide clarity about the quantity of open space required in new housing developments. (M Watts, Nathaniel Litchfield and Partners (obo Barratt Homes))
- With large residential development planned it is important to expand existing recreation and sporting facilities. This includes both the allocation of land and the use of s.106 monies to provide such facilities. (S Doubtfire, Kirkbymoorside Town Council)
- It is Accommodating noisy sports and recreation activities in the countryside in appropriate locations and ways. (Natural England)

RDC Response:

- *The Council will look to ensure that the necessary framework for sport and recreation is included within the Core Strategy/LDF.*
- *It is acknowledged that open space and recreation have intrinsic links with green infrastructure, and the key themes for sport, open space and recreation will be: protecting those areas which are needed and valued, providing access for all/equality of access, improving quality of provision considering the needs of specific sports (both strategic and local) and user groups. In achieving these objectives it is acknowledged that the provision of such facilities is to be based on sound assessments of current and future needs for strategic and local sports facilities, which take into account any deficiencies.*
- *The Council notes the need to take account of the priorities set out in local and national sports strategies; take account of cross-boundary issues for major or specialist facilities that have extensive catchment areas.*
- *The Core Strategy will reflect community strategy objectives for sport and recreation.*

- *The Council recognises the role of sport in contributing to a wide range of spatial planning issues: regeneration, health promotion, crime reduction, and quality of life and establish connections between different policy areas.*
- *Details about sustainable design of sports facilities and sustainable resource management/stewardship and responding sustainably to the needs and demands of marginal or controversial sports, are very specific issues, which would be best considered in a subsequent DPD or for the two former issues even in an SPD.*
- *As part of improving the green infrastructure network, it will be important to contribute to initiatives such as green space networks or better use of urban fridge and the wider countryside though the allocations process, it will also be necessary to consider where it would be acceptable to accommodate noisy sports and recreation activities in the countryside, however this is a more specific development control issue, best considered in a subsequent DPD.*
- *The Core Strategy is a strategic document, and therefore will not be allocating land for sports provision, how the need for sports, recreation and open space provision will be calculated will be set out in a subsequent DPD.*
- *It is considered that Core Strategy is a strategic document, and therefore should not go into detail about the quantity of open space required in new housing developments. This will be set out in a subsequent DPD, and further detail in an SPD. The strategy will refer to these areas that will require quantitative and qualitative improvements in parishes.*

Theatres and cultural activities

- Planning policies should aim to recognise key role played by leisure and cultural facilities in contributing towards creating vital and vibrant town centres. (The Theatres Trust)
- Requests that the Core Strategy provides sufficient protection to ensure the continuity of performance spaces within the area, particular those not covered by formal designations, or those that may be affected by proposals for development sites. This should include performing arts facilities that stand-alone, are part of other facilities, or are contained within educational or community buildings. (The Theatres Trust)
- Future development of towns and villages should include theatrical provision for village halls, development of a new arts centre or indeed provision for amateur theatre attached to local pubs. This would enhance their viability and vitality, and policies should be in place to promote and protect such objectives. (The Theatres Trust)

RDC Responses:

- The Council acknowledges the important role that leisure and cultural activities play in helping to create vibrant town centres, but also the role they play in terms of wider community activity. The Core Strategy will contain appropriate policies to protect and enhance community buildings.

Education and skills

- Strategy must link to the provision of education by NYCC and University/Colleges. New science-type developments and new micro technology tend to gravitate towards areas of high educations. The village primary school needs to be retained. (D Batley, Slingsby, South Holme and Fryton Parish Council)
- Consider education and life-long learning (C O'Neill, McNeil Beechy and O'Neill Architects)

- Have positive action to improve the levels of skills, using out-posts i.e. Askham Bryan in Pickering. (J D Farquhar, CPRE (Ryedale))
- Consider the capability of all services, particularly education, to cope with the additional population (S Doubtfire, Kirkbymoorside Town Council)

RDC Responses:

- *The Core Strategy will need to reflect capital strategies for the provision of education in the district. Although the District Council is not the education provider, it will need to ensure that new development does not place undue pressure on existing facilities, by requiring contributions or aligning development with capital programmes. The Council would support ventures that were to improve training opportunities and the skill base within Ryedale, but this would be instigated by other sectors.*

Heritage and archaeology

- Conservation nature of the village to be supported. Slingsby Castle and associated issues needs consideration in Core Strategy. (D Batley, Slingsby, South Holme and Fryton Parish Council)
- Appears that survey to assess whether a Conservation Area should be designated in Edstone has not been undertaken (S Cooper, Edstone Parish Meeting).
- Regarding Malton/Norton, would be useful to say that each town used to be in a different Ridings, and retain that sense of history, but that now they must be seen as a single urban centre. (J D Farquhar, CPRE (Ryedale))
- Importance of protecting and enhancing the historic environment. If you give people a nice environment in which to live, it can significantly improve some of the social problems that our communities face. (S Ashby-Arnold)
- Core Strategy sets out a strategic framework for how the historic resources of Ryedale will be managed, and how potential threats to those assets might be addressed, and how Ryedale's historic buildings and areas might be used more positively to help deliver wider objectives for the LDF area.
- Core Strategy should have the implications for the historic environment interwoven into the plan. It may be there is a policy on the heritage environment, but not necessarily so if it can be demonstrated the management of Ryedale's historic assets can be delivered. (English Heritage)
- Need to assess what is distinctive about Ryedale's historic assets, and what the community considers important. (English Heritage)
- The archaeological landscapes of the Vale of Pickering exhibit evidence of continuing human habitation and activity from the early prehistoric periods through the Roman period, and up to the present day.
- The archaeological landscapes of the Yorkshire Wolds are extensive prehistoric ritual landscape including numerous Neolithic and Bronze Age ritual and funerary sites, Iron Age remains. It also has a number of Deserted Medieval Villages.
- Country Houses and associated Estates are a feature of the District, the most significant being the Grade I House and Historic Park and Garden at Castle Howard. Nearly 20% of the Grade I and II* Listed Buildings in the District lie within the Castle Howard Estate.
- Strip parishes and evidence of long burgage plots are an important feature of the landscape around the settlements on the northern side of the Vale of Pickering;
- Ryedale is home to a unique distribution of Saxon churches, most notably Kirkdale Minster, Stonegrave Minster and Hovingham Church
- There are comparatively large numbers of medieval moated manorial sites and granges, connected with the monastic houses. The Augustinian Priory of Kirkham, and notable castle sites, such as Sherriff Hutton and Bossall Hall (both 14th century quadrangular castles) further enhance the medieval landscape;

- Relatively large numbers of deserted village sites ('DMV's') in the area, as peasant farmers were evicted from their homes to make way for sheep pasture from the early 16th century onwards;
- Victorian churches are an important feature in the landscapes of the Wolds. (English Heritage)
However, it is clear that there are a number of aspects of this legacy of buildings and structures which are under threat:-
- The buried prehistoric landscapes and "ladder" settlements of the Vale of Pickering are recognised as being of international significance. However, this area is, for the most, part undesignated and is under threat from deep ploughing and intensive irrigation for the production of cash crops. It is also threatened by a desire by the local planning authorities in the area for the off-line upgrading of the A64.
- The extensive prehistoric ritual and settlement landscape of the Yorkshire Wolds is under threat from intensive arable cultivation. Much of this area is undesignated.
- There are 12 buildings identified as being "at risk" in the latest English Heritage Buildings at Risk survey of the District, of which 9 have been on the "at risk" Register since it was first published in 1999. Five of the District's high-Grade Buildings at Risk lie within the Castle Howard Estate. The Castle Howard Management Plan has estimated that at least £24 million is required to conserve the Estate's Listed Buildings.
- The area has a considerable wealth of historic assets. It also has the largest proportion of planning applications within the Region that require either Listed Building Consent or Conservation Area Consent. However, only 3 of its 34 Conservation Areas have up-to-date appraisals.
- The historic field systems around a number of the District's settlements are threatened by settlement growth, changes in agricultural management, and the expansion of "horsiculture";
- The market towns of the District use a distinctive palette of building materials, but there are difficulties in sourcing appropriate materials to enable repairs and restoration; (I Smith, English Heritage)
- The Core Strategy needs to look to secure the long-term future for these elements, but also the remaining historical resource. (English Heritage)
- In the development strategy for the district, need to take full account of the potential impact of future development on the character and pattern of settlements. Need to recognise limits of the environment to accommodate further development without irreversible damage. In the context of the settlement strategy, the ability of Ryedale's settlements to accommodate growth without harm to either their character or to their wider landscape setting which is something which this process ought to be attempting to define.(English Heritage)
- Highlight importance of historical features and landscape of the Castle Howard Estate, as a nationally important landscape, and an important tourist attraction, and in relation to this, the importance of the village of Welburn within this landscape (an Area of Outstanding Natural Beauty). As such any new developments should be resisted. (Dr and Mrs A Fox)
- Pleased to see protecting/enhancing the historic environment. Fits well with vision in 'Imagine Ryedale'. It is important that the historic landscape which surrounds Castle Howard itself is in no way destroyed by housing development. (E Gathercole)
- Core Strategy should have: More specific reference to heritage issues (built and landscape) (G Halman, How Planning LLP (obo Castle Howard Estate))
- The Castle Howard Estate considers it very important that the CS reflect the key priorities and challenges it faces. Refers to the Conservation Management Plan as a sound evidence base from which to plan a long-term sustainable future. (G Halman, How Planning LLP (obo Castle Howard Estate))
- Highlights the importance of the Castle Howard as a significant heritage and landscape asset, with major contribution to leisure, tourism and visitor economy (3rd in District). Highlights that extensive capital outlay is required to protect the integrity of the estate, CMP gives an estimate in excess of

£20m over the next 15-20 years to address the backlog of maintenance requirements. Two key aims: addressing the backlog of repair and desirable enhancement/restoration make the estate's income sufficient for the Estate to be self-sustaining in revenue terms. (G Halman, How Planning LLP (obo Castle Howard Estate))

- Enhancing revenue from the Estates various trading activities, as well as considering new ones will be central to securing a sustainable future, making best use of surplus buildings and small parcels of land, through the development of policies which positively support the Estate's likely activities, a policy designed to address enabling development may be appropriate. This type of policy is defined in s 2.2 of Enabling Development and the Conservation of Significant Places (2008) either in the Core Strategy or DPD. (G Halman, How Planning LLP (obo Castle Howard Estate))
- Protection for Ryedale's built heritage should be in accordance with National and Regional policy guidance, informed by clear local guidance in the form of Conservation Area Character Appraisals etc. (M Watts, Nathaniel Litchfield and Partners (obo Barratt Homes))
- Castle Howard Est. Considering their current assets, and the Castle Howard Conservation Management Plan. Plan sets out a vision for the future retention and projection of Castle Howard as a nationally important heritage site and tourist attraction. There is a need to judge how the LDF can contribute to that objective through supportive planning policies that would allow appropriate development of the Estate. (P J Gray, Hickling Gray Associates (obo Castle Howard Estate))

RDC Responses:

- *The Council acknowledges that the historical development of the settlements is important, and this should be expressed within the Core Strategy, including reference to Malton/Norton once being in different Ridings.*
- *Protecting and enhancing the historic environment will be an important component of Core Strategy. The Council will look to establish a policy framework which takes account of: the associated economic benefits of a visually attractive and historically-rich area, the importance of the heritage environment for social and cultural identity, and protecting important heritage assets for their own intrinsic value.*
- *The Council Acknowledge that the Core Strategy will need to set out a strategic framework for how the historic resources of Ryedale will be managed, and how potential threats to those assets might be addressed, and how Ryedale's historic buildings and areas might be used more positively to help deliver wider objectives for the LDF area, and the Council will be undertaking extensive consultation with English Heritage as to how this can be achieved.*
- *The Council welcomes information provided by English Heritage regarding the key historical assets within the Ryedale District, and the pressures facing those assets. It is acknowledged that many of these assets are subject to external pressures, but some of the assets are not protected through planning legislation, and therefore other forms of protection may exist, to protect such assets or further protection may need to be found. It is anticipated that as the Core Strategy is made more locally distinctive, important heritage assets will be referenced.*
- *The character of settlements and landscape character will be considered on a number of scales as part of the LDF. In the district-wide distribution of development; in establishing broad areas of growth for the towns and finally selecting individual sites.*
- *The Council acknowledges that Castle Howard is an important heritage feature, with a very high quality landscape. Along side this is the importance of the site as a tourist attraction, and a place for leisure activities for residents. The Core Strategy will look to distribute levels of appropriate development through a settlement strategy.*
- *It is noted that the Castle Howard Estate wishes to see some form of 'enabling' policy. Over the coming months, the Council will be considering the nature and scope of a policy on development within the historic environment.*

- *The Core Strategy will consider protection and enhancement for Ryedale's built heritage in accordance with National and Regional policy guidance, informed by clear local guidance in the form of Conservation Area Character Appraisals.*

Tourism and Leisure

- Tourism is an important business in the area. Malton- needs to be promoted as a tourist destination. Considerable investment required by all stakeholders to make it attractive to tourists and local shoppers. (D Batley, Slingsby, South Holme and Fryton Parish Council)
- Consider Leisure opportunities (C O'Neill, McNeil Beechy and O'Neill Architects)
- Tourism industry depends to a large extent on the attractive rural environment (J D Farquhar, CPRE (Ryedale))
- Core Strategy should have inclusion of tourism and leisure as a specific topic area-importance within Ryedale. (G Halman, How Planning LLP (obo Castle Howard Estate))
- Take into account the impact of tourism on the infrastructure in popular tourist areas of Ryedale. (B Johnson)
- The Yorkshire and Humber: Visitor Economic Strategy 2008-13 has the strategic aim: *"To increase the value of tourism to the regional economy through quality and sustainable growth based on the assets and opportunities of this region and to use tourism to modernise the regional image of Yorkshire and Humber"*. Should seek to ensure widest possible benefits from a successful visitor economy. Core Strategy should recognise the importance of tourism to economy of the District, and the benefits in contributing to vitality and diversity of the area for residents as well as visitors. The natural landscape and rich and varied heritage of Ryedale are key strengths that need to be preserved and enhanced to ensure that maximum economic benefits can be realised. (Yorkshire Forward)
- The importance of the visitor economy has been highlighted for the economic future of Pickering, Kirkbymoorside and Helmsley by the SQW study. A study into the development of active recreation/tourism opportunities at Pickering, Kirkbymoorside and Helmsley completed in 2004 recognised:
 - The potential for new facilities that could attract existing and new visitors seeking an active recreational experience.
 - The need to address transport and visitor management issues
 - Preserving the existing environment for long-term benefit for tourism and local community
 It would be helpful to consider the relevant aspects of this work within the Core Strategy. (Yorkshire Forward)

RDC Responses:

- *It is acknowledged that tourism is an important component of Ryedale's economy, and this will be recognised in the LDF and Core Strategy*
- *Acknowledge that the natural landscape and rich and varied heritage of Ryedale are key strengths that need to be preserved and where possible enhanced to maximise the economic potential for sustainable tourism in the area.*
- *Acknowledge that leisure opportunities, in its broadest sense, has an important role to play in improving the quality of life for Ryedale's residents. As such the provision, generally of such facilities will need to be considered through the Core Strategy and implemented through the allocations DPD.*
- *Note the request for inclusion of tourism and leisure as a specific topic area, acknowledging its importance within Ryedale. The content of tourism and leisure as an issue area will be given further consideration with the reviewing of the Core Strategy, in terms of current issues. In the previous Core Strategy, policies on leisure and tourism were not specifically expressed in a particular policy theme, but were considered to straddle a number of different policy issues.*
- *Acknowledge that it is important to consider the impact of tourism on infrastructure in popular tourist areas. Because of the nature of the Core*

Strategy, this could only be considered on a general level initially. Detailed consideration of any proposals would be considered at the allocations stage (were any such proposals submitted) or through the planning application determination process.

- *The role of each of the towns in supporting enhanced tourism opportunities will be considered as part of the Core Strategy.*

Town Centre amenity and streetscene

- Pedestrianisation of Malton town centre - there is enough backland at either side of Wheelgate to pedestrianise the whole street and have vehicular access behind the shops. Improve Malton market place. Reduce traffic pollution in Malton town centre. (K. Monkman, Monkman Consultancy)
- Improve streetscapes - rid our towns of the tarmac wash that invades our pavements and replace with paving stones. Introduce more green into towns - trees, grass, gardens. Create focal points - bandstands, fountains, public open space, gardens. Preserve the traditional streetscapes, but modernise interiors for modern retail requirements. (K. Monkman, Monkman Consultancy)
- As regards the town centre, I attend meetings of the Malton/Norton Revitalisation Group and would urge the Council to give equal weight to the Revitalisation Plan they have prepared, as an alternative to any other scheme that is brought forward. Malton Town Council have gone further than this. They have resolved to support the Revitalisation Plan in preference to any other scheme. (Cllr P Andrews)

RDC Responses:

- *The pedestrianisation of Wheelgate with vehicular access behind the shops is being considered as one of the schemes part of the Malton Town Centre Strategy.*
- *Schemes are also being considered as part of the Malton town Centre Strategy to improve the appearance and usability of Malton's market place.*
- *Concerns have been raised about the levels of traffic pollution within parts of Malton town centre, work is being undertaken to assess the capacity of the existing network, and investigating how current pinch points can be removed.*
- *It is acknowledge that there is a need to improve streetscapes and projects are already underway to replace areas of tarmac with paving, and the Council would support the development of further green space in appropriate areas, although it is the County Council, as the highway authority, which would ultimately control development in such areas. It is acknowledged that there is also a need for public open space and gardens, and consideration needs to be given to creating focal points.*
- *Note the comment regarding the need to preserve the traditional streetscapes, but modernise interiors for modern retail requirements. It is considered that this is one approach that the Council can take regarding making the retail offer more attractive, however, one of the problems for national retailers is the size of the shops. The Retail Study has identified the need for new floor space, and the findings of this study will be used to assess the need for sites to be identified, and the process for determination of planning applications.*
- *The Development Plan process will establish the most appropriate uses of land in an around the towns.*

Health

- Develop Malton Hospital (K. Monkman, Monkman Consultancy)
- Consider the capability of all services, particularly health care provision, to cope with the additional population (S Doubtfire, Kirkbymoorside Town Council)

RDC Responses:

- *The Council will be discussing the implications of different options of development with the Strategic Health Authority, Primary Care Trust and the various doctors' surgeries, and what this would mean for their service delivery and capital programmes.*

Community service issues

- Lack of services in Slingsby- lost post office and one shop. (D Batley, Slingsby, South Holme and Fryton Parish Council).
- Unclear about community and social issues, and utility and community infrastructure, and the role that planning can play in these. (J D Farquhar, CPRE (Ryedale))

RDC Responses:

- *Acknowledge that the planning system can only go so far in trying to ensure that community services and facilities in rural areas are maintained. The spatial strategy, in very general terms, seeks to concentrate development in those areas with reasonable access to good service provision, whilst allowing a limited amount of development in the smaller villages to meet local needs.*
- *Due to the development of spatial planning, it is now expected that the full impacts of development on an area will need to be considered, this includes utility infrastructure, such as water/gas/electricity and community infrastructure such as education/social service. The Core Strategy needs to take these services capital strategy programmes into account, and these services need to take into consideration the general proportions of house building in their longer-term strategies.*

Environmental Issues

Biodiversity

- Considerable potential for both deciduous and conifer woodland on poor quality agricultural land. Better management of existing woodlands encouraged. Trees offer climate change mitigation, renewable energy, reduced flooding, enhance the environment and provide diversified employment opportunities. (D Cockerill).
- Recommend that policies within the Core Strategy protect and enhance biodiversity in accordance with PPS9, and that the policies are closely linked to the Biodiversity Action Plan and network of Sites of Interest for Nature Conservation (SINC) and Local Nature Reserves. (S Robin, Yorkshire Wildlife Trust)
- Should have a local habitat enhancement map- refers to ENV8 of the RSS (S Robin, Yorkshire Wildlife Trust)
- Policies that enhance connectivity of areas important for wildlife should be included. The Wildlife Trust has been working on the 'Living Landscapes' project. The Trust will be happy to develop a vision for Ryedale's Green Infrastructure, which is of value to the people and wildlife of Ryedale. Trust would like to see policies preventing gardens being seen as brownfield/previously developed land. Gardens represent an important form of green infrastructure in urban areas, for those species that have lost feeding and nesting opportunities. Also the loss of gardens has implications for run-off and flooding. (S Robin, Yorkshire Wildlife Trust)
- Provide opportunities for roosting and feeding wildlife (bats and owls especially), especially in rural building conversions. (S Robin, Yorkshire Wildlife Trust)
- Good green spaces and access to nature can have great benefit to the health and happiness of local people. (S Robin, Yorkshire Wildlife Trust)
- Core strategy needs a good baseline assessment of what is present in terms of habitats and species within Ryedale, particularly regarding SINC and SSSI sites, and within the wider countryside. By linking the Core Strategy to the Ryedale BAP there will be opportunities to protect habitats and species important to Ryedale. Opportunities for improving natural corridors such as verges, ditches, river corridors and hedges in their connectivity to surrounding landscape are very important. Developments that damage this should be avoided. (S Robin, Yorkshire Wildlife Trust)
- Set out to achieve enhancement/net environmental benefits, especially for the restoration or enhancement of landscape character, biodiversity, geological sites and features and access to the countryside, (Natural England)
- Provide a context for the protection and enhancement of designated natural environment sites and areas reflecting the policies of PPS7 and PPS9, and giving greatest weight to nationally designated areas including National Parks, AONB, SSSI and Heritage Coasts, explaining the legal protection of internationally designated nature conservation sites in supporting text. (Natural England)
- Afford protection for locally designated sites and areas of natural environment importance; natural resources including air quality, ground and surface water and soils; the conservation and amenity value of previously developed land where it is of substantive local interest; irreplaceable semi-natural habitat, e.g. ancient woodlands, old orchards, veteran trees and other trees and hedgerows of nature conservation value. (Natural England)
- Promote the protection, restoration and enhancement of the coastal zone so as to sustain its natural environment and cultural heritage, its amenity, and its economic value for fisheries, recreation and tourism. Protect the amenity and biodiversity value and navigation rights of inland waters whilst providing for appropriate recreational uses. (Natural England)
- Accommodating noisy sports and recreation activities in the countryside in appropriate locations and ways. (Natural England)

- Protect, where relevant, the natural beauty, wildlife and cultural heritage of the Howardian Hills AONB and the landscape setting of the North York Moors National Park. (Natural England)
- Protect and where possible enhance the interest features of nature conservation sites at national (SSSI) and local levels, with a text reference to the protection of international sites afforded by the Habitats Regulations 1994. (Natural England)
- Have a policy commitment to help deliver Local Biodiversity Action Plan targets through the planning system, linked to planning contributions where appropriate. Create strong links to national and local Biodiversity Action Plans and include provision for helping to meet their targets by habitat creation and improved management, especially in the restoration of mineral extraction and waste management sites. (Natural England)
- Promote Supplementary Planning Documents on access to the countryside, biodiversity, geological conservation and landscape character assessment leading to guidance on the planning and management of landscape character areas. (Natural England)
- Provide for the conservation, enhancement, sustainable management and where necessary the restoration of networks of natural habitats and locally distinctive habitats. (Natural England)
- Encourage management of features of the countryside of major importance for wild flora and fauna which because of their linear or continuous nature or their function as stepping stones, are essential for the migration, dispersal, genetic exchange and daily movement of wild species, indicating how management and conservation will be achieved through the use of planning conditions and obligations. (Natural England)
- Facilitate the appropriate reuse of rural buildings including protection of their function as a shelter for protected species. (Natural England)

RDC Responses:

- *Ryedale has a high quality environment of which policies in the Core Strategy will seek to protect and enhance. The Council will endeavour to embody and reflect national guidance; the points made by Natural England, and will be undertaking extensive consultation with statutory organisations and interest groups. Along side this, the policies will need to be linked to the Biodiversity Action Plan, and the network of sites designated for their conservation status.*
- *The Core Strategy cannot increase the planting of trees per see. The management of woodlands and forestry practices are covered by British National Standards, and large areas of managed forest are owned or managed by the Forestry Commission.*
- *There is no requirement as part of RSS to have a 'local habitat enhancement map', but the Council needs to reflect the habitat enhancement work undertaken in RSS.*
- *Acknowledge that policies that seek promote and enhance connectivity of areas important for wildlife should be included. The Council is undertaking work alongside Natural England and the County Council to develop green infrastructure networks. The Council thank the Yorkshire Wildlife Trust for their offer to develop a vision for Ryedale's green infrastructure, and will consider the presence and scope of a vision for green infrastructure in the coming months, through the consultation process.*
- *Acknowledge that the Core Strategy will have a policy commitment to help deliver both National and Local Biodiversity Action Plan targets through the planning system, but consultation will be required to regarding the justification and process behind using any planning contributions.*
- *As part of looking to develop green infrastructure networks, this will involve helping to encourage management of features of the countryside of major importance for wild flora and fauna which because of their linear or continuous nature. However, how only the Core Strategy and other planning policy documents would affect proposals that constitute development in planning legislation terms. Wider initiatives are required to ensure comprehensive protection of these features.*

- *As the Core Strategy is a strategic document, the facilitation of appropriate reuse of rural buildings will not be considered in any specific detail at this stage, and the individual situation of buildings will need to be considered, including their function as a shelter for protected species. It is noted that currently such species already have protection through the Wildlife and Countryside Act, and the implications for the continued use of the building as a shelter for protected species, would be part of the consideration of a planning application.*
- *Over time, the Council will look to supplement Development Plan Policies with an appropriate suite of Supplementary Planning Documents.*

Flooding

- Should make note that new defences are now in place. Need to minimise flood risk, and refer and consider R. Derwent's CFMP. Apply the use of SuDs. Consider summer droughts, and implications for water use. Refer to Environment Agency's Abstraction Catchment Management Plan, which envisages the creation of flood meadows upstream to lower flood peaks (J D Farquhar, CPRE (Ryedale))
- Don't build on flood plains. (W B Tait)
- Need to move beyond flood defence and undertake flood risk management. Apply the Environment Agency's Catchment Flood Management Plan, such as upland habitat management, and grip blocking to increase water storage. The Council will need to work with other local authorities and the Environment Agency. (S Robin, Yorkshire Wildlife Trust)
- Surface water management: Trust supports the use of SuDs, and they can be a way of increasing biodiversity, and use of permeable materials for car parking can reduce flooding. Hard standing in gardens can greatly increase run off and the potential for flash floods.(S Robin, Yorkshire Wildlife Trust)
- High importance should be given within the Core Strategy on the application of an exceptions test to allow development that delivers wider sustainability benefits to be built in towns within high-risk flood zones. The RSS advocates the need for pro-active flood risk management. (M Watts, Nathaniel Litchfield and Partners (obo Barratt Homes))
- As well as local mitigation measures, more long term regional-wide solutions need to be found for managing flood risk. (M Watts, Nathaniel Litchfield and Partners (obo Barratt Homes))
- Ryedale must seek to deliver development in accordance with the spatial strategy. Issues of flood risk do need to be considered, but only in the context of a detailed and up-to-date Strategic Flood Risk Assessment. (M Watts, Nathaniel Litchfield and Partners (obo Barratt Homes))
- Flooding needs to be considered, especially in light of the Environment Agency's proposals to stop maintaining flood banks outside urban areas. Pressure to protect all areas of Ryedale needs to be kept up. (N Ballard, Amotherby Parish Council)
- Habton PC is also concerned about the issue of flooding – a substantial part of the village being within the flood plain of the River Rye. They ask that the LDF contain a statement supporting the retention of all the flood banks, which currently protect the village. (Cllr P Andrews)
- Strongly reinforces paragraph 2.36 in the paper of Councillor Andrews regarding flood prevention. (R Scott, Habton Parish Council)
- YF's Market Towns for the Future report recognises the significant potential for climate change in driving change in market towns. Use this to inform the Core Strategy. Important to assess how flood risk (all forms) will change in the future and the resultant impact on the design and location of development in the district. Need to consider that planning for adaptation to flooding, rather than avoiding flooding, will become necessary. Merely concentrating development in low-flood risk areas, may not necessarily be the most sustainable option, in terms of accessibility by sustainable means and use of previously developed land. The Core Strategy should look to develop best practice in adapting to flooding, including building design, use of SuDs and land management- as well as engineering solutions. (Yorkshire Forward)

RDC Responses:

- *The Council acknowledges that within the Core Strategy flooding is a key issue that needs to be addressed in the context of new development, and the implications of adapting to climate change.*
- *The Core Strategy and subsequent Development Plan Documents will ensure that appropriate development is located in the corresponding flood risk area, in accordance with PPS25. The Council acknowledges that there will need to be a consideration of the need for development to be adaptable to climate change rather than avoiding areas that have a risk of flooding, and look to building design and engineering solutions to help mitigate any risk. The Council cannot have a moratorium on development in a high flood risk zone area.*
- *The Core Strategy and other Development Plan Documents will look to reducing the incidence of, and potential for, flooding by:*
 - *Considering the location of development;*
 - *Considering the Strategic Flood Risk Assessment, and flood risk assessments of individual developments*
 - *Supporting the provision and retention of flood defences, in accordance with the Environment Agency*
 - *Help facilitate the successful implementation of flood catchment management plans, and catchment abstraction management plans.*
 - *Wherever possible sustainable drainage systems (SuDS) will be applied.*

Climate change

- Consider both climate change mitigation and adaptation (J Ludman, National Trust).
- Use modern technology to reduce the carbon footprint. (W B Tait)
- Consider both climate change mitigation and adaptation. To consider mitigating the effect of climate change, need connectivity of habitat and buffer zones and corridors to ensure the species are less vulnerable to climate change and its potential to affect habitat. This would involve preparing a local habitat enhancement map, which should be done in conjunction with the RSS's areas of priorities for restoration. Opportunities for improving natural corridors such as verges, ditches, river corridors and hedgerows and increasingly their connectivity in the surrounding landscape are very important. Developments which damage connectivity should be avoided wherever possible. (S Robin, Yorkshire Wildlife Trust).
- Consider separate policies on emissions reductions, use of renewable sources- encourage all forms of small-environmentally –unobtrusive development. (J D Farquhar, CPRE (Ryedale))
- Policies which: reduce use of the private car, ensure buildings reach the highest standards of energy efficiency, and incorporating green roofs, may help to mitigate climate change. (S Robin, Yorkshire Wildlife Trust)
- Climate change mitigation- essential that we reduce CO2 emissions in line with regional and national targets. Should not repeat national or regional policies, but should be a means of implementing regional policies at a local level. Any policy on climate change/sustainable design should provide guidance on the types of measures/renewable energies that may be appropriate for Ryedale. Any policy should enable provision to be provided on and off site. (M Watts, Nathaniel Litchfield and Partners (obo Barratt Homes))
- Address the consequences of climate change, especially by protecting the integrity of natural systems and processes including, where relevant, coastal and river systems and allowing for habitat and landscape change. (Natural England)
- RES- headline outcome GHG emission reduction 20-25% by 2016, incorporated in RSS policy YH2 to reduce fossil fuel dependency and fuel security. Alongside this there are a number of documents that provide a relevant basis: Regional Energy Infrastructure Strategy 2007, Yorkshire and Humber's Climate Change Action Plan (2005) and current review, emerging regional adaptation study and guidance outlined in PPS1 supplement.

- Urgency of the situation reflected in YF's Market Towns for the Future (2008)- presents number of scenarios of how market towns might respond to the challenges presented by climate change. Consider it helpful to consider how the market towns will respond to these challenges in terms of both climate change mitigation and adaptation. (Yorkshire Forward)

RDC Responses:

- *The Core Strategy, and the LDF as a whole, will play an important role in planning for climate change mitigation and adaptation. This will involve looking at the sustainable location of development (through the spatial strategy), reducing green house gas emissions and reducing resource use through the use of energy efficiency measures and sustainable building techniques.*
- *The Core Strategy will also need to provide an evidence base assessing the potential of the district to provide a sustainable, decentralised energy supply through renewable and low carbon sources, which can either be developed through the planning process or can be developed as stand-alone schemes serving existing development, and in line with this, look to develop a policy framework for this area.*
- *The Core Strategy will be expected to help to reduce CO2 emissions, and refer to national and regional targets for CO2 emission reduction. The Core Strategy will include a local-level target for CO2 emission reduction, and this is likely to be set at an area-wide minimal target. Implementation of any target will need to consider feasibility and viability, but also consider any opportunities for a higher target.*
- *The Core Strategy will also seek to help mitigate and adapt to climate change through developing more resilient green infrastructure and other natural systems and processes and allowing for habitat and landscape change.*
- *It is noted that there are a number of documents that can be used to provide a basis from which policies on mitigating, and adapting to climate change. The Regional Assembly is preparing a regional toolkit which can be used by both Planning Authorities and the development Industry to develop a transparent system for assessing the capacity of development to reduce CO2 emissions.*

Environmental Protection

- Importance of protecting and enhancing the natural environment. If you give people a nice environment in which to live, it can significantly improve some of the social problems that our communities face. (S Ashby-Arnold)
- Development buffer zones –parkland – small woods- to encourage consultation with wildlife groups. Tree Planting where possible. Use disused railway lines for recreation (W B Tait)
- Pleased to see protecting/enhancing the natural environment. Fits well with vision in 'Imagine Ryedale'. It is important that the Howardian Hills AONB is in no way destroyed by housing development. (E Gathercole)
- Protect natural resources including air quality, ground and surface water and soils. (Natural England)
- Pollution is not a problem in Ryedale, except for diffuse pollution from farming. (J D Farquhar, CPRE (Ryedale))

RDC Responses:

- *Note support for the inclusion of protecting and enhancing the natural environment as being important.*
- *Acknowledge that pollution may be limited in terms of its impact within Ryedale, but that there is an important need to protect natural resources including air quality, ground and surface water and soils from pollution from new development and strains on utility and transport infrastructure.*
- *The development of buffer zones, tree planting and use of disused railway lines for recreation is an element of green infrastructure, which the Core*

Strategy will be considering.

- *The AONB is a statutory landscape designation, which recognises the national importance of particular landscapes. As such, the Core Strategy will be expected to ensure that any development which occurs in the AONB does not adversely affect its special qualities.*

Sustainable Building

- What does sustainable buildings mean? (W B Tait)
- Ensure buildings are built to the highest standards in energy efficiency. (S Robin, Yorkshire Wildlife Trust)
- Use of green roofs and walls can be a planning condition, and can enhance wildlife. (S Robin, Yorkshire Wildlife Trust)
- Re. Sustainable building/climate change mitigation the Core Strategy should not seek to adopt targets that are different from evolving national standards, without full and explicit justification. Best addressed through adoption of national standards (Code for Sustainable Homes). Unilateral/aspirational policies prepared by individual planning authorities seeking different/unrealistic standards are usually counterproductive. (I Lyle, England and Lyle Ltd (obo George Wimpey))
- Code for Sustainable Homes- would like to see clarity over the reference and implementation of the Code for Sustainable Homes in the Core Strategy. Economic viability should also be a consideration in implementing the Code for Sustainable Homes. (M Watts, Nathaniel Litchfield and Partners (obo Barratt Homes))
- Consider that the provision of renewable energy and the use of BREEAM ratings in new development should be determined by guidance provided in the regional and national policy. BREEAM ratings are not a matter that should be included in the Core Strategy. (M Watts, Nathaniel Litchfield and Partners (obo Barratt Homes))
- Encourage sustainable construction methods, sustainable drainage systems, the use of local construction materials and techniques. Discourage unnecessary demolition and encouraging energy efficient design and location for development. (Natural England)
- In accordance with PPS1 supplement on climate change, the Core Strategy policy approach should seek to promote the use of sustainable construction and design techniques, using nationally described building standards. (Yorkshire Forward)
- It would be helpful to consider how these would help to meet the energy efficiency targets outlined in the housing green paper (2007), and the Government's aspiration to have all new non-domestic buildings to be zero-carbon from 2019. (Yorkshire Forward)
- Supports use of minimum level target level of BREEAM and Code for Sustainable Homes that new development would have to attain. (Yorkshire Forward)

RDC Responses:

- *Sustainable building is development which has no or limited net adverse impact on the environment by utilising minimal resources for construction and use: energy efficiency, using waste or renewable construction materials, efficiency in water use, sustainable drainage, using renewable or low carbon energy uses. The sustainability of a building also covers its location, but this would be considered through the spatial strategy.*
- *The scope and content of a policy on sustainable building is to be addressed over the coming months. Note support and concern about the use of thresholds and targets for sustainable building, and the application of standards such as the Code for Sustainable Homes and BREEAM. It is also noted that in applying such standards and specific levels, there will be a need to consider both the opportunities for a higher standard, and take into account the feasibility and viability of development at specific standards. It is anticipated that this work will be undertaken as part of the infrastructure*

considerations of individual sites and looking at viability testing of different standards of sustainable building design.

Infrastructure Issues

General

- To support and attract existing and new businesses we need a bigger population, and the infrastructure to support them, and we need them fast. (S Armitage)

RDC Responses:

- *Noted.*

Green Infrastructure

- Green Infrastructure should be best managed through individual settlement plans (AAPs and SPDs) (J D Farquhar, CPRE (Ryedale))
- The list suggests accessibility and protecting and enhancing green infrastructure as issues, Sport England welcomes inclusion of these issues, but would like to see both issues developed further throughout the production of the Core Strategy. (Sport England)
- Does the Core Strategy emphasise the linkages between open spaces and green corridors, through urban area is essential in providing sufficient green infrastructure to Ryedale's urban areas, and help to promote more active lifestyles. (Sport England)
- Does the Core Strategy maximise contributions to spatial planning initiatives such as green space networks or better use of the urban fringe and the wider countryside? (Sport England)
- Pleased to see prominence for protecting/enhancing green infrastructure (E Gathercole)
- Policies which enhance the connectivity of areas, which are important for wildlife should be included in the Core Strategy. The Trust has been working on a living landscapes project in Yorkshire, which has been mapping potential areas, which can be protected and enhanced to conserve the biodiversity of Yorkshire. The Trust will be happy to help develop a vision for Ryedale's green infrastructure, which is of value to the people and wildlife of Ryedale. (S Robin, Yorkshire Wildlife Trust)
- The Trust would like to see policies preventing gardens from being treated as brownfield/previously developed land. Gardens are very important green infrastructure in urban areas, and are increasingly used by wildlife that has lost its traditional nesting and feeding opportunities. Loss of gardens also has an impact on surface water drainage, and consequently flood risk. (S Robin, Yorkshire Wildlife Trust)
- Good green spaces and access to nature can have very great benefit for the health and happiness of local people. (S Robin, Yorkshire Wildlife Trust)
- Protecting and enhancing Green Infrastructure (GI)- supports new developments linking into the strategic network of open spaces, wherever possible, to exist new development to the existing town and the countryside. Helpful to have in the Core Strategy some indication for the potential or intended framework for managing these corridors and infrastructure in new developments. (M Watts, Nathaniel Litchfield and Partners (obo Barratt Homes)).
- Provide, protect and enhance green infrastructure including public open spaces, green wedges and links, wildlife corridors and stepping-stones. (Natural England)
- Facilitate informal countryside recreation within the context of a strategy aimed at enhancement of the network and greenspace compatible with environmental protection. (Natural England)

- Identify deficiencies in public rights of way networks and maximising opportunities for walking, cycling and riding, integrating access to the countryside with public transport. Protect National Trails and related footpath and bridleway links and networks from obstruction or severance and from insensitive and incompatible neighbouring uses. (Natural England)
- Address the problems of the urban fringe especially where it is under development pressure, to ensure appropriate and sensitive settlement expansion, to protect and enhance public rights of way and access to the countryside and to protect and enhance landscape and wildlife features. (Natural England)
- Consider potential opportunities for creating new GI and protecting and enhancing existing GI. Network of high quality GI potential to support YF's Renaissance Market Towns programme, reflect guidance within RSS Policy YH8, and the Matthew Taylor Report. The Core Strategy should identify the environmental (climate change amelioration, and biodiversity networks, managing water resources), social (accessible routes, improving health and well-being, local fuel sources) and economic benefits (tourism, fuel, wood products) that can accrue from the creation, protection and enhancement of GI with Ryedale. (Yorkshire Forward)

RDC Comments:

- *Note support for the inclusion of this as an issue to be considered within the Core Strategy.*
- *The Core Strategy will be looking at the role of Green Infrastructure in Ryedale, how and where it should be protected, enhanced and developed, both in rural and urban areas, and the area where they meet, which will be an important area as housing development may take place in some of these areas. It is important that green infrastructure is considered in terms of its multi-functionality, as a means of improving accessibility and activity of people and as a key tool in improving biodiversity and helping to mitigate and adapt to the impacts of climate change, and for improving the amenity of areas, and the associated financial benefits this can bring.*
- *The Council welcomes the Yorkshire Wildlife Trust's offer to help develop vision for the green infrastructure of Ryedale. Any such vision will be consulted upon to ensure that it is truly reflective of the needs and aspirations of the community.*
- *In terms of managing green infrastructure through individual settlement plans, it is likely that more amplification of policies will be considered through SPDs, Parish Plans or Village Design Statements but the key issues regarding Green Infrastructure should be set out in the Core Strategy.*
- *It is acknowledged that a robust evidence base of the green infrastructure networks in Ryedale (and the wider area) is required and this is being prepared with the help of the County Council and Natural England.*

Utility Infrastructure

- The following needs addressing in Slingsby: Infrastructure insufficient to attract business, drainage problems, footpaths in poor condition, poor street lighting, no natural gas supply, power supply/telephone lines antiquated- mobile phone reception not available in some parts of the village. Not being given the attention required by Ryedale District Council and the government. (D Batley, Slingsby, South Holme and Fryton Parish Council)
- Better broadband coverage and mobile connection. (J D Farquhar, CPRE (Ryedale))
- Support inclusion of utility infrastructure and flooding identified as issues in RDC's consultation letter (Yorkshire Water)
- National Grid operates national electricity high voltage transmission providing power to local distribution companies. National Grid must offer a connection to any proposed generator, major industry or distribution operator. Both distribution operators, and the National Grid, make seek to undertake works at substations to meeting changing patterns of generation and supply. National grid also owns and operates the high-pressure gas

transmission system in England. Also owns approx 82,000 miles of lower-pressure gas distribution, about half national network. Reinforcements are usually based on regional, rather than site specific supply reasons. (L Morris, National Grid)

- Need to revise and update much of the UK's energy infrastructure. – Expansion of national infrastructure and development of new, smaller-scale distribution generation and storage infrastructure. (L Morris, National Grid)
- National Grid wish to be involved in preparation, alteration and review of DPDs which may affect our assets, where there are:
Any policies relating to energy transmission cables, under or over ground lines etc.
Site specific allocations/land use policies affecting sites crossed by overhead lines, underground cables etc
Land use policies/development proposed adjacent high voltage elec. Sub stations and above-ground gas installations.
Any policies relating to diverting or under-grounding of overhead transmission lines
Other policies relating to infrastructure or utility provision
Policies relating to development in the open countryside.
Landscape policies
Waste and minerals plans.
We also want to be consulted on any planning application that may affect our assets. (L Morris, National Grid)
- Provides information on where Electricity and Gas pipeline transmissions exist. Northern Gas Networks own and operate local gas distribution. (L Morris, National Grid)
- Key documents: Electricity Act 1989 – Schedule 9 statement preservation of amenity; Specification for safe working in the vicinity of National Grid High Pressure Gas Pipelines and Associated Installations – Requirements for Third Parties; A Sense of Place – Design guidelines for development near high voltage overhead lines. (L Morris, National Grid).
- Concerns regarding the limitations of infrastructure capacity, and need to be expanded to cater for further development. (C Adnitt, Rillington Parish Council)
- Kirkbymoorside cannot support large scale residential or business development without major infrastructure improvement. Problems regarding water-related infrastructure- including flooding and water leaking into gas supply pipes. (S Doubtfire, Kirkbymoorside Town Council)

RDC Responses:

- *Note support for the inclusion of utility infrastructure and flooding as issues to be considered in the Core Strategy.*
- *It is noted that some settlements have poorer utility provision than others. The Core Strategy can only help to improve infrastructure where new development is proposed, as the improvement of utility provision may happen indirectly through new development. New development must either be capable of absorption in to existing networks, or if it is expected to have adverse impacts on existing utility infrastructure, any necessary new infrastructure must be provided.*
- *Note that the National Grid needs to be made aware of development proposals that may affect their assets, or proposals that may have the potential to affect the capacity of the network.*

- *To develop the Core Strategy, work is being undertaken to assess the capacity of settlements for growth, and this includes looking at their utility infrastructure.*

Traffic Infrastructure/accessibility

- All direction, grade separated junctions at either end of Malton bypass are essential. A link road running from York Road, south of the towns intersecting Welham Road, Langton Road and Beverley Road and then Scarborough Road would open land for development and relieve town centre congestion and pollution. Dualling of the York to Malton road is essential, with a grade-separated junction at Barton Hill. Malton bypass should be extended around Rillington. (K Monkman, Monkman Consultancy)
- Single track working at Malton railway station should be removed with the reinstatement of a York bound platform. Overcrowding on trains would be improved with some extra services - the first train from Malton at 7 am is not acceptable. The Malton to Pickering railway should be reinstated. (K Monkman, Monkman Consultancy)
- Improve the river/rail corridor in Malton/Norton. (K. Monkman, Monkman Consultancy)
- Infrastructure insufficient to attract business (D Batley, Slingsby, South Holme and Fryton Parish Council)
- Footpaths in poor condition (D Batley, Slingsby, South Holme and Fryton Parish Council)
- Good public transport links are essential. Slingsby has no direct access to York (D Batley, Slingsby, South Holme and Fryton Parish Council)
- Increase and improve passing places and reduce speed limit (S Cooper, Edstone Parish Meeting)
- Create a rail-road interchange (J D Farquhar, CPRE (Ryedale))
- Development must safeguard the Malton-Pickering line (J D Farquhar, CPRE (Ryedale))
- Transport policy- 2nd rail crossing at station either bridge or level crossing, enable two platforms give access to brownfield sites such as Woolgrowers. Important to divert traffic round the town, and improving rail and river crossings. The development of the rail-river corridor should be pursued. Extend in the summer the Moorsbus service into the Howardian Hills (J D Farquhar, CPRE (Ryedale))
- Maintain and promote economic viability of our market towns through accessibility and parking in the town centre – need to be maintained for the motor car. Need to improve major road networks, in particular A64 and junctions to it. Parking in the town centre needs to be maintained as this is a rural area, and most people get to town by car. People will not walk even a moderate distance. Push the cars out and you will get economic death of the towns. (S Ashby-Arnold)
- Railway- reinstate Pickering to York line. Cycle ways and footpaths. (W B Tait)
- East Riding of Yorkshire Council is looking to safeguard the currently disused railway from York to Beverley, and part of the route runs through Ryedale, to the rear of Gate Helmsley and Upper Helmsley. How will Ryedale be dealing with this in their LDF? Since the line does not run close to villages, will restrictions relating to 'open countryside' suffice? (J Durham, East Riding of Yorkshire Council).
- Emphasise importance of walking and cycling as a means of cutting down traffic and boosting use of local facilities, and need to be put into practice (gave example of Rillington). (D Crease)
- More government money may be available for road improvements. Ryedale Core Strategy should facilitate Ryedale taking full advantage of this situation- as all taxpayers will eventually have to pay the higher taxes. (D Cockerill)
- Road congestion retards most forms of industry and commerce, not least tourism and the quality of life of residents and beyond. Major problems: A64

between Malton and York needs fully dualing, and the roundabout and traffic lights in the centre of Pickering. (D Cockerill)

- A64 adversely affects pedestrian and vehicular access in the village- serious, urgent consideration for a bypass. Access to the school is of major concern; heavy traffic, lack of parking, rural catchment necessitates use of car. (C Adnitt, Rillington Parish Council)
- Include serious consideration of proposals to re-open railway line between York and Hull, via Beverley, of which a section runs through Ryedale. We believe the case for re-opening is becoming stronger and more viable. Consider that the re-opening of the line would have strong, long term economic, social and environmental benefits for the residents of Ryedale. We believe there is a strong economic case for re-opening the line in the near future. Consider instruments that protect existing track bed from potential development. Consider our calls for an updated feasibility study and officially declare your on-going support in principle. Proposal would make a valuable contribution in mitigating climate change, protecting the environment; enhancing economic needs and increasing accessibility with a resultant fall in social exclusion. (G McManus, Minsters Rail Campaign)
- To encourage residents and visitors to use local businesses in Kirkbymoorside thought to be given to:
Parking – free parking in town should be retained for shoppers and visitors, with trade vehicles to have their own space away from the main street.
Transport – Enable people to use buses to get to work; Cycle and footpaths- to encourage people to walk and cycle to town. (S Doubtfire, Kirkbymoorside Town Council)
- Accessibility – Steps must be taken to encourage people to travel using sustainable alternatives to the private car. Priority should also be given to siting new development in accessible locations to encourage access by alternatives to the private car. (M Watts, Nathaniel Litchfield and Partners (obo Barratt Homes))
- Patterns of movement to and from new housing developments needs to be established during early stages of development, to ensure sustainable travel habits are instilled early on. (M Watts, Nathaniel Litchfield and Partners (obo Barratt Homes))
- Fully aware of the existing infrastructure and highways capacity issues affecting Malton/Norton and its future growth. Consider that the SPD being prepared to consider infrastructure improvements for Malton/Norton has the potential to undermine the viability of development in the towns, which could affect the Council's growth plans. This is an issue that should be considered in the Core Strategy given its importance both in the District and Principal Town of Malton. Recommend a clear framework for examining existing infrastructure requirements. (D Mitchell, Barton Willmore (obo S Harrison Developments Ltd))
- The Core Strategy needs to prioritise the highway improvements projects for Malton/Norton, and examine how they can be delivered in the short term. It will be impractical proposition for the Council to rely on developer contributions for any proven need for junction/highway improvements. The Council need to prioritise and agree deliverable packages for the relevant improvements to public transport and the highway network up front. (D Mitchell, Barton Willmore (obo S Harrison Developments Ltd))
- Identify deficiencies in public rights of way networks and maximising opportunities for walking, cycling and riding, integrating access to the countryside with public transport. Protect National Trails and related footpath and bridleway links and networks from obstruction or severance and from insensitive and incompatible neighbouring uses. (Natural England)
- The Highways Agency's primary interest in the LDF process is in respect of a Council's planning policies and proposals as they might have a material impact on the safe and efficient operation of the Strategic Highway Network (SRN). (The Highways Agency).
- The Highways Agency's role in the planning Process is set out in DfT Circular 02/2007: Planning and the Strategic Road Network. LPAs should ensure that the Agency is involved from the pre-production stage of the LDDs. It would be contrary to the aim of the current planning system to involve the Agency only at the late stage of statutory consultation. The Agency will offer advice and technical support that will guide the scale and

location of proposals in relation to the SRN. The Agency will also provide guidance, for incorporation in the plan, on the scale and nature of improvements to the SRN and demand management measures ... that will be considered in order to facilitate development. 'Where the Agency considers that a proposal in the LDD may not be deliverable, ... because it would require improvements to the SRN that are not practicable, ...or unaffordable, it will provide a full and reasoned case to the authority. The Agency would then work with other stakeholders to help ensure that deliverable LDDs can be prepared. The Agency cannot be expected to cater for unconstrained traffic generated by new development proposals..... Development should be located at sustainable locations and the Agency will expect to see demand management measures incorporated in development proposals. The Agency will seek to engage with LPAs and the Local Highways Authorities in order to integrate demand management measures between the strategic and local highway networks and the development site itself.' (The Highways Agency)

- Government policy is to encourage the use of sustainable modes of transport in order to minimise the use of the private car and the consequent adverse impact on the environment. Thus accessibility to travel options and mode choice are fundamental elements to be considered in the location of new developments. (The Highways Agency).
- The Agency fully supports the locational requirements for office use set out in PPS6 and in the RSS Policy E2A. Thus for those employment sites in the vicinity of the SRN for which planning applications will need to be submitted the Agency will seek to oppose proposals including B1 office use other than as ancillary to the main employment use. (The Highways Agency)
- The Highways Agency will only consider improving the Strategic Road Network to meet traffic generated by new development as a last resort, even if the extra capacity is to be funded by the private sector. Instead the Highways Agency will encourage developers to provide a range of sustainable travel options for people using their development through the use of Travel Plans. (The Highways Agency)
- Travel Plans are an integral part of the planning process and an essential measure to mitigate the impact of traffic generated by new development. A Travel Plan will be used as the foundation for a Transport Assessment prepared in accordance with, and conform to the DCLG/DfT guidance. Travel Plans should demonstrate a firm commitment by developers and occupiers to reduce the number of single occupancy car trips generated by, or attracted to, their site. They should set out mode options available to travellers, identify interventions to enhance the availability and capacity of sustainable transport modes (such as walking, cycling and public transport), set mode share targets based on those modes, identify a system for monitoring the effectiveness of the plan and a programme for reviewing and modifying it to ensure agreed outcomes are achieved. Working with the District Council the Highways Agency will advise developers how to prepare, implement, monitor, review and update Travel Plans to support their development and will consider tri-partite agreements with the Council and developers where appropriate. The Highways Agency has developed toolkits of Active Traffic Management and Integrated Demand Management, which can be used to regulate traffic on the Strategic Road Network. These interventions are preferred to capacity improvements. If after Travel Plan measures have been considered there is still a likelihood of traffic from development having a material impact, either in terms of safety or capacity, on the strategic road network then the cost of any improvements deemed necessary will have to be met by those developments materially contributing. Operational conditions on the strategic road network and its interface with the local highway network and the potential implications of new development will be kept under review and the most up to date information will inform decisions about proposals for development. (The Highways Agency)
- It is important to note that the Highways Agency currently has no plans to improve the A64 within Ryedale. It is also worth highlighting at this point that there is a general presumption that there will be no capacity enhancements to the SRN to accommodate new developments. Capacity enhancements should be identified in the Regional Spatial Strategy and would not normally be considered as a fresh proposal at the planning application stage. The Highways Agency cannot be expected to cater for unconstrained traffic generated by new development proposals. Such

growth would be unsustainable and would restrict opportunities for future development where available capacity is limited. Development should be located at sustainable locations, and the Highways Agency will expect to see demand management measures incorporated in development proposals. (The Highways Agency)

- Where infrastructure improvements are required Ryedale would need to identify how these improvements included in the Core Strategy would be funded. Without a realistic agreed identified funding source, infrastructure improvements are merely aspirations. If these infrastructure improvements are considered critical to the delivery of the Core Strategy and they do not have a realistic funding source the Core Strategy would be considered unsound. (The Highways Agency)
- A statement relating to the operating conditions along the A64 will be provided for inclusion in the Ryedale Core Strategy. This will be forwarded to Ryedale in due course. (The Highways Agency)
- The Highways Agency desires to see local authorities working together on cross boundary issues and looking at the impact of their LDFs on other authorities and the strategic road network. (The Highways Agency).
- At the meeting on the 12th January the Highways Agency demonstrated their Network Analysis Tool, this tool is available to local authorities to test their potential development scenarios and provide an indication of the impact of these scenarios on the Strategic Road Network. Attached is the input file for the Highways Agency Network Analysis Tool, please send through any development scenarios you would like testing. (The Highways Agency).
- The meeting also highlighted Ryedale's current work on their SHLAA, the Highways Agency would like to take this opportunity to reiterate their offer of inputting into the SHLAA particularly with regards to identifying sites which may have highway or accessibility issues associated with them. (The Highways Agency)
- Protect national trails and related footpath and bridleway links and networks from obstruction or severance and from insensitive or incompatible uses (Natural England)
- Welcome an approach that seeks to focus development on those locations that are most accessible by public transport- this could be assessed through RSS accessibility criteria. (Yorkshire Forward)
- Core Strategy should consider wider transport issues recognising that:
In rural areas the car will remain a significant mode of transport, and higher fuel prices could have significant impacts on existing patterns of travel. The opportunities for developing new travel routes; and
The potential impact of flood risk on the strategic transport infrastructure (Yorkshire Forward)
- Consider how the LDF will implement strategic transport improvements, notably those recommended as part of the Malton and Norton Transportation Study. (Yorkshire Forward)

RDC Response:

- *Given that Ryedale district has a very dispersed settlement pattern, the need to develop a more sustainable approach to development is critical. This means reducing overall the need to travel by locating settlements that already have a reasonable level of public transport.*
- *It noted that a number of different schemes are suggested to improve the capacity of the road, especially in the centre of Malton/Norton to improve the free-flow of traffic, and some further bypassing of Malton/Norton and Rillington. Work is currently underway assessing the capacity of the existing roads, and assessing different scenarios of development and the impact that this will have on the road network. In terms of funding, the Core Strategy*

cannot assume that government funding will be available, and must therefore assume that car travel will need to be minimised and infrastructure improvements funded through developer contributions, and that these must be feasible and viable.

- *Note support for seeking to locate development in those areas that are most accessible by public transport.*
- *Acknowledge that it is important to protect national trails and related footpath and bridleway links and networks from obstruction or severance and from insensitive or incompatible uses.*
- *Regarding train services and track improvements, this is something that the Core Strategy can only have limited initial effect upon, as what improvements are made will be determined by the train service provider.*
- *Acknowledge there is a need to consider the protection of former railway lines - be that for recreational uses, or to be protected for their future reinstatement.*
- *Noted that there is need to maintain accessibility and parking in the town centre for the motorcar, as this is a rural area, and most people get to town by car.*
- *Note the position of the Highways Agency in regard to developments of the Strategic Road Network, in terms of undertaking physical works to the SRN as a last resort, and ensuring that uses which may generate a high number of trips look to integrate demand management measure to reduce pressure on the SRN. Note that for those employment sites in the vicinity of the SRN for which planning applications will need to be submitted the Agency will seek to oppose proposals including B1 office use.*
- *Acknowledge that the use travel plans will be required to ensure that schemes look to minimise the use of the private car in developments.*
- *Note that the Highways Agency currently has no plans to improve the A64 within Ryedale, and that there is a general presumption that there will be no capacity enhancements to the SRN to accommodate new developments. Note that where infrastructure improvements are required Ryedale would need to identify how these improvements included in the Core Strategy would be funded, and that failure to do this would render the Core Strategy unsound.*
- *The Council is working with neighbouring authorities in cross-border issues, including those that are relevant to the strategic road network. The Council welcomes that a statement relating to the operating conditions along the A64 will be provided for inclusion in the Core Strategy, and that the Network Analysis Tool, is available to test the impact of potential development scenarios on the Strategic Road Network. The Council also welcomes the opportunity to identify sites which may have highway or accessibility issues associated with them as part of the Strategic Housing Land Availability Assessment.*

Sustainable energy generation/supply

- *Need to emphasise the biomass resource of the forest. (J D Farquhar, CPRE (Ryedale))*
- *Policy on climate change, should cover emission reduction, use of renewable energy (RE) resources, grid-connected RE targets. (J D Farquhar, CPRE (Ryedale))*
- *Strongly recommend the introduction of specific policies designed to deliver greater production of renewable energy and increased levels of energy efficiency, in order to minimise the impacts of climate change. (G Grimes (British Wind Energy Association))*
- *In PPS22 Promote and encourage renewable energy development. Policies which are designed to protect character or setting of Listed Buildings, Conservation Areas, or greenbelt should have regard to the positive contribution that renewable energy can make to reducing CO2 emissions and mitigating the environmentally damaging effects of climate change. (G Grimes (British Wind Energy Association))*

- Consider identifying suitable areas of RE or low carbon energy sources and supporting infrastructure. (G Grimes (British Wind Energy Association))
- Landscape and nature conservation designations should not be used in themselves to refuse planning permission for renewable energy developments. Nor should policies preclude certain types of renewable energy supply. (G Grimes (British Wind Energy Association))
- Should not make assumptions regarding technical or commercial feasibility of renewable energy. Nor should planning authorities require applicants to demonstrate the need, distribution and particular siting of renewable energy (G Grimes (British Wind Energy Association))
- Any information requested as part of a planning application, should be proportional to the nature and scale of the proposal. Specific stand-alone assessments are not necessary, information can be submitted through other documents that are statutorily required. A proposal that will contribute to the delivery of the key planning objectives as outlined in PPS1 should expect sympathetic and expeditious handling. (G Grimes (British Wind Energy Association))
- Strongly urges the implementation of mandatory requirement for on-site renewables (Merton style rule), *'All non-residential or mixed use developments (new build, conversion or renovation) above a threshold of 1000 sqm will be expected to provide at least 10% of their energy requirements from onsite renewable energy generation. All residential developments (new build, conversion, or renovation) of 10 or more units will be expected to provide at least 10% of their energy requirements from onsite renewable energy generation'*. (G Grimes (British Wind Energy Association)) (G Grimes (British Wind Energy Association))
- Include a discrete policy on sustainable building: construction methods, minimum energy efficiency standards for extensions, conversions renovations to improve the energy efficiency of both new and existing building stock. (G Grimes (British Wind Energy Association))
- Set out a target percentage for the energy use in new development to be from decentralised sources, renewable or low carbon sources, where viable, avoiding prescriptive detail on the technologies to be used, and how the CO2 savings are to be made (G Grimes (British Wind Energy Association))
- Apply site-specific targets- where specific demonstrable opportunities for higher CO2 savings. (G Grimes (British Wind Energy Association))
- Set out type and size to which this would be applied. (G Grimes (British Wind Energy Association))
- Ensure that there is a clear rationale and it is properly tested. (G Grimes (British Wind Energy Association))
- Provide a brief outline of the different types of renewable technologies, promote and consider all forms of renewable energy generation, (G Grimes (British Wind Energy Association))
- Potential for Energy Service Companies (ESCOs) and site wide combined heat and power (CHP) should be considered for inclusion, (G Grimes (British Wind Energy Association))
- Support intention to plan strategically for renewable energy, urge consideration of a range of different sources. (S Robin, Yorkshire Wildlife Trust)
- Grid-connected targets specified by RSS, these modest targets reflect the sensitivity of Ryedale's landscapes. Modest wind turbine developments may be more suitable, supplemented by use of biomass fired CHP schemes. (J D Farquhar, CPRE (Ryedale))
- Some energy schemes (wind) can have implications for bird and bat populations. Need to have robust policies to ensure such populations are not affected. Ryedale has important bat populations, and the migration of these populations to winter roosts is not understood. Monitoring after installation of turbines is vital, and needs to be an obligation for developers (sources of information provided). (S Robin, Yorkshire Wildlife Trust)
- Renewable energy- Necessary for LPAs to identify what is the appropriate way to address this issue through locally-based evidence. (I Lyle, England and Lyle Ltd (obo George Wimpey))
- Any policy on climate change/sustainable design should provide guidance on the types of measures/renewable energies that may be appropriate for Ryedale. Any policy should enable provision to be provided on and off site. (M Watts, Nathaniel Litchfield and Partners (obo Barratt Homes))

- Should be mandatory for all large developments to incorporate renewable energy technology- ground-source heating, woodchip boilers or wood burning stoves, solar and photovoltaic panels. Should also be forcefully encouraged on individual new build dwellings. (N Ballard, Amotherby Parish Council)
- Promote renewable energy in appropriate forms and locations, protecting important wildlife and habitats and landscape character. (Natural England)
- Guidance from PPS1 and PPS22 highlight that LPAs should develop positively-worded criteria based policies, to assess renewable energy schemes which reflect local circumstances. PPS1 states that LPAs can also set out where RE schemes may be appropriate. YF considers that Core Strategy should identify those broad locations in the district where new renewable energy would be planned for. (Yorkshire Forward)
- The CS should also promote the use of combined heat and power schemes (CHP) – in accordance with ENV5. Seen as a key action within the Regional Energy Infrastructure Strategy. This states that ‘a particular focus should be the development of community energy schemes in dense urban areas, where the Carbon Trust and EST have demonstrated reductions in primary energy demand of up to 35%’. (Yorkshire Forward)
- Need to consider the need for increased planting for biomass and renewable energy crops as outlined in ENV6 and ENV7 of RSS. The Market Towns for the Future report has highlighted variations in the production of agricultural products in rural Britain to be a main economic issue in terms of importance of producing biomass and supplying local food. (Yorkshire Forward)
- Core Strategy should also seek to meet energy requirements from on-site renewable or other low carbon decentralised energy supply, in accordance with the objectives of RSS policy ENV5. (Yorkshire Forward)
- Suggest that the Council include a policy that specifically seeks to reduce the ‘predicted carbon dioxide emissions of new development by at least 10%’ however, it will be essential, in accordance with policy ENV5 to consider and capitalise on opportunities to achieve higher standards where possible. (Yorkshire Forward)

RDC Responses:

- *Since the development of the first Core Strategy, new planning policy guidance in the form of the PPS1 Supplement on Planning and Climate Change has been prepared. This provides greater clarification on the role and responsibility of the planning system in making development mitigate climate change and be adaptable to climate change.*
- *Acknowledge that the Core Strategy should cover policies on renewable energy generation, low-carbon decentralised energy generation, and sustainable building, including energy efficiency.*
- *We will be considering the nature and scope of the policies and will be reflecting the national guidance of PPS22 and PPS1 supplement, and the extent to which the subsequent DPD will contain targets and thresholds, also it whether provision should be provided on and off site.*
- *Note the urge to implement a mandatory requirement for on-site renewables (Merton style rule), and application of site-specific targets- where specific demonstrable opportunities for higher CO2 savings, and a policy on sustainable building to cover even householder applications. The presence and scope of such policies will be considered over the coming months. Also to be considered will be the thresholds to which any policy would be applied. A Merton-style policy requiring a 10% reduction in predicted CO2 emissions is already contained within the RSS.*
- *Sub-Regional studies have established the capacity of renewable energy generation in the district. Note the potential to utilise the natural resources in Ryedale, such as biomass, for sustainable forms of energy supply. The Council will consider the potential to identify both general areas suitable for RE or low carbon energy sources and supporting infrastructure and also the different types of energy sources available in Ryedale, including the potential for use of combined heat and power schemes (CHP). There is a need to be cautious in doing this, as over the life span of the Core Strategy*

technological advances will be made in energy generation. Note the need to plan strategically for renewable energy, and to consider of a range of different sources.

- It is noted that the Council should not make assumptions regarding technical or commercial feasibility of renewable energy. Nor should planning authorities require applicants to demonstrate the need, distribution and particular siting of renewable energy. It is anticipated that there will be a positively worded criteria-based policy on renewable energy developments, to allow consideration of all forms of renewable energy generation over the life of the Core Strategy.*
- The Council will consider whether there is a need to the provide a brief outline of the different types of renewable and low-carbon technologies, or means of delivery (such as ESCos) should be in the Core Strategy, or whether such information would simply be a repetition of national guidance, and any specific means of delivery is best provided in a SPD.*
- The Council is aware that some types of energy generation schemes have greater potential to affect wildlife and landscape character than others, and note the request to protect vulnerable species and require monitoring post installation of turbines, to be undertaken by the site owner.*
- The Council is also aware that there is a need to consider the need for increased planting for biomass and renewable energy crops.*

Developer contributions

- Do developer contributions warrant a separate policy? It should be possible, with a much more detailed CP2, to establish where the infrastructure requirements are, and any constraints highlighted. (J D Farquhar, CPRE (Ryedale))
- Community infrastructure and developer contributions for sport/recreational facilities needs to be enhanced. Policy should indicate the circumstances in which planning obligations will be sought. Use local assessments of community requirements likely to be generated by new development. Ensure adequate sports provision sports facilities is secured as part of a major new residential development. Seek developer contributions from small-scale developments towards new or enhanced provision where the development will create additional demand or pressure on existing sports facilities. Where not practical to provide new facilities, seek contributions towards off site provision or enhancement, which is directly related to the development. Seek financial contributions to the long-term maintenance of any new facilities provided as a result of new development. Encourage the provision of more places in sport in association with major commercial and retail developments. The priority accorded to the type of infrastructure that should be collected through developer contributions should be dependant on the type, size and scale of the development and the impact the development has on existing community infrastructure. Once this establishment of the principle and broad scope of developer contributions have been agreed, negotiation in the light of local circumstances will be critical. (Sport England)
- Consider key role of Core Strategy is to assess infrastructure needs of settlements, including green infrastructure, and how such costs of any new facilities should be shared between the infrastructure providers and proposed developments. In some cases this may be individual developments over a wide area. (M Courcier, Barton Willmore (Leeds) (obo Caddick Living))
- Core Strategy should only contain policies in relation to the Community Infrastructure Levy once it has undertaken an Infrastructure Study to justify any such levy. Until such a policy is in place the Council should not restrict much needed development because of the impact it may have on

community infrastructure. The s.106 guidance can more than adequately deal with direct results from such development on a case-by-case basis, so long there is the evidence to demonstrate need and satisfying the relevant legal tests. (I Lyle, England and Lyle Ltd (obo George Wimpey))

- With large residential development it is important to expand existing recreation and sporting facilities, using both the allocation of land and the use of s.106 monies. Need to consider the capability of all services, particular health care provisions and education to cope with such development.
- Requirement for developer contributions to be assessed on a site-by-site basis, as some sites (ref. own) will significant abnormal costs in redeveloping the land due to the previous use. If substantial contributions were required for all development proposals, this could render the development unviable. (K Paddick, Drivers Jonas (obo National Grid))
- Do not wish to make comment on issues relating to utility and community infrastructure; community and social issues; and service and retail provision in settlements. However, the Local Planning Authority may seek to secure S. 106 contributions in relation to these facilities as part of the development, and Barratt Homes reserves the right to comment on such matters in the future. (M Watts, Nathaniel Litchfield and Partners (obo Barratt Homes))
- To identify and cost the investment in infrastructure and services made necessary by proposed development, and who is going to pay for these! (B Johnson)
- Set out the requirements for planning contributions towards natural environment conservation and enhancement and access to the countryside for different kinds of development, which may be more specifically set out in Supplementary Planning Documents. (Natural England)
- Infrastructure currently serving Malton/Norton settlement is currently insufficient to properly meet requirements. The road transport network is widely recognised as being inadequate. Prior to any significant expansion, the road network deficiencies need to be resolved. At the very least, infrastructure improvements should be provided alongside population expansion. (M Skehan (obo Malton Town Council))

RDC Response

- *The infrastructure requirements to underpin the spatial strategy will cross cut many areas of the document. It is important that the Core Strategy provides the necessary framework to allow the detailed issues such as the level of contributions, to be established in other Local Development Documents.*
- *The Council is keen to ensure that contributions are sought to address the cumulative impact that planned levels of growth will have on the full range of infrastructure. An infrastructure study is being prepared to accompany the production of the Core Strategy and to establish a framework to inform the range and scope of the contributions required to accompany planned levels of growth.*
- *The Council is aware that viability will be an issue for specific sites.*
- *Improvements to the transport infrastructure of Malton/Norton will be one of the considerations that will inform the level/scale of growth to be accommodated at the Principal Town.*

Consideration of Sites

Definition of Previously Developed Land

- Consider inclusion of agriculture or forestry. This is because the number of farms (nationally and locally as reduced) has reduced. There are situations where farms close to villages become redundant. Refers to Tynedale's policy which included agricultural buildings, but requiring them to be within built up settlements. "For the purposes of this policy the definition of previously developed land includes that previously developed by agricultural buildings". The inspector found it sound because of the over-arching policy GD2, which would give priority to PDL only in villages. (A Moss Ward Hadaway (obo Birdsall Estate))
- The Trust would like to see policies preventing gardens from being treated as brownfield/previously developed land. Gardens are very important green infrastructure in urban areas, and are increasingly used by wildlife that has lost its traditional nesting and feeding opportunities. Loss of gardens also has an impact on surface water drainage, and consequently flood risk. (Yorkshire Wildlife Trust)

RDC Responses:

- *The Council will continue to use national definitions of previously developed land. Agricultural buildings are nationally described as being greenfield sites, this is to reduce the inappropriate redevelopment of agricultural buildings in the open countryside in the name of redeveloping of brownfield sites. It is considered that the Tynedale example is more a question of strategy for distribution of development.*
- *Acknowledge that Yorkshire Wildlife Trust would like to see the definition of gardens changed from brownfield to greenfield. This is also a nationally described definition, as given in PPS3. Proposals for development in garden areas will be considered on their merits, impacts on biodiversity would be considered in terms of existing designations of protection. Some authorities have looked to control the development of garden areas to ensure that the specific character of certain areas is maintained; this has been undertaken through the designation of Conservation Areas. Note that the increased level of paved areas has the potential to increase the flood risk in areas. Permitted development rights to construct areas of impermeable hard standing over a particular size have now been taken away, to reduce the likelihood of gardens being 'paved over' in impermeable surfaces. Flood Risk Assessments, and the Strategic Flood Risk Assessments will be used to assess the likelihood of an increase in flood risk.*

Development Limits

- Supports modest infill, but not on land not presently identified for development (D Batley, Slingsby, South Holme and Fryton Parish Council)
- Development Limits as defined in '03 LP should be retained. Refers to sites The Village Green (Marr) Churchyard, and area to the west of Mt. Pleasant visually important, and should remain undeveloped. (S Cooper, Edstone Parish Meeting)
- Would development limits be retained? National Park has omitted them on the grounds that so little development will come forward, each will be considered on its own merits. Given the policy for non-service villages, this could apply outside the four towns and 10 service villages (J D Farquhar, CPRE (Ryedale))
- Sensibly modify the extent development limits of non-service villages, should be based on settlement limits. Villages that are development villages should have restrictions put on them. (P M Hall)

- Both residential and employment development expansion can and should be contained within A64 corridor. There are sufficient Greenfield and Brownfield sites within this perimeter to meet additional requirements. (M Skehan (obo Malton Town Council))

RDC Responses:

- *Development Limits are an important policy tool to guide the location/ scale of development throughout Ryedale. The principle of the Development Limits as policy boundaries that manage development in villages, as opposed to defining the physical expanse of the settlement, will be carried forward into the LDF. The extent to which existing limits are amended will be confirmed once the Council has finalised the strategy for distributing development as part of the Core Strategy.*
- *The consideration of general strategic areas for development in and around the Principal Town will be considered over the coming months.*
- *The Council note the desire for existing Visually Important Undeveloped Areas to be retained.*

Promotion of sites

- Promotes that Nawton should be a sustainable location for new residential development in the Core Strategy. (A Moss, Ward Hadaway obo Tees Properties)
- Proposals for a master plan of two sites in Helmsley, which need to be considered in conjunction with the National Park. (D Mitchell, Barton Willmore (obo Wharfedale Homes))
- Notes that their client's site on Broughton Road should be identified as one such strategic growth area. 400 dwellings representing the best and most sustainable location for new large scale housing development in Malton. Consider that there is so greater need for housing in Malton that there is a need to bring this site forward sooner rather than later. The only other opportunities for larger scale housing development are largely located to the south of Norton and will met a different housing need/market. (I Lyle, England and Lyle Ltd (obo George Wimpey))
- Consider that the emerging LDF for Ryedale should reflect the need to secure the Sheepfoot Hill site, as a sustainable location, being now vacant previously developed land and close to the town centre, and a range of services and public transport. Could provide quality development in a key riverside location. Would add to the diversity and quality of existing development in Malton, and complement existing residential uses. (K Paddick, Drivers Jonas (obo National Grid))
- Reference to site in Pickering (Thornton Road)
 - 94 dwellings to contribute towards the Region's target.
 - Within existing developed envelope, consolidate neighbouring residential areas.
 - Close existing shopping centres
 - Area well provided for primary schools
 - Well provided for secondary and further education
 - Two medical and one dental surgery within 1.3km and 0.8km respectively
 - Site is accessible by sustainable modes of transport.
 - Local infrastructure has the capacity to support the proposed development
 - No buildings in proximity of significant architectural merit.

- Site lies outside area of significant flood risk.
- Pickering seen as a major but complementary service centre to Malton/Norton- developing here would support broad spatial planning objective of concentrating development in existing settlements.
- Help to meet RSS housing target, in and help to address undersupply
- Site can assist in delivering affordable housing, and variety of different site sizes. (M Watts, Nathaniel Litchfield and Partners (obo Barratt Homes))
- Pursuing potential residential development on land at Welham Road, Norton. Suggest this as a strategic site as it is well located to take maximum advantage of the links into the town centre. Also land at Malton Railway Station to build upon its potential as a transport hub. Also progressing sites in Kirkbymoorside and Rillington. (D Mitchell, Barton Willmore (obo S Harrison Developments Ltd))
- Castle Howard Estate controls a number of potential residential development sites at places such as Slingsby and Welburn, together with a number of smaller, individual sites in surrounding settlements. The development of such sites will not only help provision of housing, but also help the continued upkeep and maintenance of Castle Howard itself. (P J Gray, Hickling Gray Associates (obo Castle Howard Estate))
- Consider Manor Farm proposals, which include a good percentage of affordable housing. (R Scott, Habton Parish Council)
- I would particularly like to support the Parish Council's case for the site at Manor Farm Great Habton. (Cllr P Andrews)

RDC Responses:

- *Note the promotion of these various sites to be considered. The individual merits of sites will be considered through the preparation of the Facilitating Development DPD, which will be considering site allocations. Alongside this work, the Core Strategy will be expected to have considered the various options for settlement growth, and tested the infrastructure capacity/deliverability and constraints of these options. The inclusion of a strategic area or areas for residential and/or employment land will need to reflect this work and meet the wider objectives of the Core Strategy. Extensive consultation work is being undertaken with key stakeholders, and this will help supplement the major consultation event in June.*

Consideration of sites

- Should use of HSE software PADHI+ to check locations of proposed development against consultation distances around major hazard sites set by the Health and Safety Executive. (A Keddie, Health and Safety Executive)
- Land for development- use brownfield sites first, then poor quality agricultural land (need to recognise the need for agricultural land for food and biofuel). Sites liable to flood should be avoided for housing. Challenge Architects to design attractive homes that could be built on stilts, with car parking at the base, and consider disabled access. (D Cockerill)
- In the context of Castle Howard, we believe there is a case for inclusion of an enabling policy (as defined by English Heritage), either within the Core Strategy or subsequent DPD. Positively support the Estate's likely activities in terms of surplus former agricultural and associated buildings, and where appropriate. (G Halman, How Planning LLP (obo Castle Howard Estate))
- Core Strategy needs to direct major development away from environmentally sensitive areas, i.e. sites adjacent to the R. Derwent SSSI and sites that are potentially at risk from flooding (relying to heavily on such sites to deliver housing needs would make the housing land supply unacceptably fragile. (I Lyle, England and Lyle Ltd (obo George Wimpey))
- Test development proposals against an approach that avoids harm to the environment wherever possible, if necessary by choosing an alternative

location, minimises unavoidable harm by mitigation measures, offsets residual harm that cannot be mitigated by compensation measures and then seeks new benefits, (Natural England)

- In response to RSS policy YH7, the Core Strategy will need to recognise that appropriate extensions to the existing urban framework will be required, having regard to the lack of suitable, previously developed sites and the constraints imposed by flood risk issues. (R Smith, Peacock and Smith (obo Shepherd Homes))
- The distribution of housing should have accordance with Para 38. Of PPS3, and have regard to: spatial vision of the local area, current and future levels of demand, availability of housing land, the desire to cut carbon emissions, affordable housing, infrastructure, physical and environmental constraints – consider Hovingham scores highly in these terms. (M Barry, Carter Jonas (obo The Hovingham Est.))
- The distribution of housing should have accordance with Para 38. Of PPS3, and have regard to: spatial vision of the local area, current and future levels of demand, availability of housing land, the desire to cut carbon emissions, affordable housing, infrastructure, physical and environmental constraints. (M Barry, Carter Jonas (obo The Thorpe Bassett Est., Trustees of Major GRH Cholmley's 1967 (HJNC) Settlement, Trustees of the Cmdr James Life Interest Trust and the Hovingham Est.))
- Use a landscape character based approach to underpin and guide decisions on development and setting out criteria based policies for landscape character area. Ensure that wherever possible, new development builds in biodiversity and landscape enhancement and ensures a good 'fit' into its setting and the wider landscape based on landscape character assessment. (Natural England)

RDC Responses:

- *Note and acknowledge the need for the use of HSE software PADHI+ to check locations of proposed development against consultation distances around major hazard sites.*
- *The need for/appropriateness of the presence of an enabling policy will be considered as the Core Strategy is drafted*
- *The Core Strategy cannot, at this stage, confirm that major development will be wholly directed away from environmentally sensitive areas, as there are sites adjacent to the R. Derwent in Norton that need to be considered because of their relative sustainability. However, any development will need to ensure that it does not adversely affect the integrity of such sites- and this will be tested through the habitats regulations assessment process.*
- *It is acknowledged that both the Core Strategy and the Facilitating Development DPD will need to be assessed through a habitat regulations assessment, and therefore will be testing development proposals against an approach that avoids harm to the environment wherever possible, if necessary by either choosing an alternative location, minimise harm by mitigation measures, and as a last resort, offset residual harm that cannot be mitigated by compensation measures and then seeks new benefits.*
- *Note and acknowledge the need to consider the guidance contained within PPS3, paragraph 38 regarding the distribution of housing.*
- *The impact of potential development on the landscape character of an area is an important aspect to consider. The council will be considering through the consultation process the need for inclusion of a criteria based policy and the scope of any such policy. Also there will be the need to consider the scope of a policy on biodiversity and landscape enhancement.*
- *The Council will fully consider all sites against the full range of issues and constraints. Consultation in June will include consultation on a site selection methodology.*

Potential areas for development

- Village Hall committee had considered selling some land. Have now decided not to pursue this. (L Robinson, Wrelton Village Hall).
- Additional residential development to be contained, if possible, to one area in Kirkbymoorside, preferably to the North of the A170, this is preferable to spreading it in several directions. (S Doubtfire, Kirkbymoorside Town Council).

RDC Responses:

Noted.

Development Management Issues

Telecommunications

- No representations to make regarding the Council's draft Core Strategy (content), as it is a strategic document. Provide generic comments. (C Wilson, Mono consultants (obo Mobile Operators Assoc. including Hutchinson 3G UK Ltd, O2 UK Ltd, Orange PCS Ltd, T-Mobile UK Ltd and Vodafone Ltd))
- Important to have a telecommunications policy within the emerging LDF framework. Telecommunications plays a vital role in both the economic and social fabric of communities. Refers to guidance of PPS8. (C Wilson, Mono consultants (obo Mobile Operators Assoc. including Hutchinson 3G UK Ltd, O2 UK Ltd, Orange PCS Ltd, T-Mobile UK Ltd and Vodafone Ltd))
- LDDs should set out criteria based policies to guide telecommunications development, whilst regard should be had to siting and design considerations, but operational efficiency should not be inhibited. To allow efficient development of the network. (C Wilson, Mono consultants (obo Mobile Operators Assoc. including Hutchinson 3G UK Ltd, O2 UK Ltd, Orange PCS Ltd, T-Mobile UK Ltd and Vodafone Ltd))
- Should be a concise and flexible telecommunications policy within one of the Council's LDDs-recognising it would be in a development control/management DPD suggest:
Proposals for telecommunications development will be permitted provided that the following criteria are met:
 - (a) the siting and appearance of the proposed apparatus and associated structures should seek to minimise the impact on visual amenity, character or appearance of the surrounding area;*
 - (b) if on a building, apparatus and associated structures should be sited and designed in order to seek to minimise impact to the external appearance of the host building;*
 - (c) if proposing a new mast, it should be demonstrated that the applicant has explored the possibility of erecting apparatus on existing buildings, masts or other structure. Such evidence should accompany any application made to the (local) planning authority.*
 - (d) If proposing development in a sensitive area, the development should not have an unacceptable effect on areas of ecological interest, areas of landscape importance, archaeological sites, conservation areas of buildings of architectural or historic interest.*

When considering applications for telecommunications development, the (local) planning authority will have regard to operational requirements of telecommunications networks and the technical limitations of the technology.

Suggest that this policy be a stand-alone policy within one of the main LDDs, with any background information, such as electromagnetic fields and public health, being contained in a supplementary planning document.

To introduce the policy we suggest the following wording:

- *Modern telecommunication systems have grown rapidly in recent years with more than two thirds of the population now owning a mobile phone. Mobile communications are now considered an integral part of the success of most business operations and individual lifestyles. With new services such as the advanced third generation (3G) services, demand for new telecommunications infrastructure continuing to grow. The Council are keen to facilitate this expansion whilst at the same time minimising any environmental impacts. It is our policy to reduce the proliferation of new masts by encouraging mast sharing and location on existing tall structures and buildings. Further information on telecommunications can be found at Local Development Document.....*

(C Wilson, Mono consultants (obo Mobile Operators Assoc. including Hutchinson 3G UK Ltd, O2 UK Ltd, Orange PCS Ltd, T-Mobile UK Ltd and Vodafone Ltd))

RDC Responses:

- *The Council will ensure that an appropriate policy framework to inform the decision-making process is in place in the LDF. The Council has refined the number of documents that will be prepared as part of the LDF, and on this basis the Core Strategy will contain appropriate references to accommodating telecommunications equipment in Ryedale.*

Various

- Old caravans near Staxton, and advertising hoardings along A64. Will these receive the same treatment as they have at Scarborough? (J Welsh, Seamer Parish Council)

RDC Responses:

- *These are particularly specific issues, which are dealt with through development control/enforcement regimes.*

Design

- Character of new buildings should reflect the character and scale of neighbouring buildings (S Cooper, Edstone Parish Meeting)
- Town type housing estates should not be constructed in development villages; should be in keeping with the countryside (PM Hall)
- Ensure well designed houses, capable of standing the test of time, and not an indulgence of the fashion of the moment. (S Ashby-Arnold)
- Council may wish to refer to Sport England's guidance 'Active Design'- guidance on creating environments that encourage physical activity. (Sport England)
- Accessibility and good design- improving accessibility, enhancing amenity and increasing awareness. (Sport England)
- Homes should be of good design and reflect traditional construction and density of the local area. (W B Tait)
- Council is keen to preserve identity, charm and quality of the village, but is not opposed to development, providing it of a small-scale and sympathetic to the existing environment and ambience. High-density development is not appropriate. (C Adnitt, Rillington Parish Council)
- Essential that the character of the town (Kirkbymoorside) is preserved. (S Doubtfire, Kirkbymoorside Town Council)
- Ensuring development does not significantly alter the character of any Ryedale settlement or the area in general. (B Johnson)
- Set high standards of design in all new development, ensuring that development is good enough to approve, accessible to all, locally distinctive and makes a positive contribution to the character of the area, utilising the opportunities presented by the location, (Natural England)
- Promote innovative and inspirational development and setting out criteria by which unforeseen or unusual developments may be assessed. (Natural England)

RDC Responses:

- *Clearly good design is important if development is to be successfully accommodated in Ryedale's towns and villages. The Core Strategy will include strategic policy references for design, although it is likely that this would be complemented in the future with a more detailed SPD.*

