

## Ryedale Plan: Local Plan Strategy

### Schedule of Main Modifications required to make the Plan sound

Main Modification Number	Location of change in LPS	Change
<b>Introduction / Plan-Wide</b>		
<b>Context</b>		
1	Para 2.3 After first sentence	Include Additional text: <i><u>"The recent 2011 Census has revealed that Ryedale's population has increased to 51,700 over the last ten years. Whilst the population has increased, it has not increased as much as previously estimated by trend based population and household projections."</u></i>
2	Para 2.37	Add to the first sentence <i><u>"...and as a consequence the private car is likely to remain a key element of transport provision in Ryedale and consequent investment in road infrastructure may be required"</u></i> .
<b>Aspirations and Strategy</b>		
3	Objective 3	Replace the word 'in' with 'at' in first sentence of Objective 3: 'Focus development <u>at</u> those settlements...'
4	Para. 3.19	Amend final sentence to read " North Yorkshire County Council and Ryedale District Council will recoup this funding from developer contributions <u>using Section 106 agreements prior to the introduction of the Community Infrastructure Levy which will be used to fund infrastructure provision and improvements in the longer term."</u>
5	After Paragraph 3.36 page 25	Insert an additional paragraph of supporting text to read <i><u>"Whilst this Plan provides a clear framework which guides most forms of development to Towns and Villages in Ryedale, it is important to note that there may be some occasions where development is allowed as an exception to this approach. For example, rural affordable housing can be justified in locations on the edges of settlements and the owners of heritage assets may be able to justify development (known as 'Enabling Development') in some locations, including the open countryside to help fund the conservation of heritage assets."</u></i>
6	Spatial Strategy Table	Remove third bullet from Other Villages section the spatial strategy table , page 28
7	SP1	Amend first sentence to include following text after 'Ryedale's future development requirements will be distributed

		and accommodated <i>in line with the spatial strategy summary</i> and on the basis of the following hierarchy of settlements:'
8	Policy SP1 Inclusion of an additional sub-heading above the York Green Belt section	<p><b><u>“Development Limits and Town Centre Commercial Limits</u></b></p> <p><u>Development Limits and Town Centre Commercial Limits are as defined on the adopted Proposals Map”.</u></p> <p>Insert an additional paragraph after paragraph 3.9 (page 20) to read:</p> <p><u>“Development Limits for settlements define the boundary within which development in principle will be generally acceptable. These were originally defined in the Ryedale Local Plan (2002) and are carried forward into this Plan. They will be reviewed where appropriate, as part of the process of preparing the Local Plan Sites Document, the Helmsley Plan or Neighbourhood Plans and will be redefined to incorporate new land allocations identified through these documents. The Ryedale Local Plan (2002) also identified Town Centre Commercial Limits as a policy tool to guide new retail and commercial development at the Towns. These are also carried forward into this Plan and will also be reviewed and where appropriate, redefined as part of the process of preparing the Local Plan Sites Document, the Helmsley Plan or Neighbourhood Plans.”</u></p>
9	Policy SP1 after “Proposals Map”	<u>“ Proposals for development within the Green Belt will be considered against national policy”</u>
10	Policy SP1 final bullet on page 29 after sustainable development	<u>“and in accordance with the requirements of the Government’s latest flooding guidance”</u>
11	Policy SP1 second bullet point at the bottom of page 29	<p><u>“Additionally as part of the site selection process, the Local Planning Authority will have regard to the deliverability and developability of sites and their ability to :</u></p> <ul style="list-style-type: none"> <li>• <u>deliver against the objectives and policies of the Plan, policy standards and CIL requirements</u></li> <li>• <u>support access on foot to centrally located shops, services and facilities</u></li> <li>• <u>be compatible with neighbouring land uses</u></li> <li>• <u>avoid adverse impacts on interests of acknowledged importance</u></li> <li>• <u>be accommodated without detriment to the character of the settlement and its setting</u></li> <li>• <u>satisfactorily address highway capacity and safety “</u></li> </ul>
12	Policy SP1	Amend the second bullet of this section of the policy to read <u>“a convenience store or food shop which offers basic food</u>

	identification of service villages.	<i>for the preparation of a meal” and the third bullet of the section to read “a reasonable daily bus service which would enable residents to access employment facilities, shops and community and educational facilities at higher order settlements”.</i>
13	Policy SP1	Include a second footer to the policy (cross referenced to the first bullet of the Neighbourhood Plans section) <u>“** and in the case of Thornton-le Dale and Ampleforth, are consistent with the strategic development plan policies of the North York Moors National Park Authority.”</u>
14	Page 37 Third bullet.	Add <u>‘predominantly’</u> before ‘north of the A170’.
15	Page 38 Add footnote	<u>“Helmsley lies partially within the North York Moors National Park. Special care and consideration will need to be given to development at the town reflecting Helmsley’s sensitivity in relation to this nationally protected area. It is important to plan in an integrated and consistent way to deliver a sustainable future for the town and achieve a high quality environment. This is most effectively achieved through a detailed joint plan for Helmsley which is being undertaken in partnership with the National Park Authority. The location of any small/medium sized housing sites in the area of the North York Moors National Park Authority which are required to meet the identified needs of Helmsley would be identified through the Joint Helmsley Plan and take account of national policy relating to National Park purposes. Although the strategic aspirations for the town are set out in this Plan, the more specific details including land allocations, detailed policies and proposals will be included in the joint plan for Helmsley.”</u>
16	Key Diagram Page 41	The Council has prepared a revised Key Diagram. The sizes of the circles on the revised diagram have been calculated on the basis of the proposed proportional housing growth for each settlement. The revised diagram has also been resized to better fit the page in the document. This is attached at the end of this document
<b>Housing</b>		
17	Paragraph 4.7	Replace existing Paragraph with following text: <i>This plan establishes a level of house building of 200 units per annum, in order to deliver at least 3,000 (net) new homes over the period 2012-2027. This is a level of housing development which is derived from an objective assessment of needs for market and affordable housing in the housing market area. It reflect longstanding house building targets for this area of North Yorkshire although against the context of historic completions, the delivery of new homes will need to significantly increase if 200 homes are to be built in the District each year. This will be achieved through positive measures including: changing the nature of the land supply, committing to allocate <u>land for the full level of housing for the plan-period without deducting an allowance for ‘windfalls’</u> and a housing land supply buffer to provide flexibility, choice <u>and to help ensure planned levels of house building are met</u> . These measures will help to ensure that the District plans for growth in line with national objectives.</i>
18	Para.4.8	Replace the existing paragraph with the following text:

		<p><i>The proposed annual housing target reflects the annual rate of delivery which was established by the Regional Spatial Strategy (RSS), which at the time of submission remains a material consideration. The figure is also derived from a local objective assessment of a range of evidence in line with the Localism Act and National Planning Policy Framework. The main findings of this objective assessment are that:</i></p> <ul style="list-style-type: none"> <li>• <i><u>Housing growth is driven by in-migration in Ryedale</u></i></li> <li>• <i><u>Housing growth should reflect the growth-led or managed growth policy responses that have been agreed sub-regionally as part of the Duty to Co-operate</u></i></li> <li>• <i><u>Key demographic trends emerging from the 2011 Census and recent household and population projections reveal that household growth in Ryedale will occur at lower rates than under the RSS</u></i></li> </ul> <p><i><u>And specifically:</u></i></p> <ul style="list-style-type: none"> <li>• <i><u>Whilst there is potential for economic growth in the District which exceeds projected household growth rates, Ryedale is not recognised sub-regionally as a centre of such growth, which if planned for, would conflict with the aspirations of neighbouring Scarborough and the City of York</u></i></li> <li>• <i><u>As is the case with neighbouring authorities, the level of affordable housing need in the District is high and exceeds national household projections. Whilst higher levels of house building would potentially deliver more affordable homes this would also fuel in-migration to this high demand rural District which in turn would continue to exacerbate high local house prices that are already out of reach of local people</u></i></li> <li>• <i><u>There are unsustainable trends of in-migration of older people ( exacerbating an already ageing population) and long commuting distances by residents of Ryedale</u></i></li> <li>• <i><u>The vast majority of land needed to accommodate the planned rate of housing will come from Greenfield sites on the edges of the main settlements – this will involve some harm to landscape and biodiversity especially in the northern market towns which as far as possible will be mitigated through the Local Plan Sites Document</u></i></li> <li>• <i><u>Building significantly higher than the planned rates would cease to provide net gains across the economic,</u></i></li> </ul>
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		<i>social and environmental dimensions of sustainable development</i>
19	New paragraph (4.9)	Add a new paragraph after revised paragraph 4.8 which reads: <i>The objective assessment of housing requirements has looked across a wide evidence base and represents a balanced approach which takes account of demand led drivers, supply factors and agreed sub-regional co-ordination. It has concluded that the full objectively assessed needs for market housing are at least 3,000 homes for the plan period and that this is a level of new housing which can be accommodated and positively planned for. It has also concluded that full objectively assessed needs for affordable housing can be addressed through the Plan , which does not seek to cap the amount of affordable homes built and which supports the provision of affordable homes through a range of measures.</i>
20	Paragraph 4.9	Replace text in first sentence: ‘existing and emerging national policy on planning for housing’ with <u>‘The National Planning Policy Framework (NPPF)’</u> places.... Line 10: after ‘must be maintained’ delete text to end of paragraph. Insert: <u>‘The NPPF also requires that Local Planning Authorities supplement their five-year deliverable supply with an additional supply buffer (brought forward from later in the Plan Period) of 5% or 20%, depending on the record of past delivery. It makes it clear, that allowance for windfall sites in the five-year supply should only be made where a Local Planning Authority has compelling evidence that such sites have consistently become available and that they will continue to provide a reliable source of supply.’</u>
21	Para.4.10	Add the following : <u>“ In order to support house building and to enhance the prospect that planned rates of housing will be delivered, the Plan will make provision for a 20% (NPPF) supply buffer. This will be an amount of land (brought forward from later years) which will be identified in the Local Plan Sites Document and/or Helmsley Document and it is not a buffer which is designed to increase planned annual rates of house building.”</u>
22	Para. 4.14 Figures updated to reflect position at March 2012	4.14 Some of the housing land which will contribute to future provision is already committed in the form of planning permissions which have not yet been built. At <u>March 2012</u> , permission existed for a total of <u>1203</u> units (with a further <u>82</u> units likely to come forward from sites which are currently awaiting the completion of legal agreements). Commitments at the Market Towns and Service Villages will be deducted from the planned distribution of housing land ( assuming a 10% non-implementation rate which is realistic given historic trends in delivery) and the ‘residual’ amount of land which will need to be allocated will be identified in the Local Plan Sites Document. <u>At March 2012</u> commitments with planning consent are as follows: Malton and Norton <u>632</u> ; Pickering <u>225</u> ; Kirkbymoorside <u>69</u> ; Helmsley <u>4</u> and <u>87</u> at the Service Villages.

23	Supporting text after para. 4.16	<p>Add an additional para after para 4.16 <u><i>"It is important that new housing sites are appropriate to the character and scale of existing places in terms of their size. The Plan provides a broad steer as to the size/ scale of new sites in different locations to help guide the allocation of housing land. It supports the identification of small, medium and large sites at different locations. As an indicative guide for the scale of sites in the context of Ryedale, large housing sites are generally sites of 100 dwellings or more. Medium sized sites are those which accommodate generally, between 30 – 100 homes and small sites, less than 30 dwellings. Similarly, the Plan does not prescribe density standards but makes reference to higher, medium and lower density housing in different locations. Again, as an indicative guide, low density housing development would generally be up to 30 dwellings to the hectare, with medium density housing being between 30-50 dwellings to the hectare and high density housing being 50 dwellings to the hectare or greater. However, these figures are provided as an indicative guide rather than prescriptive absolutes and the process of preparing the Local Plan Sites Document will test in detail, the extent to which the size and scale of proposed development sites are considered to be appropriate within the context of their surroundings and the character and scale of the places at which they are situated."</i></u></p>
24	Para.4.19 Amend 20% to read 25% And 240 units to 250 units	<p>The text would be amended to read: However, it is important that the implementation of the plan supports house building and the economic recovery and therefore, any completions which exceed the planned build target of 200 per annum by <u>25%</u> will not be deducted from the 'residual' amount of housing to be built in the plan period. It is important to note that such a position does not elevate Ryedale's housing target to <u>250</u> units per annum.</p>
25	Additional text to Para.4.19	<p>Delete last sentence of the paragraph and replace with following: <u><i>In effect, this 25% 'tolerance' is a local plan-led approach to managing housing provision cumulatively as a minimum figure over the plan period. If monitoring the rate of housing delivery demonstrates that the committed supply (released to support the consistent delivery of 200 homes per annum) is likely to exceed 250 dwellings per annum for individual or cumulative years, this could influence the extent to which further land supply is released. It is important to note that this is an approach to the implementation of the Plan and to reiterate that it does not introduce a higher housing figure or a further 'supply buffer'. It is designed as a positive, flexible and plan-led approach which is responsive to delivery. The approach provides developers with the certainty that land will be released to support the consistent delivery of proposed Local Plan Strategy annual rates of house building. Whilst it is not an approach which actively plans to deliver higher rates of house building, it does not penalise the development industry by restricting future land releases or readjusting downwards annual requirements if levels of house building are achieved within this 'zone of</i></u></p>

	<p><u>tolerance'. The approach aims to manage the cumulative level of housing provision as a minimum figure over the plan period but provides flexibility to identify and bring forward additional housing land if it is needed and can be delivered.</u></p> <p><u>Include the following revised text (starting with and including paragraph 4.19):</u></p> <p><u>Indeed, this plan does not support a position whereby over the plan period, the scale of new housing development would significantly exceed the cumulative housing target. To do so would undermine the plan-led approach of delivering sustainable patterns of housing development in such a large rural District with a high demand housing market. However, it is important that the Plan supports house building and the economic recovery and that sufficient land is released to ensure that planned levels of house building are delivered with certainty.</u></p> <p><u>A traditional approach to managing the release of housing land continually adjusts planned annual rates of delivery to take account of the extent to which housing has been under or over delivered against the planned annual rate. This traditional approach also demands that the supply of land required to deliver the remaining level of housing over the plan period is also continually adjusted.</u></p> <p><u>Whilst such an approach has become established convention in managing housing land supply and release of housing land, it is one which treats the level of housing to be built in the plan period as a maximum figure or 'ceiling'. The District Council is concerned that such an approach is not aligned with the spirit of national policy which encourages local planning authorities to take a flexible and responsive approach to supporting growth and to boost the supply of land for housing. There is also concern that if the release of housing land is managed very tightly that there is a risk that developers will continually fall short of achieving planned annual rates of building.</u></p> <p><u>This plan takes an alternative approach to help to manage the release of housing land to support the delivery of the 3,000 homes as minimum level of housing with a 25% 'zone of tolerance'. The Local Planning Authority will base its requirement to maintain a 5 year supply of deliverable housing land as a simple calculation of 5 years times 200 homes per annum. Under-delivery against this will be taken into account on a cumulative basis. This will be addressed by the release of additional land if the housing trajectory illustrates that this will not be made up from the five year supply and the 'NPPF' supply buffer. However, any completions which exceed the planned build target of 200 dwellings per annum by up to 25% will not be deducted from the residual amount of homes to be built in the plan period. In effect, this</u></p>
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	<p><i>means that any cumulative ‘over delivery’ of up to 25% arising across the plan area will not be deducted from the housing requirement of 3,000 homes.</i></p> <p><i>It is important to note that this is an approach to implementing the Plan through monitoring housing delivery and managing the release of land to support levels of house building as a minimum figure. Whilst it is not an approach which actively plans to deliver higher rates of house building, it does not penalise the development industry by restricting future land releases or readjusting downwards annual requirements if the number of homes built over time are cumulatively, within this ‘zone of tolerance’.</i></p> <p><i>The approach is designed to provide developers with the certainty that land will be released to support the consistent delivery of planned rates of house building. It will demand detailed annual monitoring of delivery and the continual monitoring of housing supply and the anticipated performance of supply. If the monitoring housing delivery through the housing trajectory demonstrates that the committed supply (released to support the consistent delivery of 200 homes per annum) is likely to exceed 250 dwellings per annum for individual or cumulative years this could influence the extent to which further land supply is released. As well as providing some flexibility to manage housing supply and delivery, this local approach is an important way in which wider opportunities to support growth can be secured.</i></p> <p>To ensure consistency across this section of the Plan, it is considered that the following (bolded and italicised ) text should be included in the SP2 and the SP2 Implementation Table:</p> <p><b>Policy SP2</b></p> <p>Addition of the following to the section beginning “The release of allocated sites”:</p> <p><i>“The release of allocated sites will be managed in conjunction with other sources of supply to ensure the continuous delivery of 200 homes per annum. <u>Completions arising from across the plan area which exceed the planned build target of 200 dwellings per annum by up to 25% will not be deducted from the 3,000 homes to be provided.</u> The managed release of sites.....”</i></p> <p><b>SP2 Implementation Table</b></p> <p>Add after “monitor and manage the release of housing land; <i>Implementation of the ‘zone of tolerance (the flexibility to</i></p>
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		<i>deliver in excess of planned rates by up to 25% cumulatively over the plan area/plan period)</i>
26	Para.4.21 Amend dates	Change from ' At July 2011,' to <u>31 March 2012,</u>
27	Para.4.21	Inclusion of additional text to para. 4.21after the final sentence to read: <u><i>It illustrates that the Council anticipates that in implementing the Plan across the plan period, housing delivery is likely to meet and exceed annual requirements. The Council can predict more accurately the projected delivery of new homes through analysis of the existing committed supply. In this respect, the trajectory illustrates that the current committed supply should support the delivery of new homes which exceed annual requirements but remain at a level within the Plan's 'zone of tolerance' for at least the next three years .</i></u>
28	Projected housing delivery diagram	Revised housing trajectory it is appended to this schedule of changes
29	New para. After 4.21	<u><i>The Helmsley Plan and Local Plan Sites Document will identify the planned supply of housing land required for the plan period. If, in advance of the adoption of these documents, the existing supply of housing land is built out more quickly than anticipated, planning permission on unallocated sites could be granted within the context of ensuring a five year supply of deliverable housing land. The Council will consider any proposals for land releases during this interim period against the policy framework of this Plan. It will take into account the extent to which sites have progressed through the site selection process and will take account of the views expressed by local communities and other stakeholders which have been obtained through joint working as part of these emerging site specific plans.</i></u>
30	Inclusion of a new paragraph	<u><i>Ryedale's current housing land supply exceeds a five year supply and on that basis includes a supply buffer of 0.78 years worth of supply (156 plots ) which is available through existing commitments. Whilst the Council is committed through this plan to making provision for a (NPPF) supply buffer of 20% it has done so on the basis that this will be identified in the Helmsley Plan and /or Local Plan Sites Document. Given that the housing trajectory illustrates that the current committed supply will deliver and exceed annual requirements, the Council consider that there is no compelling reason to further increase the supply buffer at this stage and for this in itself to justify further significant interim land releases in advance of the Helmsley Plan and Local Plan Sites document.</i></u>
31	Inclusion of a new paragraph	<u><i>The housing figure included in this plan is the best objectively assessed estimate of housing requirements at the date of the adoption of the Plan. However, the Council recognise that housing needs and requirements can change over time</i></u>

		<u>and it will commit to reviewing housing needs in five years. The Council will consider the extent to which a formal review of the housing figure in the plan is required on the basis of this information- derived from demographic trends and updated Strategic Housing Market Assessment information, together with other factors relevant to an objective assessment of housing needs, including deliverability, economic growth factors and on –going strategic co-operation.</u>
32	Policy SP2 Distribution table	To amend table by inclusion of the proportions (as %) in the Column entitled ‘Level of Provision (approx): Malton and Norton 1500 <u>(50%)</u> Pickering 750 <u>(25%)</u> Kirkbymoorside 300 <u>(10%)</u> Helmsley 150 <u>(5%)</u> Service Villages 300 <u>(10%)</u>
33	Policy SP2 Malton and Norton	Amend table on Page 48 in the Malton and Norton row from “small extension sites.” to <u>“Small - Medium - Large extension sites....”</u>
34	Policy SP2 Wider Open Countryside	Amend second bullet to include reference to <u>‘redundant or disused’</u> before ‘traditional’ and <u>“and where this would lead to an enhancement to the immediate setting”</u> for local needs..... ,
35	Policy SP2	Following the distribution table on Page 48 insert the following;  <u>“ A supply of deliverable sites sufficient to provide five years worth of housing against planned annual housing requirements of 200 homes per annum will be identified and maintained with an additional supply of 20% moved forward from later in the plan period”.</u>
36	Policy SP2	Amend the penultimate section of SP2 on page 48 to read as follows:  The release of allocated sites will be managed in conjunction with other sources of supply to ensure the continuous delivery of 200 homes per annum. The managed release of sites will also take account of: <ul style="list-style-type: none"> <li>• <u>The extent to which the housing trajectory illustrates that housing delivery will exceed planned annual and cumulative rates of house building by up to 25%</u></li> <li>• <u>Under delivery against planned annual rates</u></li> <li>• The need to ensure co-ordination with necessary infrastructure improvements</li> </ul>

		<ul style="list-style-type: none"> <li>The housing market and the ability of sites to deliver affordable housing in line with SP3</li> </ul>
37	Monitoring Table	<p>Add final row to monitoring table to include:</p> <p>Housing need requirements under ‘monitoring indicator’ SHMA and demographic trends in ‘data source’ column and ‘Ryedale District Council; Office of National Statistics; Department for Communities and Local Government; North Yorkshire County Council in ‘Responsibility’ column and the target is to ‘update SHMA information within 5 years’.</p>
38	Paragraph 4.23	<p>Add the following text to this paragraph as set out:</p> <p>Increasing the supply of new affordable homes is a priority in Ryedale in order to address the acute affordable housing need in the District. Securing new affordable housing through the planning system is one of the most effective ways in which this can be achieved. <i><u>The Plan puts in place a range of policy mechanisms to seek to meet full affordable housing needs. It supports a range of ‘traditional’ responses to the delivery of affordable housing, including new build provision provided through the release of Rural Exception Sites or as developer contributions on new housing sites, which are managed primarily through the social sector. In addition, it also proposes an approach which would enable the Council to develop and expand the role of the private sector in addressing affordable housing need using the existing housing stock. This is important against the current national context of reforms to social housing and public funding for affordable housing as well as wider national reforms, including changes to the benefit system.</u></i> In addition to increasing the supply of new affordable homes/<u>accommodation</u> , the Council, North Yorkshire County Council and Registered Social Landlords/<u>Providers</u> will seek to reduce the need for affordable housing through homelessness prevention measures, mortgage rescue schemes and the provision of grants and loans to support necessary alterations or energy efficiency measures.</p>
39	Para. 4.29 Page 53	<p>To amend second sentence to read: <i><u>“The Strategic Housing Market Assessment produced in 2011 suggests...”</u></i> instead of “The emerging Strategic Housing Market Assessment indicates...”</p> <p>Amend the penultimate sentence to read: <i><u>“These proportions will provide a starting point from which the precise mix of tenures on a scheme will be negotiated to ensure that the type of affordable housing provision on schemes reflects the needs of the locality.”</u></i> Which replaces “These proportions will be considered as targets which provide a starting point from which the precise mix of tenures</p>

		on a scheme will be negotiated.”
40	Para. 4.32	<p>Amend para 4.32 to include the italicised and underlined text to read as follows:</p> <p>4.32 Off-site contributions and the financial contributions generated from small schemes below the on-site threshold will be pooled and used in a range of ways to address affordable housing need across the District <u>and to prevent households falling into need. Funds will be used to maximise provision and ensure an effective use of resources and may be used to address need in a range of ways. This may include, for example, the acquisition of land for Rural Exception Sites or to support a programme of Landlord Improvement Grants and Loans designed to bring empty properties back into use or to provide shared housing/ Houses in Multiple Occupation. The use of financial contributions provides the opportunity to target affordable housing need in smaller rural communities. It also provides some flexibility to provide a range of accommodation types and to respond to changing wider circumstances that have the potential to affect need over time.</u></p>
41	Para. 4.33	<p>Amend first sentence of paragraph 4.33 and add additional paragraphs to read as follows:</p> <p><u>“Rural Exception Sites are sites that are released to provide affordable housing in locations which would not normally be used for housing. They provide an important opportunity to address affordable housing need in smaller communities and are a long standing mechanism supported by national policy to support the provision of rural affordable housing. Given that affordable housing need is spread across the District, the use of this approach is supported in principle across Ryedale’s smaller settlements.</u></p> <p><u>Historically, national and local policies have supported rural exception sites as sites providing 100% affordable dwellings. However, within the context of current reforms to the delivery of affordable housing and reductions in public funding, the National Planning Policy Framework now provides Local Planning Authorities with the opportunity to consider allowing small amounts of market housing on exception sites to assist the delivery of schemes. Policy support for this has been included in the Plan on the basis that is an approach designed to support and cross subsidise the delivery of affordable housing in the absence of sufficient public subsidy through Registered Providers. It is not a policy which has been included in this Plan to encourage the release of sites through the inflation of land values.</u></p> <p><u>Proposals for exception sites which include an element of market housing should be accompanied by a detailed financial appraisal to justify the need to include market housing and to demonstrate that the number of market homes proposed is the minimum required to deliver an appropriate mix of affordable homes whilst ensuring viability of the scheme”.</u></p>

42	Policy SP3	Amendment of the first sentence to read <i><u>"Where Local Need exists, the Local Planning Authority will seek the provision of ...."</u></i>
43	Policy SP3	Amend first sentence of the penultimate paragraph of Policy SP3 on page 55 to read: <i><u>"The size, type and tenure of affordable units will be expected to reflect the range of affordable housing needs in the locality."</u></i>
44	Policy SP3	Delete final sentence of the penultimate paragraph of Policy SP3 on page 55 starting <i><u>"The level of intermediate..."</u></i>
45	Policy SP3	Inclusion of a list of settlements falling within the specified post-codes, as part of first footer. <i><u>YO62 4: Includes Ampleforth, Cawton, Coulton, Gilling East, Hovingham, Stonegrave, Slingsby, Scackleton</u></i> <i><u>YO62 5: Includes Harome, Helmsley, Nunnington, Oswaldkirk, Sproxton</u></i> <i><u>YO60: Includes West Lilling, Sheriff Hutton, Terrington, Barton-le-willows, Bulmer, Claxton, Coneysthorpe, Crambe, Flaxton, Foston, Harton ,Howsham, High and Low Hutton, Thornton le Clay, Welburn, Westow</u></i> <i><u>YO41: Includes Buttercrambe, Gate Helmsley, Sand Hutton, Scrayingham,</u></i>
46	Policy SP3	Insert following text to the end of SP3, after third bullet point on page 56: <i><u>"A limited number of market homes will be allowed as part of Rural Exception Sites where it can be demonstrated that:</u></i> <ul style="list-style-type: none"> <li>• <i><u>These are essential to enable the delivery of the affordable homes by a Registered Provider and the delivery of an appropriate mix of affordable house types and tenures to reflect need in the locality; and</u></i></li> <li>• <i><u>The market homes proposed are the minimum number required to achieve viability in the absence of public subsidy or reduced public subsidy</u></i></li> </ul>
47	Paragraph 4.40	After the third sentence add: <i><u>"Extra-care accommodation provided specifically to address the requirements of North Yorkshire County Council will not be deducted from planned levels of housing provision identified as part of Policy SP2 of this Plan."</u></i>
48	Policy SP4	Amend 4 <sup>th</sup> bullet point in SP4 to read: <ul style="list-style-type: none"> <li>• <i><u>"Support the delivery of homes built to Lifetime Homes Standards."</u></i></li> </ul> To replace: <ul style="list-style-type: none"> <li>• All new homes to be built to Lifetime Homes standards (or its successor) from 2013 where this is feasible and viable</li> </ul>
49	Policy SP4	Amend 5 <sup>th</sup> bullet point to as follows:  At least 160 Extra-care bed spaces through a total of four, forty unit schemes to 2020 (and to support requirements

		<p>post 2020 once these are identified) at Malton, Pickering, Kirkbymoorside and Helmsley through: To read: <u>“Extra- care provision including at least 160 extra –care apartments through x4 40 unit schemes to 2020 ( and to support requirements post 2020 once these are identified) at Malton, Pickering, Kirkbymoorside and Helmsley to address the requirements of North Yorkshire County Council through.....”</u></p> <ul style="list-style-type: none"> <li>○ The redevelopment of existing publicly owned sites and facilities</li> <li>○ New purpose built sites</li> <li>○ Mixed development on large (&gt;150 dwelling ) allocated housing sites</li> </ul>
50	Policy SP4	<p>New paragraph in SP4 to precede text which starts: “The type and size of new housing...”</p> <p><u>Development proposals for larger, specialist accommodation, specifically designed for the elderly will be expected to be located in areas where services and facilities can be easily accessed by walking or use of public transport.</u></p>
<b>Economy</b>		
51	Para. 5.8	<p>Delete the text in para. 5.8 following the sentence ending “accommodation” until and including “it is anticipated that” to read:</p> <p><u>...and the commercial demand for land and accommodation. The largest concentration of new employment land will be directed to Malton and Norton....</u></p>
52	Policy SP6	<p>In the sources table under “Wider Open Countryside” on page 70 replace “rural diversification schemes” with <u>“rural economic activity”</u></p>
53	Policy SP6	<p>Add the following to Policy SP6 3<sup>rd</sup> bullet point on Page 71:</p> <ul style="list-style-type: none"> <li>● <u>Sites that form the District’s core supply of employment land (existing employment sites and employment allocations made through the Local Plan Sites Document and Helmsley Plan) will be protected as employment sites and their change of use to non-employment uses resisted.</u></li> </ul>

54	Policy SP6	Amend the distribution table in Policy SP6 to the following:		
		Location	Level of Provision	Pattern and Spread of the Sites
		<i>Malton and Norton</i>	<i>Approx. 29.6ha to 36ha (80%)</i>	Sites within, adjacent to and on the outskirts of the built up areas of the Towns
		<i>Pickering</i>	<i>Approx. 5.55ha to 6.75ha (15%)</i>	<i>As above</i>
	Kirkbymoorside and Helmsley	Approx. 1.85ha to 2.25ha (5%)	As above	
55	Policy SP6	Amend the footnote at the end of the policy by deleting text so that it reads: <del>*taking into account existing employment commitments at the time that the Sites and Helmsley Documents are being prepared.</del>		
56	Table 1	Amend the title to read: Table 1 – <u>Existing Core Employment Sites to be Retained</u> At the bottom of Table 1, add the following text: <u>* Land allocated for employment uses through the Local Plan Sites document and Helmsley Plan will be protected as set out in Policy SP6</u>		
57	Para 5.19, 2 <sup>nd</sup> sentence	Substitution of the word “reasonable” with “ <u>noticeable</u> ”		
58	Policy SP7	Amend Policy SP7 as follows: Page 81, following “Approx 5,394 square metres (net)” at Malton and Norton add “ <u>minus current commitments</u> ”		
59	Policy SP7	Page 82, under the heading (Food (Convenience) Retailing, replace first sentence (starting “1,890 square metres”) to read: “ <u>Current commitments account for the quantitative food convenience retail floorspace requirements to 2026. Should any commitments fail to come forward, any additional requirement for convenience floorspace will be directed to Malton.</u> ”		
60	Policy SP7	on page 82 between “Food (Convenience) Retail” and “Protection of Retail Uses” headings amend the sentence relating to the local impact threshold to read: “ <u>A local floorspace impact threshold will be applied for the assessment of planning applications for town centre uses outside of the defined town centre commercial limits and not in accordance with this plan. This will be applied as follows:</u> ”		
61	Policy SP7 Implementation and Monitoring table on page 85	Addition of row between first and last monitoring indicators: In monitoring column: “ <u>Health of town centres – town centre health checks</u> ” In “data source: “ <u>In house monitoring</u> ”. In responsibility: “ <u>Ryedale District Council</u> ”		

		In “Relevant Target/ Trend”: <u>“Maintaining or increasing”</u>
62	Paragraph 5.21	Amend final sentence of para 5.21 to read: <u>“Notwithstanding this, a retail study prepared <i>in 2011</i>, indicated that to maximise the retention of retail expenditure in the District, approximately 1890 sq m (net) of additional food retailing space and 7706 sq m (net) of non food retailing will be required to 2026. <i>Since the retail study was published a number of retail proposals have been granted consent. Indeed current commitments address the quantitative food retail requirements identified in the 2011 study.</i>”</u>
63	Paragraph 5.22	Amend first sentence of para. 5.22 to read: <u>“The amount of non food retailing space identified as being required in the retail study in 2011 has fallen from previous retail surveys, mainly as a result of lower predicted expenditure levels but also more recently as a result of recent planning permissions. However there is still a requirement for further non-food retail space in line with the quantitative and qualitative requirements identified.”</u>
64	Paragraph 5.23	Amend first four sentences of para 5.23 to read: <u>“Current commitments granted consent account for most if not all of the quantitative additional food retail floorspace required to 2026. However should any commitments fail to come forward, any outstanding requirements will be directed to Malton in order to improve the range and choice of food stores in the District’s main town centre.”</u>
65	Paragraph 5.25	Delete last two sentences and replace with: <u>“It provides a key opportunity to accommodate a mix of uses and in particular, to provide much needed space for additional non-food retailing. Whilst it currently occupies a location which abuts the existing town centre, it has the ability – once developed - to form a logical extension to the Town Centre. Currently outline planning consent has been granted for a mixed convenience and comparison retail scheme on the site.”</u>
66	Paragraph 5.35	New paragraph after 5.35 to read: <u>“Malton Livestock Market is the last remaining livestock market in Ryedale and is greatly valued by the local farming and wider community. It provides a local sustainable focus for the sale and purchase of livestock, reducing food miles and encouraging the trend towards local food production. The Council considers that the current livestock market is an important use that should be retained in Ryedale. Following the grant of outline planning consent for redevelopment of the current livestock market site, it is very likely that the livestock market will vacate its current location. It is important that any new site for a livestock market reflects the balance of maintaining links to a market town in Ryedale but also ensures that it is acceptable taking into account other matters such as highways, amenity, visual impact, character and setting.”</u>
67	Policy SP9	Additional bullet point following bullet point 4 to read: <ul style="list-style-type: none"> <li>• <u>Conversion of existing buildings and provision of new buildings to support appropriate small scale rural</u></li> </ul>



		<i>economic activity in line with Policy SP6.</i>
68	Policy SP9, second set of bullet points, first bullet	Replace first bullet of second half of Policy SP9 to read: “The retention of a livestock market <u>with</u> in Ryedale <u>on a site</u> which is <i>convenient to users, well related to the main road network and in a location which is close to a market town but will not harm its character, landscape setting or the amenities of nearby residents</i> ”
<b>Community Facilities and Physical Infrastructure</b>		
69	Table 2	Amend text of first sentence in ‘When’ column 2 <sup>nd</sup> row to read: Following the implementation of Brambling Fields Slip Road, traffic movements in Malton Town Centre will be monitored for a <u>6</u> -month period.
70	Table 3 following Policy SP10	Under each heading of “Open Space, Recreational Space and Burial Space” for each Market Town add “ <u>Public Realm Improvements</u> ”
71	Table 3 following Policy SP10	Under heading of “Transport” for Helmsley add “ <u>Internal Junction Improvements</u> ”
<b>Environment</b>		
72	Para 7.2	Amend 3 <sup>rd</sup> sentence to read: “ <u>Local communities may experience an increased risk of flooding, water shortages, increased winter storm damage and related illness. Where it can this plan needs to try and ensure that the District can adapt to and mitigate against the potential effects of global climate change as it affects the District</u> ”
73	Policy SP12	2 <sup>nd</sup> bullet point on page 114 to place an * after Visually Important Undeveloped Areas. At the end of the Policy add the following text: *Visually Important Undeveloped Areas are as defined on the adopted Proposals Map
74	Policy SP12	Amend third bullet to: “with Castle Howard being of <u>international importance</u> ”
75	Policy SP12	8 <sup>th</sup> bullet point on page 114 To include text “ <u>for example through....</u> ” after ‘value’. Delete “in”.
76	Policy SP12 Second line of the last paragraph	Add ‘and Guidance’ to follow ‘the policy statement’.
77	Policy SP12 the penultimate	Add the following text to the end of the paragraph to read: In considering and negotiating development proposals, the Council will seek to protect other features of local historic

	paragraph of SP12	value and interest throughout Ryedale <i>having regard to the scale of any harm or loss and the significance of the heritage asset</i>
78	Para. 7.15	Update figures: There are (replace 29) 32 Sites of Special Scientific Interest and (replace 82) 125 Sites of Importance for Nature Conservation
79	Policy SP15	Amend 8 <sup>th</sup> bullet point to read “Public Rights of Way and open access land <i>and where practicable securing multi-user access</i> ”
80	SP15 Implementation table	Include reference to the <i>Local Access Forum principles and the Rights of Way Improvement Plan</i> .
81	Policy SP16	Include the following text as a 6 <sup>th</sup> bullet point in the section of the policy ‘The design of new development will also be expected to:’: <ul style="list-style-type: none"> <li>• <i>“Proposals for major development will be expected to include a statement identifying the waste implications of the development and measures taken to minimise and manage the waste generated.”</i></li> </ul>
82	Para 7.26	Inclusion of additional text at the end of the paragraph: <i>“However, ultimately, flood risk may mean that some of these areas may be unsuitable for development and for some areas certain vulnerable uses may be precluded or, the mitigation measures needed to address flood risk may impact on the viability of development.”</i>
83	Policy SP17	Land resources Second Bullet. Second sentence. Remove the word ‘speculative’ replace it with ‘ <i>unallocated sites</i> ’. The second sentence of the second bullet in SP17 would then read “Proposals for major development <i>coming forward on sites that are not allocated for development</i> which would result in the loss of.....”
84	Policy SP17 Water resources.	Amend Third bullet to read: <i>“Ensuring <u>applications for new development assess impacts on water quality and propose mitigation measures to reduce the risk of pollution and a deterioration of water quality</u>”</i>
85	Policy SP17 Water Resources	Additional heading titled “Flood risk will be managed by” moving the 2 <sup>nd</sup> ; 6 <sup>th</sup> and 7 <sup>th</sup> bullet points to under this heading.
86	Policy SP17 Water Resources Second bullet Page 146	Remove (i) from fourth bullet, ‘Construction of any new buildings....’
87	Policy SP17 Water resources	Amend the second sentence of the 4 <sup>th</sup> bullet point to read: <i>“In addition, major development proposals within areas highlighted as having critical drainage problems identified in the North East Yorkshire Strategic Flood Risk Assessment</i>

88	Policy SP17, Water Resources	<p><i>(or future updates) as critical drainage areas..."</i></p> <p><u>Amending the sixth bullet point to read: "Protecting surface and groundwater from potentially polluting development and activity. Sources of groundwater protection within and adjacent to the District will be protected using the Source Protection Zones (SPZ's) identified by the Environment Agency. Within SPZ1, the following types of development will not be permitted unless adequate safeguards against possible contamination can be agreed:</u></p> <ul style="list-style-type: none"> <li>• <u>Septic tanks, waste water treatment works, storage tanks containing hydrocarbons or any chemicals or underground storage tanks;</u></li> <li>• <u>Sustainable drainage systems with infiltration to ground</u></li> <li>• <u>Oil pipelines</u></li> <li>• <u>Storm water overflows and below ground attenuation tanks</u></li> <li>• <u>Activities which involve the disposal of liquid waste to land</u></li> <li>• <u>Graveyards and cemeteries</u></li> <li>• <u>Other specific types of development identified within the Environment Agency's Groundwater protection policy</u></li> </ul> <p><u>Within Source Protection Zones 2 and 3 a risk based approach will be applied to the consideration of development proposals with the exception of development involving deep soakaways, sewerage, trade and storm effluent to ground which will not be permitted unless it can be demonstrated that these are necessary, are the only option available and where adequate safeguards against possible contamination can be agreed.</u></p> <p><u>Within Source Protection Zones developers will be expected to provide full details of the proposed construction of new buildings and construction techniques, including foundation design as part of their proposals.</u></p>
89	Policy SP17	<p>In summary, the composite changes to the policy read as follows with the new text italicised: SP 17 Managing Air Quality, Land and Water Resources</p> <p>Land resources will be protected and improved by:</p> <ul style="list-style-type: none"> <li>• Supporting new uses for land which is contaminated or degraded where an appropriate scheme of remediation and restoration is agreed and in place</li> <li>• Prioritising the use of previously developed land and protecting the best and most versatile agricultural land from irreversible loss. New land allocations will be planned to avoid and minimise the loss of the best and most versatile agricultural land. <del>Speculative</del> Proposals for major development coming forward on sites <i>that are not</i></li> </ul>

		<p><i>allocated for development</i> which would result in the loss of the best and most versatile agricultural land will be resisted unless it can be demonstrated that the use proposed cannot be located elsewhere and that the need for the development outweighs the loss of the resource</p> <p><i>Flood risk will be managed by:</i></p> <ul style="list-style-type: none"> <li>• Requiring the use of sustainable drainage systems and techniques, where technically feasible, to promote groundwater recharge and reduce flood risk. Development proposals will be expected to attenuate surface water run off to the rates recommended in the Strategic Flood Risk Assessment. <i>In addition, major development proposals within areas highlighted as having critical drainage problems in the North East Yorkshire Strategic Flood Risk Assessment (or future updates) as Critical Drainage Areas</i> may, if appropriate, be required to demonstrate that the development will not exacerbate existing problems by modeling impact on the wider drainage system</li> <li>• Ensuring new development does not prevent access to water courses for the maintenance of flood defences</li> <li>• Undertaking a risk based, sequential approach to the allocation of land for new development and in the consideration of development proposals in order to guide new development to areas with the lowest probability of flooding, whilst taking account of the need to regenerate vacant and previously developed sites within the towns. In considering development proposals or the allocation of land, full account will be taken of the flood risk vulnerability of proposed uses and the national ‘Exception Test’ will be applied if required</li> </ul> <p>Water resources will be managed by:</p> <ul style="list-style-type: none"> <li>• Supporting the water efficient design of new development and requiring developers to demonstrate how development proposals will seek to minimise water consumption</li> <li>• <del>Requiring the use of sustainable drainage systems and techniques, which technically feasible, to promote groundwater recharge and reduce flood risk. Requiring the use of sustainable drainage systems and techniques, where technically feasible, to promote groundwater recharge and reduce flood risk. Development proposals will be expected to attenuate surface water run off to the rates recommended in the Strategic Flood</del></li> </ul>
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		<p>Risk Assessment. In addition, major development proposals within areas highlighted as having critical drainage problems in the North East Yorkshire Strategic Flood Risk Assessment (or future updates) may, if appropriate, be required to demonstrate that the development will not exacerbate existing problems by modeling impact on the wider drainage system</p> <ul style="list-style-type: none"> <li>• Ensuring <u>applications for new development assess impacts on water quality and propose mitigation measures to reduce the risk of pollution and a</u> does not result in an unacceptable deterioration of water quality</li> <li>• Protecting surface and groundwater from potentially polluting development and activity. <u>Sources of groundwater protection within and adjacent to the District will be protected using the Source Protection Zones (SPZ's) identified by the Environment Agency. Within SPZ1, the following types of development will not be permitted unless adequate safeguards against possible contamination can be agreed:</u> <ul style="list-style-type: none"> <li>• <u>Septic tanks, waste water treatment works, storage tanks containing hydrocarbons or any chemicals or underground storage tanks;</u></li> <li>• <u>Sustainable drainage systems with infiltration to ground</u></li> <li>• <u>Oil pipelines</u></li> <li>• <u>Storm water overflows and below ground attenuation tanks</u></li> <li>• <u>Activities which involve the disposal of liquid waste to land</u></li> <li>• <u>Graveyards and cemeteries</u></li> <li>• <u>Other specific types of development identified within the Environment Agency's Groundwater protection policy</u></li> </ul> </li> <li>• <u>Within Source Protection Zones 2 and 3 a risk based approach will be applied to the consideration of development proposals with the exception of development involving deep soakaways, sewerage, trade and storm effluent to ground which will not be permitted unless it can be demonstrated that these are necessary, are the only option available and where adequate safeguards against possible contamination can be agreed.</u></li> <li>• <u>Within Source Protection Zones developers will be expected to provide full details of the proposed construction of new buildings and construction techniques, including foundation design as part of their proposals.</u></li> <li>• Protecting surface water and groundwater from potentially polluting development and activity. Sources of groundwater supply at Keld Head at Pickering; Norton; East Ness at Nunnington and at Westerdale and</li> </ul>
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		<p>Hazelhead in the North York Moors National Park, will be protected using the Source Protection Zones identified by the Environment Agency. Within Groundwater Source Protection Zones 1 and 2, the following will not be permitted unless adequate safeguards against possible contamination can be agreed:</p> <ul style="list-style-type: none"> <li>i. Construction of any new buildings, construction techniques including foundation design must be agreed before planning permission is granted.</li> <li>ii. Septic tanks, waste water treatment works, storage tanks containing hydrocarbons or any chemicals, or underground storage tanks;</li> <li>iii. Sustainable drainage systems with infiltration to ground</li> <li>iv. Oil Pipelines</li> <li>v. Storm water overflows and below ground attenuation tanks</li> <li>vi. Activities which involve the disposal of liquid waste to land</li> <li>vii. Graveyards</li> </ul> <ul style="list-style-type: none"> <li>• Ensuring that necessary sewerage and water treatment infrastructure improvements are provided in tandem with new development and that scale, type, location and phasing of new development or land based activity can be accommodated without an unacceptable impact on water supply</li> <li>• <u>Ensuring new development does not prevent access to water courses for the maintenance of flood defences</u></li> <li>• <u>Undertaking a risk based, sequential approach to the allocation of land for new development and in the consideration of development proposals in order to guide new development to areas with the lowest probability of flooding, whilst taking account of the need to regenerate vacant and previously developed sites within the towns. In considering development proposals or the allocation of land, full account will be taken of the flood risk vulnerability of proposed uses and the national 'Exception Test' will be applied if required</u></li> </ul> <p>Air Quality will be protected and improved by:</p> <ul style="list-style-type: none"> <li>• Locating and managing development to reduce traffic congestion and air pollution and promote the use of alternative forms of travel to the private car</li> <li>• Supporting measures to encourage non- car based means of travel or the use of low emission vehicles</li> </ul>
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		<ul style="list-style-type: none"> <li>Reducing air quality emissions from buildings through renewable energy provision and sustainable building standards in line with Policy SP 18</li> <li>Requiring development proposals within or adjoining the Malton Air Quality Management Area to demonstrate how effects on air quality will be mitigated and further human exposure to poor air quality reduced. All development proposals within or near to the Air Quality Management Area which are likely to impact upon air quality; which are sensitive to poor air quality or which would conflict with any Air Quality Action Plan will be accompanied by an Air Quality Assessment</li> <li>Only permitting development if the individual or cumulative impact on air quality is acceptable and appropriate mitigation measures are secured</li> </ul>
90	Para 7.24	Amend paragraph by adding the following text to the end of the existing paragraph: <i><u>“To help protect ground water resources from pollution, the Environment Agency has identified Source Protection Zones at Keld Head, Pickering; Howe Hill, Norton; East Ness, Nunnington; Westerdale and Hazelhead in the North York Moors National Park. SPZ’s outside of Ryedale but adjacent to the District include those at Irton, Scarborough; Elmswell Wold, Kilham, Burton Agnes, Haisthorpe, Bridlington and Southburn, in the East Riding”.</u></i>
91	Implementation Table to SP17	Amend the Wider Plans, Strategies and Projects section to include reference to the <i><u>Environment Agency’s Groundwater Protection: Policy and Practice ( GP3)</u></i> on page 149
92	Implementation Table to SP17	Include reference to the National Flood and Coastal Erosion Risk Management Strategy in the Wider Plans, Strategies and Projects section on page 149
93	Sub- heading para.7.32 page 151	Amend sub-heading to read: Stand Alone Renewable and Low Carbon Energy <del>Production</del> <i><u>Schemes</u></i>
94	Para. 7.32 page 151	Final sentence amended as follows: The Yorkshire and Humber Renewable and Low Carbon Potential Study identified that the following types of renewable or low carbon <del>production energy</del> where feasible and viable within Ryedale.
95	Para.7.34	Amend final sentence to read: This figure is gathered from opportunities in the Vale of York which is not <i><u>an area of</u></i> high value landscape.
96	Para 7.35	Amend 2 <sup>nd</sup> sentence to <i><u>“Other forms of renewable (such as hydro) and low carbon (such as energy from waste) energy generation...”</u></i>
97	Just before Para. 7.37	Amend sub heading to the following: <del>Low Carbon Development</del> <i><u>Sustainable Building</u></i>
98	Para.7.37	2 <sup>nd</sup> sentence amended to:

		“This can be achieved, <i>in part</i> , by following the “Energy Hierarchy” <i>which is a cascading scale.</i> ”
99	Para.7.37	Delete text starting: “so that all new buildings... and the following 5 bullet points to be replaced by the following in bold in a text box: <b><u>ENERGY HIERARCHY</u></b>  <b><u>1. Use less energy</u></b>  <b><u>Through design and construction; and a lower energy demand;</u></b>  <b><u>2. Use energy efficiently</u></b>  <b><u>Encourage occupants to reduce their energy use; increased energy efficiency;</u></b>  <b><u>3. Use renewable and/or low carbon sources</u></b>  <b><u>For heat and power; either on-site or through a network</u></b>
101	Para. 7.38	Amend the first sentence to read: “The current <i>nationally</i> recognised standards...”
102	Para. 7.38	Amend the third sentence to read: “In Ryedale all development should be built to as high a standard as is <i>available feasible and viable, using these national standards, nationally</i> and <i>where possible</i> deliver on site renewable and low carbon energy...”
103	Para. 7.39	Delete first sentence. Amend second sentence to read: “Developments not achieving improvements over <i>building regulations the baseline energy</i> standards will not be supported...”
104	Para. 7.39	Following text is added after third sentence: <b><u>“It is vital that issues around building sustainability, energy efficiency and sources of energy supply are considered at the very outset of the Planning process”</u></b> . This text is proposed to be in bold.
105	Para. 7.39	Following text is added after final sentence: <b><u>“Sufficient information should be submitted as part of detailed or outline planning permission.”</u></b>
106	Para. 7.40	Delete first three sentences. Fourth sentence amended to read: “The Council will <i>in such cases</i> encourage the delivery of <i>more</i> decentralised energy as a key element of the <i>Energy Hierarchy</i> ...”
107	Policy SP18	Amend 1st Bullet point to read <b><u>“(and its setting)”</u></b> after the ‘Howardian Hills Area of Outstanding Natural Beauty...’



107a	Policy SP18	<p>Amend second bullet point to read:</p> <ul style="list-style-type: none"> <li>• Would not impact adversely on the local community, economy, or historical interests, <u>unless their impact can be acceptably mitigated</u>;</li> </ul> <p>Amend fourth bullet point to read:</p> <ul style="list-style-type: none"> <li>• Would not have an adverse impact on air quality, soil and water resources in Policy SP17, <u>unless their impact can be acceptably mitigated</u>.</li> </ul>
108	Policy SP18	<p>Second Paragraph amended to read:</p> <p>In the absence of major opportunities for large-scale renewable and low carbon energy generation, new development is <del>will be</del> expected to play a key role in reducing carbon emissions <u>and improving building sustainability through the following: In Ryedale all new development should be built to as high a standard as is available nationally and deliver on-site renewable and low carbon energy.</u></p>
109	Policy SP18	<p>Third paragraph amended to read as a bullet point:</p> <ul style="list-style-type: none"> <li>• All new development will demonstrate that all levels of the Energy Hierarchy have been <u>considered addressed</u>, taking into account the nature, scale and location of the development. <u>The Local Planning Authority will take into account the feasibility and viability issues associated with the delivery of decentralised renewable and low carbon energy. Where it is not feasible or viable to provide on-site renewable/low carbon energy for these standards on-site, or within the locality, consideration will be given to Allowable Solutions in line with agreed national definitions.</u></li> </ul>
110	Policy SP18	<p>Fourth paragraph deleted.</p> <p>Replaced by following text in two bullet points:</p> <ul style="list-style-type: none"> <li>• <u>For all new build residential development, the proposal demonstrates that it meets the highest ‘Code for Sustainable Homes’ standard (or its successor) that is feasible and viable on the site.</u></li> <li>• <u>For major (1000 sq metres or more of floor space) non- residential development, the proposal demonstrates that it meets the highest BREEAM standard (or its successor) that is feasible and viable for that type of development on the site proposed.</u></li> </ul>
111	Policy SP18	Paragraph 5 deleted

112	Policy SP18	Paragraph 6 deleted
113	Policy SP18	<p>Paragraph 7 is to be turned in to a fourth bullet point and amended to read:</p> <ul style="list-style-type: none"> <li>The <i>Local Plan</i> Sites Document <i>will seek to aim to</i> establish <i>site-specific more ambitious</i> targets <i>in using sustainable building standards</i> and identify opportunities for the use of particular technologies (such as combined heat and power (CHP) and district heating schemes) <i>for sites allocated subject to feasibility and viability.</i></li> </ul>
114		<p>In summary the proposed composite changes to Policy SP18 are as follows:  SP18 Renewable and Low Carbon Energy</p> <p>Developments that generate renewable and/or low carbon sources of energy will be supported providing that individually and cumulatively proposals:</p> <ul style="list-style-type: none"> <li>Can be satisfactorily assimilated into the landscape or built environment, especially in respect of the setting of the North York Moors National Park, the Howardian Hills Area of Outstanding Natural Beauty (<i>and its setting</i>), the Wolds and the Vale of Pickering;</li> <li>Would not impact adversely on the local community, economy, or historical interests, <i>unless their impact can be acceptably mitigated;</i></li> <li>Would not have an adverse impact on nature conservation, in particular in relation to any sites of international biodiversity importance, unless their impact can be acceptably mitigated;</li> <li>Would not have an adverse impact on air quality, soil and water resources in Policy SP17, <i>unless their impact can be acceptably mitigated.</i></li> </ul> <p>In the absence of major opportunities for large-scale renewable and low carbon energy generation, new development is <del>will be</del> expected to play a key role in reducing carbon emissions and improving building sustainability through the following: <del>In Ryedale all new development should be built to as high a standard as is available nationally and deliver on-site renewable and low carbon energy.</del></p> <ul style="list-style-type: none"> <li>All new development will demonstrate that all levels of the Energy Hierarchy have been considered, taking into account the nature, scale and location of the development. The Local Planning Authority will take into account the feasibility and viability issues associated with the delivery of decentralised renewable and low carbon energy. Where it is not feasible or viable to provide on-site renewable/low carbon energy <del>for these standards on-site</del>, or within the locality, consideration will be given to Allowable Solutions in line with agreed national definitions.</li> </ul>

		<p>This will involve delivering the most up to date national standards for energy efficiency and on-site decentralised renewable and low carbon energy.</p> <ul style="list-style-type: none"> <li>• For all new build residential development, the proposal demonstrates that it meets the highest ‘Code for Sustainable Homes’ standard (or its successor) that is feasible and viable on the site.</li> <li>• For major (1000 sq metres or more of floor space) non- residential development, the proposal demonstrates that it meets the highest BREEAM standard (or its successor) that is feasible and viable for that type of development on the site proposed.</li> </ul> <p><del>For all new homes this currently means complying with Building Regulations and attaining Code for Sustainable Homes Level 4 up to 2016 and Level 6 beyond 2016. For all other development (over 1000 sq m) this means attaining ‘very good’ standards as set out in the Building Research Establishment Environmental Assessment Method.</del></p> <p><del>In all new residential development proposals and all new commercial development proposals over 1,000 sq m will be expected to make provision for at least 10% of energy supply to be provided from decentralised renewable or low carbon sources.</del></p> <p><del>Applications for residential and commercial development will be accompanied by an energy statement that explains how the energy hierarchy has been integrated in the scheme.</del></p> <ul style="list-style-type: none"> <li>• The Local Plan Sites Document will seek to aim to establish site-specific more ambitious targets in using sustainable building standards and identify opportunities for the use of particular technologies (such as combined heat and power (CHP) and district heating schemes) for sites allocated subject to feasibility and viability.</li> </ul>
<b>Managing Development</b>		

115	Section 8 New policy Numbered SP19 Inclusion of the PINS model policy in the Plan.	<p>Policy preceded by following text:  <u><i>“The publication of the National Planning Policy Framework in March 2012 introduced a presumption in favour of sustainable development for the plan-making and decision- taking elements of the planning process. This Plan – its strategy, strategic policies and proposals, provides a framework for sustainable development in Ryedale which has been prepared in accordance with the presumption in favour of sustainable development. The Planning Inspectorate has prepared a model policy for development plans, to ensure that they provide sufficient clarity to guide the application of the presumption in favour of sustainable development through the decision making/ planning application process. The model policy strongly reflects the current National Planning Policy Framework. It has been prepared by the Planning Inspectorate and included within this Plan by the District Council on that basis. If, over the life of the Plan, national policy changes amend the emphasis or interpretation of the presumption in favour of sustainable development, this will be taken into account in the use of this policy.”</i></u></p> <p><b>SP19 Presumption in Favour of Sustainable Development</b></p> <p><u><i>“When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.</i></u></p> <p><u><i>Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.</i></u></p> <p><u><i>Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:</i></u></p> <ul style="list-style-type: none"> <li>• <u><i>Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or</i></u></li> <li>• <u><i>Specific policies in that Framework indicate that development should be restricted. “</i></u></li> </ul> <p>This will incur consequent amendments to policy numbering:</p>
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		SP19 Generic Development Management issues will become SP20 SP20 Occupancy Restrictions will become SP21 SP21 Developer Contributions will become <u>SP22 Planning Obligations, Developer Contributions and the Community Infrastructure Levy.</u>
116	Policy SP19 Implementation Table,	Page 159: Include reference to <u>Health and Safety Executive Consultation zones</u> in the Supporting Policy/ Guidance documents
117	Policy SP19	Amend first sentence of 4 <sup>th</sup> para. under the Amenity and Safety heading to read: “All sensitive receptors will be protected from land and <u>other</u> contamination.”
118	Policy SP19	Inclusion of further text to the third paragraph under the Amenity and Safety heading to read “New development proposals...resisted. <u>Developers will be expected to address the risks/ potential risks posed by contamination and / or unstable land in accordance with recognized national and international standards and guidance</u> ”.
119	Policy SP20	Under section a) First sentence to be amended to read: “To meet local housing need in the non-service villages the occupancy of <del>all</del> new market housing will be <u>subject to a local needs occupancy condition where this accords with Policy SP2 , and will be</u> limited to people who:”
120	Policy SP20	Amend bullet points in section B as follows First and third bullet – insert ‘ <u>permanently or ordinarily</u> ’ after lived Fourth Bullet –after 10 years add ‘ <u>permanent or ordinary</u> ’ residency.... Fifth bullet – add ‘ <u>permanently or ordinarily</u> ’ after lived there Sixth bullet – ‘ <u>who live permanently or ordinarily in the District</u> ’ after Ryedale.
121	Policy SP20	In Sections a and b include “ <u>(including those outside of the District)</u> ” after references to adjoining or adjacent parishes.
122	Policy SP21	Policy title to be amended from ‘SP21Developer Contributions’ to read: <u>SP22 Planning Obligations, Developer Contributions and the Community Infrastructure Levy.</u>
123	Policy SP21	Replace first paragraph with the following wording: <u>New development will contribute to the place-making objectives and aspirations of this Plan and to the infrastructure necessary to support future development in the District.</u>  <u>The Local Planning Authority will negotiate planning obligations/ developer contributions and charge a Community Infrastructure Levy to address the necessary improvements to social, physical or utility infrastructure which are required as a result of new development.</u>

		<u>Planning obligations will be sought to regulate development, to address necessary on-site mitigation measures to address its impact or to provide compensation for the loss or damage to a facility, feature or resource of acknowledged significance.</u>
124	Policy SP21	Second Paragraph to be amended to read: <u>Developer Contributions and the Community Infrastructure Levy funds will be used to contribute to all or some of the following:</u> The list of infrastructure remains unchanged.
125	Policy SP21	Third paragraph to be amended to read: Once the Local Planning Authority has prepared and adopted the Community Infrastructure Charging Schedule <u>and relevant infrastructure list</u> , developer contributions through Section 106 agreements will be limited to site/ development specific contributions, <u>including affordable housing provision and site specific contributions which are necessary as a result of the scheme and</u> which are essential to allow the granting of planning permission. <del>and to affordable housing provision.</del>
126	Policy SP21	Existing fourth paragraph to be deleted and replaced with the following text: <u>Prior to the adoption of the Community Infrastructure Levy, the Local Planning Authority will negotiate developer (Section 106) contributions which are necessary to mitigate the impact that arises as a result of the development proposed. This will include contributions to some of the infrastructure requirements listed above where these are relevant to a scheme and will be informed by relevant policy targets included within this Plan.</u>
127	Policy SP21	Include a further paragraph containing the following text: <u>In negotiating contributions, the Local Planning Authority will have regard to development viability. Any proposed reduction in contributions will be weighed in the balance against the benefits of a scheme. Applicants should be aware that issues of viability will not override situations where a development would be unacceptable in planning terms without necessary mitigation.</u>
128	Policy SP21	In Summary, the composite amendments to SP21 are as follows (changes are in red): SP21 <del>Developer Contributions</del> Planning Obligations, Developer Contributions and the Community Infrastructure Levy  New development will contribute to the place-making objectives and aspirations of this Plan strategy and to the infrastructure necessary to support future development in the District <sup>*</sup> . <u>The Local Planning Authority will negotiate planning obligations/ developer contributions and charge a Community</u>

		<p><u>Infrastructure Levy to address the necessary improvements to social, physical or utility infrastructure which are required as a result of new development.</u></p> <p><u>Planning obligations will be sought to regulate development, to address necessary on-site mitigation measures to address its impact or to provide compensation for the loss or damage to a facility, feature or resource of acknowledged significance.</u></p> <p><del>This is necessary to support development and meet community needs arising from a scheme. Contributions will also be sought to mitigate the impact of development on existing social, physical and utilities infrastructure, green infrastructure and natural resources or as compensation for the loss or damage to a facility, feature or resource of acknowledged significance.</del></p> <p><u>Developer Contributions and the Community Infrastructure Levy funds will be used to contribute to all or some of the following:</u></p> <p><del>Where appropriate, developers will be expected to contribute towards:</del></p> <ul style="list-style-type: none"> <li>• Affordable housing and/ or specialist housing to meet specific needs</li> <li>• Transport Infrastructure improvements including public and community transport schemes and revenue support; transport infrastructure schemes; car parking; cycling and pedestrian improvements; travel plans and behavioural change measures</li> <li>• Education provision and facilities</li> <li>• Health Care provision</li> <li>• Emergency services</li> <li>• Renewable Energy, Community energy schemes and ‘allowable solutions’</li> <li>• Community buildings, open space, leisure and play facilities, allotments and burial facilities</li> <li>• Drainage and flood prevention measures</li> <li>• Water and Sewerage utilities</li> <li>• Environmental/ public realm improvements</li> <li>• Green Infrastructure networks</li> <li>• Biodiversity and habitat compensation measures</li> <li>• Refuse collection receptacles and vehicles</li> </ul>
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		<p>Once the <del>Local Planning Authority Council</del> has prepared and adopted the Community Infrastructure Levy (CIL) Charging Schedule <del>and relevant infrastructure list</del>, developer contributions through Section 106 agreements will be limited to site/development specific contributions, <u>including affordable housing provision and site specific contributions which are necessary as a result of the scheme and which are essential to allow the granting of planning permission.</u> <del>and to affordable housing provision.</del></p> <p><del>Prior to the adoption of a CIL Charging Schedule, the Council will negotiate on-site and off-site contributions on the basis of this Policy.</del></p> <p><del>*based on the detailed information set out in the Council's Infrastructure Delivery Plan and Development Plan Standards</del></p>
129	New Annex Annex 2	<p>Include the list of superseded policies which is located in Appendix 4 of Background Paper 1 as Annexe 2: <b><u>Annex 2 Ryedale Local Plan (2002 and 2004) Policies Superseded by this Plan</u></b></p> <p><b><u>GB1 Definition of the York Green Belt</u></b></p> <p><b><u>GB4 Development within Green Belt Settlements</u></b></p> <p><b><u>H1 Housing Land Provision</u></b></p> <p><b><u>H7 Residential Development within Settlements</u></b></p> <p><b><u>H8 Residential Development in Town Centres</u></b></p> <p><b><u>H10 Replacement Dwellings in the Countryside</u></b></p> <p><b><u>H12 New Development in Settrington and Scampston</u></b></p> <p><b><u>H13 Extensions to Existing Dwellings</u></b></p> <p><b><u>H14 Public Open Space in Residential Developments</u></b></p>



		<p><b><u>H16 Gardens of New Dwellings which Extend Beyond the Development Limits</u></b></p> <p><b><u>H17 Garden Extensions into the Open Countryside</u></b></p> <p><b><u>H20 Affordable Housing in Rural Areas</u></b></p> <p><b><u>H21 Accommodation for Gypsies</u></b></p> <p><b><u>H Affordable Housing From Developer Contributions</u></b></p> <p><b><u>EMP6 Expansion of Existing Businesses</u></b></p> <p><b><u>EMP 8 Existing Industrial and Business Areas</u></b></p> <p><b><u>EMP9 Existing Industrial And Business Commitments</u></b></p> <p><b><u>EMP10 Small Industrial/Business Developments Within Settlements</u></b></p> <p><b><u>EMP11 Industrial/Business Development in the Countryside</u></b></p> <p><b><u>EMP12A Warehousing, Storage and Distribution Uses</u></b></p> <p><b><u>EMP13 Industrial Buildings</u></b></p> <p><b><u>AG2 New Agricultural Buildings</u></b></p> <p><b><u>AG3 Intensive Livestock Units</u></b></p> <p><b><u>AG4 Farm Diversification</u></b></p> <p><b><u>AG5 Re-Use of Rural Buildings for Business, Commercial, Industrial, Tourism or Recreational Use</u></b></p> <p><b><u>AG6 Re-Use of Rural Buildings for Residential Purposes</u></b></p>
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		<p><b><u>AG8 Lifting of Agricultural Occupancy Conditions</u></b></p> <p><b><u>AG11 Development Involving Horses</u></b></p> <p><b><u>R1 Retail Development Within Town Centres</u></b></p> <p><b><u>R2 Development for Use Class A3</u></b></p> <p><b><u>R3 Use of Upper Floors Within Town Centres for Offices/Financial and Professional Services</u></b></p> <p><b><u>R5 Local Daily Needs Shops Within the Market Towns</u></b></p> <p><b><u>R6 Village Shops and Farm Shops</u></b></p> <p><b><u>R9 Shopfronts</u></b></p> <p><b><u>R10 Shop Advertisements</u></b></p> <p><b><u>C4 Trees in Conservation Areas</u></b></p> <p><b><u>C5 Advertisements Within Conservation Areas</u></b></p> <p><b><u>C6 New Conservation Areas</u></b></p> <p><b><u>C11 Advertisements on Listed Buildings</u></b></p> <p><b><u>TM1 Hotels, Guest Houses and Other Visitor Accommodation Within Settlements</u></b></p> <p><b><u>TM2 Hotels, Guest Houses and Other Visitor Accommodation Outside Settlements</u></b></p> <p><b><u>TM3 Chalet, Cabin and Static Caravan Development</u></b></p> <p><b><u>TM4 Touring Caravan and Camping Sites</u></b></p>
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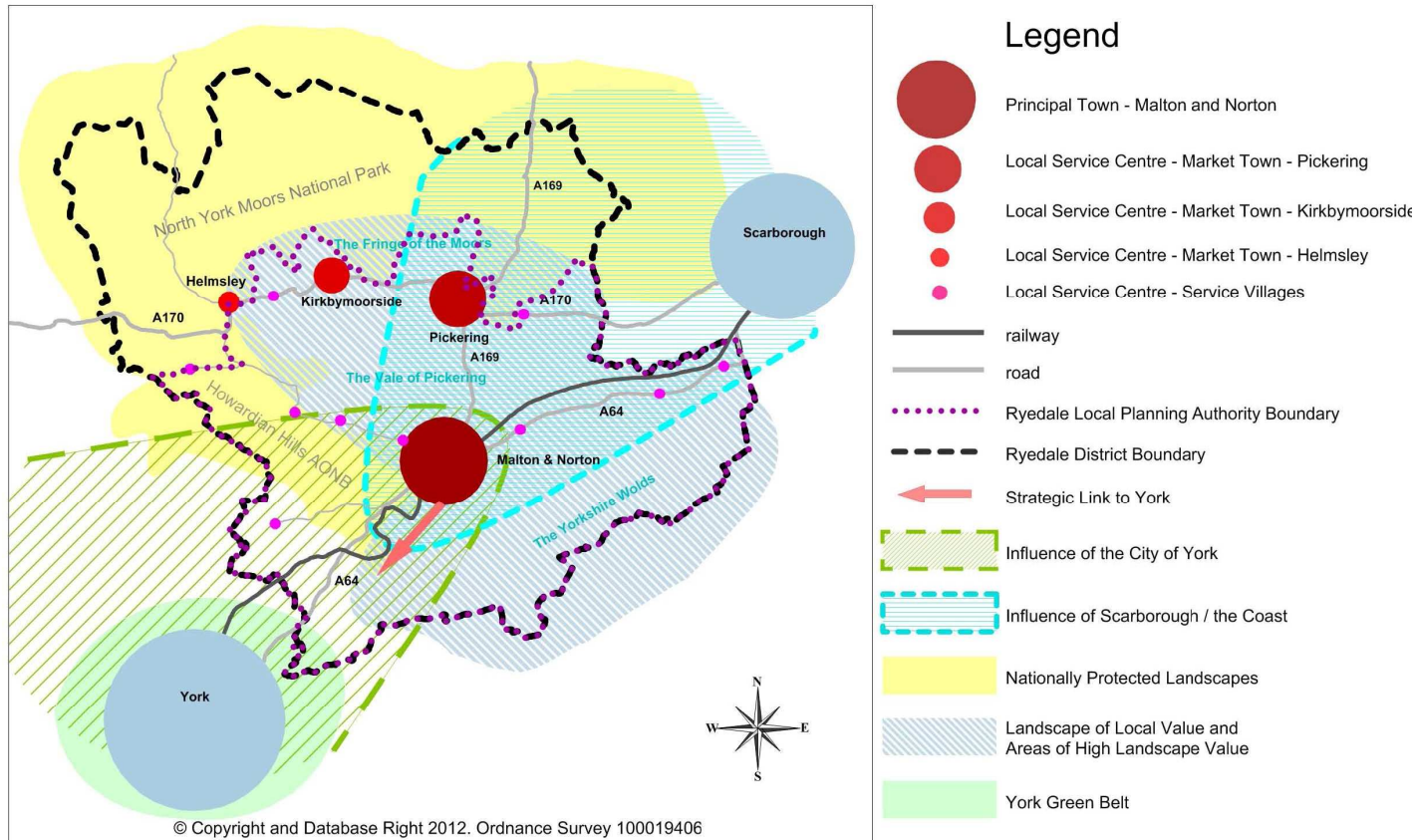
		<p><b><u>TM5 Buildings on Camping, Caravanning and Chalet Developments</u></b></p> <p><b><u>L1 Outdoor Sports Facilities</u></b></p> <p><b><u>L2 Playing Fields</u></b></p> <p><b><u>L3 Central Ryedale Leisure Facility</u></b></p> <p><b><u>L6 New Public Open Space</u></b></p> <p><b><u>L7 Public Open Space</u></b></p> <p><b><u>L8 Allotments</u></b></p> <p><b><u>L10 Community and Village Halls</u></b></p> <p><b><u>L11 Existing Community Facilities Within Villages</u></b></p> <p><b><u>T3 Access to the Local Highway Network</u></b></p> <p><b><u>T4 Accesses on to 'A' Roads</u></b></p> <p><b><u>T7 Parking</u></b></p> <p><b><u>T8 Public Transport and Rail Services</u></b></p> <p><b><u>T10 Public Rights Of Way and Pedestrian Facilities</u></b></p> <p><b><u>T11 Disused Railway Lines</u></b></p> <p><b><u>U1 Off-Site Sewerage Infrastructure</u></b></p> <p><b><u>U2 Availability of Water Supplies</u></b></p>
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		<p><b><u>U3 Surface Water Run-Off</u></b></p> <p><b><u>U4 Sewerage Disposal</u></b></p> <p><b><u>U5 Septic Tank Problem Areas</u></b></p> <p><b><u>U6 Foul Sewerage Problem Areas</u></b></p> <p><b><u>RE1 Wind Turbine Development</u></b></p> <p><b><u>RE2 Development in the Vicinity of Wind Turbines</u></b></p> <p><b><u>RE3 Combustion Plants for Electricity Generation from Burning Crop Residues</u></b></p> <p><b><u>ENV2 Development in the Howardian Hills AONB</u></b></p> <p><b><u>ENV3 Development in the Areas of High Landscape Value</u></b></p> <p><b><u>ENV5 Visually Important Undeveloped Areas</u></b></p> <p><b><u>ENV7 Landscaping</u></b></p> <p><b><u>ENV12 Sites of Importance for Nature Conservation</u></b></p> <p><b><u>ENV13 Regionally Important Geological/Geomorphological Sites</u></b></p> <p><b><u>ENV18 Ponds</u></b></p> <p><b><u>MN1 Malton/Norton Riverside Project</u></b></p>
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Main Modification 16\*:

\*Please note that the initial schedule of main modifications (DDR16) contained the incorrect version of the Key Diagram. The correct version which was considered through the Examination as part of Homework Item document DDH55a is set out below. The Inspector has authorised this correct version being incorporated into the Schedule of Main Modifications (DDR16).

## Key Diagram



### Legend

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

Main modification 28:

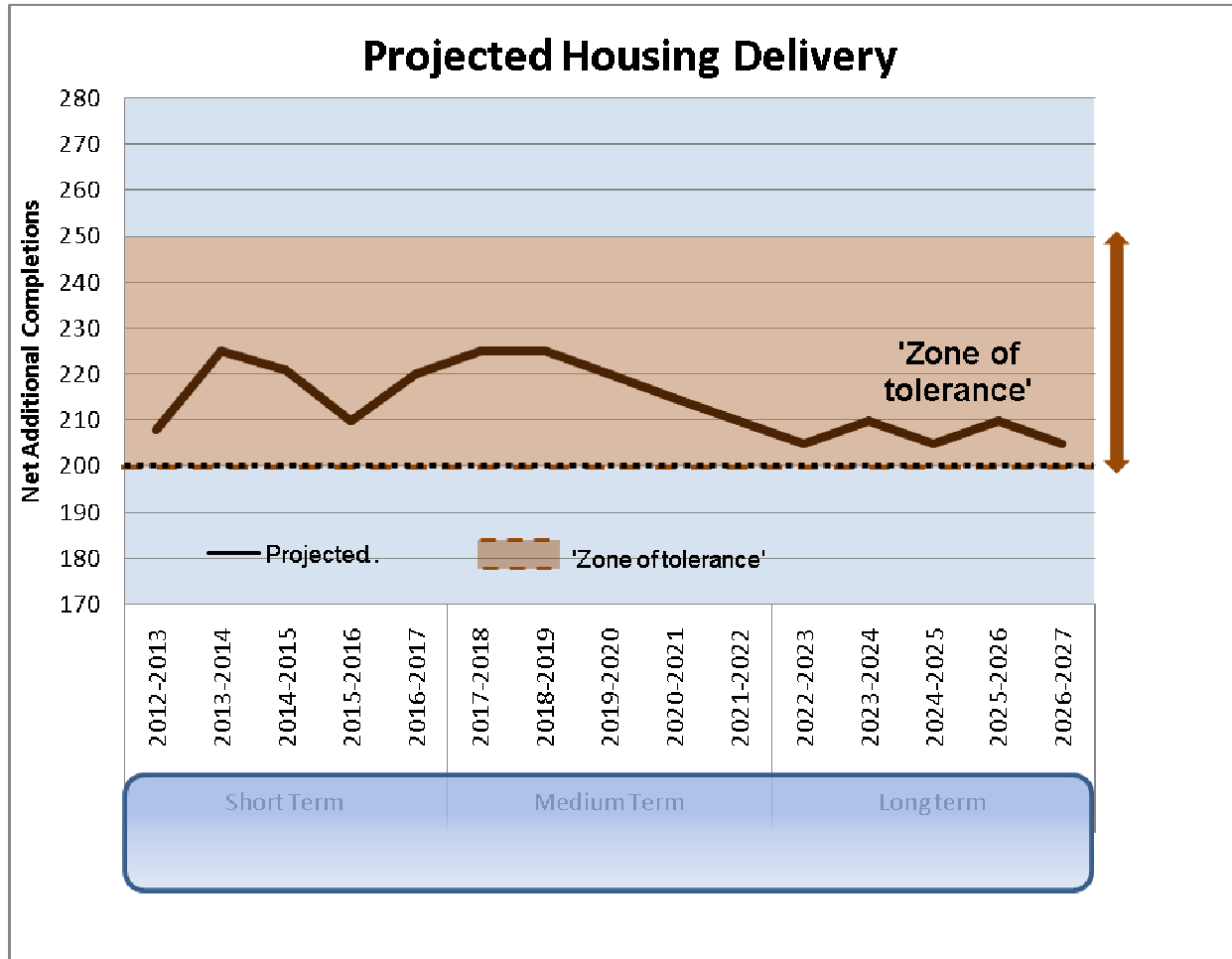


Figure 1: Revised Indicative Housing Trajectory based on 12/13 housing figures