



POLICY AND RESOURCES COMMITTEE

Thursday 10 November 2022 at 6.30 pm

Council Chamber, Ryedale House, Malton

IMPORTANT:

Please stay at home if you are unwell, take a test if you have COVID-19 symptoms and if you test positive stay at home and avoid contact with other people.

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Please note that proceedings at this meeting will be filmed for subsequent broadcast via the Council's website. If you choose to attend, you will be deemed to have consented to being recorded and/or filmed and to the use of those images and sound recordings on the broadcast

Agenda

- 1 **Emergency Evacuation Procedure**
The Chair to inform Members of the Public of the emergency evacuation procedure.
- 2 **Apologies for absence**
- 3 **Declarations of Interest**

Members to indicate whether they will be declaring any interests under the Code of Conduct.

Members making a declaration of interest at a meeting of a Committee or Council are required to disclose the existence and nature of that interest. This requirement is not discharged by merely declaring a personal interest without further explanation.

- 4 **Minutes of the meeting held on 29 September 2022** (Pages 5 - 8)
- 5 **Minutes of the Local Plan Working Party held on 13 October 2022** (Pages 9 - 12)
- 6 **Minutes of the Community Grants Working Party held on 24 October 2022**
(Pages 13 - 22)
- 7 **Minutes of the Livestock Market Working Party held on 2 November 2022**
- 8 **Urgent Business**
To receive notice of any urgent business which the Chair considers should be dealt with at the meeting as a matter of urgency by virtue of Section 100B(4)(b) of the Local Government Act 1972.

PART 'A' ITEMS - MATTERS TO BE DEALT WITH UNDER DELEGATED POWERS OR MATTERS DETERMINED BY COMMITTEE

- 9 **Appointment of Working Parties and Sub-Committees** (Pages 23 - 26)
- 10 **Review of the Council's Procedures for Waste Collection from Holiday Lets**
(Pages 27 - 44)
- 11 **Review of the Ryedale Plan - Key Decisions Paper for Consultation** (Pages 45 - 590)
- 12 **2021/22 Statement of Accounts** (Pages 591 - 594)

PART 'B' ITEMS - MATTERS REFERRED TO COUNCIL

- 13 **Revenue and Capital Budget Monitoring Q2 2022/23** (Pages 595 - 604)
- 14 **Pickering Pool Boiler Replacement** (Pages 605 - 612)
- 15 **Review of the Helmsley Plan** (Pages 613 - 624)
- 16 **Ryedale District Council - Local Development Scheme November 2022-March 2023** (Pages 625 - 644)

EXEMPT PART 'B' ITEMS - MATTERS TO BE REFERRED TO COUNCIL

- 17 **Exempt Information**

To consider a resolution to exclude the press and public from the meeting during consideration of the following item 17 (Works Required to Stabilise the Wall at St Leonards Close, Malton) as provided by paragraph 3 of Schedule 12A of Section 100A of the Local Government Act 1972, as the information relates to the financial or business affairs of any particular person (including the authority holding that information).

The public interest test has been considered and, in all the circumstances of the case, the public interest in maintaining the exemption is considered to outweigh the public interest in disclosing the information.

- 18 **Works Required to Stabilise the Wall at St Leonards Close, Malton** (Pages 645 - 650)
- 19 **Any other business that the Chair decides is urgent.**

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Policy and Resources Committee

Held at Council Chamber, Ryedale House, Malton
on Thursday 29 September 2022

Present

Councillors Joy Andrews, Burr MBE, Clark, Docwra, Duncan, Frank, Di Keal (Chair) and MacKenzie (Substitute)

Overview & Scrutiny Committee Observers: Councillors Raine and Wass

In Attendance

Beckie Bennett, Stacey Burette, Lily Hamilton, Elizabeth Heath, Anton Hodge, Nicki Lishman, Richard Mair and Phillip Spurr

Minutes

40 Apologies for absence

Apologies were received from Councillor Arnold and Councillor Graham, Councillor Mackenzie substituting for Councillor Graham.

41 Declarations of Interest

There were no declarations of interest.

42 Minutes of the meeting held on 25 August 2022

Decision

That the minutes of the Policy and Resources Committee meeting held on 25 August 2022 be approved and signed by the Chair as a correct record, subject to an amendment to the wording of minute 34 – Allocation of Community Infrastructure Levy funds, to read:

Considered – report of the Programme Director for Place and Resources

Councillor Arnold proposed and Councillor Riby seconded that Option 2 of (i) of the recommendations in the report be approved;

“to recommended to Council the preference for allocation of CIL funding to a new scheme with a broader eligibility framework that would cover a range of community infrastructure schemes such as those identified in the appendices to the report.”

It was proposed by Cllr J Andrews and seconded by Cllr Burr that an amendment be made to (iv) to add that;

“Further information be provided to Council regarding the CIL focussed grants working party.”

Upon being put to the vote the amendment was carried unanimously.

Upon being put to the vote Option 2 of (i) in the report was carried.

Voting record

7 For

2 Abstentions

Upon being put to the vote the substantive motion was carried.

Recommendation to Council

That Council be recommended to approve;

- (i) The preference for allocation of CIL funding through a new scheme with a broader eligibility framework that would cover a range of community infrastructure schemes such as those identified in the appendices to the report.
- (ii) Members are asked to approve the development of CIL Funding Protocol (including an Expression of Interest stage, scheme eligibility / criteria and final application process) for determining eligible CIL funded schemes and the allocation of these funds in line with the proposal set out at s6.8 to 6.15, with delegated authority given to the Director of Place and Resources, the S151 officer and Chair of Policy & Resources to approve the protocol. This protocol will be required for either route outlined in 2.1 (i) above that is selected by Members.
- (iii) The CIL funding available to be allocated as a result of this paper should not exceed the current CIL funds received to date with any existing commitments upheld and the total amount available for allocating reduced accordingly. Any CIL funds received after this time will be subject to further agreement by Members; and
- (iv) Delegated authority is given to the Director of Place and Resources in consultation with the S151 officer and Chair of Policy & Resources to approve CIL funding applications following consultation with a CIL focussed grants working party. Further information be provided to Council regarding the CIL focussed grants working party

Voting record

Carried by general affirmation

The minutes of the Flood Management Working Party held on 6 September 2022 were received.

44 **Urgent Business**

PART 'A' ITEMS - MATTERS TO BE DEALT WITH UNDER DELEGATED POWERS OR MATTERS DETERMINED BY COMMITTEE

45 **Treasury Management Annual Report 2021/22**

Considered – report of the Chief Finance Officer (s.151)

Decision

Policy and Resources Committee:

- (i) Note the annual treasury management report for 2021-22; and
- (ii) Approve the actual 2021-22 prudential and treasury indicators in this report.

Voting Record

Carried by general affirmation

PART 'B' ITEMS - MATTERS REFERRED TO COUNCIL

46 **Revenue and Capital Budget Monitoring Q1 2022/23**

Considered – report of the Chief Finance Officer (s.151)

Recommendation to Council

That Council be recommended to:

- (i) Note the financial position as set out in this paper and that any over or underspend in revenue and capital will have an impact on reserves.
- (ii) Agree that additional funding for the pay award is drawn from reserves.

Voting Record

Carried by general affirmation

47 **Delivering the Council Plan - Q1 2022/23**

Considered – report of the Programme Director People and Resources

Recommendation to Council

That Council be recommended to:

- (i) Note the progress report

Voting record

Carried by general affirmation

48 **Request to Proceed to Install Rapid Electric Vehicle Charging Points in Ryedale District Council Car Parks**

The Committee level decision made under urgency powers was received and the Constitutional requirement was met.

49 **Appointment of Senior Information Risk Owner (SIRO)**

The Committee level decision made under urgency powers was received and the Constitutional requirement was met.

50 **Works required to repair the roofs of Ryedale District Council's industrial units 1 to 8 at Westgate Carr Industrial Estate, Pickering**

The Committee level decision made under urgency powers was received and the Constitutional requirement was met.

51 **Any other business that the Chair decides is urgent.**

Councillor Duncan asked for clarification on the 20 October 2022 Council Agenda.

There being no further business, the meeting closed at 7:05pm.

Local Plan Working Party

Held at Virtual Meeting
on Thursday 13 October 2022

Present

Councillors Paul Andrews, Cleary, Docwra, Frank, Goodrick, Mason, Potter (Chair) and Thackray

In Attendance

Rachael Balmer, Matthew Lishman, Lizzie Phippard and Jill Thompson

Minutes

58 **Apologies**

No apologies were received.

59 **Minutes of the meeting held 4th August 2022**

The minutes were approved, however Cllr Andrews voted against their approval and Cllr Thackray abstained.

Cllr Goodrick stated that they were a reflection of what was discussed; Cllr Cleary agreed.

60 **Report**

Rachael Balmer introduced the report by explaining that Officers were seeking a steer from Members regarding the following policy approaches:

Criteria based policy for small-scale windfall sites

Members broadly agreed with the recommendations as presented in the report, in relation to the use of criteria for small sites across the Ryedale Plan area for up to 5 dwellings.

Treatment of occupancy conditions

Members broadly agreed with the recommendations as presented in the report, and the decision to remove the Local Occupancy Condition as part of the review of the plan was unanimous. However Cllr Andrews did not agree with the non-application of a Primary Residence Condition, stating that to continue without restriction would result in houses being sold to the highest bidder, to the detriment of local people.

Embedding climate change mitigation and adaptation

a) Consideration of stand-alone renewable and low carbon energy technologies (part 1 of Policy SP18)

Members broadly agreed with the recommendation as presented in the report, which was to continue with the criteria-based approach presented in SP18 currently, and that the Council is unable to identify specific areas for on-shore wind technologies.

b) Sustainable build standards (part 2 of Policy SP18)

Regarding the recommendation for not setting specific targets for compliance relating to renewable energy usage, Members felt that it could be more strongly worded.

Members broadly agreed with the recommendation regarding water usage.

Members broadly agreed with the recommendation regarding BREEAM standards.

Members broadly agreed with the recommendation regarding the energy hierarchy; however, Cllr Mason pointed out that it should be enforceable, whilst Cllr Thackray suggested that viability statements should be submitted with planning applications, as opposed to 'sustainability statements,' as suggested in the recommendation.

Members broadly agreed with the recommendation regarding decentralised renewable/low-carbon energy schemes to feature in allocations.

Members were keen to ensure that Green Infrastructure/SuD's and Biodiversity Net Gain were also considered. Officers advised that they are already within the plan.

Accessibility and space standards

Members broadly agreed with the recommendation as presented in the report, to explore requiring that the current 5% requirement for bungalows on sites of 50 units and over (Policy SP4) be delivered to wheelchair user standard M4(3) which is set out in Building Regulations and an optional technical standard for Local Planning Authorities to apply.

The to-plan-for figure

Members broadly agreed with the recommendation as presented in the report, however Cllr Andrews did not agree, suggesting that the 200 figure should factor in a windfall allowance of 25%, meaning 50 dwellings would be considered as windfall. Officers explained the reasons why, although such an allowance can be made, it gives the plan resilience and helps at Examination if the full plan requirement is delivered through allocations.

The Plan-period – regarding local government reform and the scope of the review

Members broadly agreed with the recommendation as presented in the report which is to explore rolling-on the plan period from 2027 to 2032, to deliver an

additional 5 years of land supply. This would be different to the previously approved approach of looking for a land supply of 15 years from 2023-2038. Officers have suggested this in light of recent advice in relation to the legal obligations placed on the new council of North Yorkshire to prepare a new Local Plan within 5 years of vesting date and in that position, the new Local Plan will supersede the Ryedale Plan by 2028/29.

Spatial principles around the distribution of development and the settlement hierarchy

Members broadly agreed with the recommendation regarding no specific proportions attributed to settlements.

Members were not in full agreement with the recommendation regarding options for spatial distribution. Both Cllrs Andrews and Thackray did not agree with the recommendation, whilst Cllr Mason agreed, only pending further details. Cllr Potter and Cllr Cleary agreed that, of the two options presented, Option 2 would be preferred.

Members accepted the recommendation regarding the Helmsley Plan light-touch review which is to allow the plan to continue to operate without modification – a decision which aligns with the National Park. However, Members are expecting that Helmsley would not be considered in isolation into the future, and planning matters at Helmsley would be subsumed into the new Local Plan for North Yorkshire with joint working with the National Park. Cllr Andrews abstained from making a recommendation.

Defining the Service Villages

Members generally acknowledged that the Market Towns would be as they are currently identified in the uppermost tiers of the hierarchy.

There was some disagreement voiced with the principle of a settlement hierarchy. There was some discussion that clusters of villages which share services should be considered, whilst the hierarchy system should be discontinued as villages are interdependent on one another. Schools' vulnerability to closure was also pointed out. Cllr Thackray also stated that it was disappointing that the consideration of a new settlement had been dismissed.

It was suggested that the criteria should be widened, including the suggestion that 'access to a school bus' would be a more worthwhile inclusion in the definition of service villages than the existence of a school, to spread the load of development.

Cllr Potter highlighted the need for active travel routes.

Of the two options presented to Members regarding the adjusting of the criteria for Service Villages, Option 2 was viewed more favourably because it gave the need for a daily bus service (not commuting or school) and either a

school or a shop. This resulted in the retention of existing service villages and additional Service Villages (Welburn, West Heslerton, Sand Hutton and Settrington), whilst there was no objections raised to the inclusion of Terrington as a Service Village because of the level of facilities at the village, which includes a doctor's surgery.

Officers have reflected this discussion in the forthcoming report to Policy and Resources in terms of what was discussed, and have set out the implications of taking such an approach in relation the nature of the partial and pragmatic review of Ryedale Plan and other consequential impacts.

61 **Any other business**

There was no other business.

Meeting closed 21:16

Grants Working Party

Held at Meeting Room 1, Ryedale House, Malton
on Monday 24 October 2022

Present

Councillors Joy Andrews, Arnold (Chair), Docwra (Substitute), Keal and Thackray

In Attendance

Alan Bardet, Beckie Bennett, Sally Roger and Bridget Skaife

Minutes

10 **Apologies for Absence**

Apologies were received from Cllr King.

11 **Minutes**

The minutes from the meeting held on 11 August 2022 were agreed.

12 **Urgent Business**

There was no urgent business.

13 **Declarations of Interest**

Cllr Arnold declared a personal, non-pecuniary interest as trustee of Helmsley Arts centre, Ryedale YMCA and as a Helmsley Group Scout Leader.

Cllr Keal declared a personal, non-pecuniary interest as a trustee of the Woodham Stone Collection, Next Steps and the Derwent Riverside Project.

14 **Exempt Information**

It was agreed to exclude the press and public from the meeting during consideration of applications under the following items, as the public interest has been considered and, in all circumstances of the case, the public interest in maintaining the exemption was considered to outweigh the public interest in disclosing the information.

15 **Flood Grant Applications**

Recommendation

That the recommendation contained in the Minute Annex (Flood Grant Applications) be presented to the Policy and Resources Committee for approval.

A copy of the project scheme was requested by Cllr Thackray for Members to view.

Annex 1 - Flood Grant Applications

16 **Community Grant Applications**

Recommendation

That the recommendations contained in the Minute Annex (Community Grant Applications) be presented to the Policy and Resources Committee for approval.

Annex 2 - Community Grant Applications

17 **Section 106 Grant Applications**

Recommendation

That the recommendations contained in the Minute Annex (Section 106 Grant Applications) be presented to the Policy and Resources Committee for approval.

Annex 3 - Section 106 Grant Applications

18 **Any other business that the Chairman decides is urgent**

There being no other business, the meeting closed at 7:25pm.

Flood Grant Allocation

Recipient	Ref	Total Project Cost	Requested	% intervention	Allocated	% intervention
Slingsby, Fryton & South Holme Parish Council, Fryton Flood Alleviation Scheme	FG-004	£9,853.40	£3,926.70	40%	£3,926.70	40%

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Community Grants Allocations

Recipient	Ref	Total Project Cost	Requested	% Intervention	Allocated	% Intervention
Thornton le Clay Village Institute, Village Hall Kitchen Refit	CG-168	£10,000.00	£5,000.00	50%	£4,000.00	40%
Helmsley Arts Centre, Ryedale new writing festival	CG-169	£10,944.00	£5,472.00	50%	£0.00	0%
Helmsley Walled Garden, Plants, people & possibilities	CG-170	£35,000.00	£10,000.00	29%	£0.00	0%
Pickering Town CIC, Revitalising Pickering's website: VisitPickering.com	CG-181	£40,000.00	£10,000.00	25%	£0.00	0%
Luttons Community Group, Community Park & Garden	CG-183	£73,247.42	£10,000.00	14%	£0.00	0%
Woodhams Stone Collection, Securing our past to enrich our future	CG-188	£21,000.00	£10,000.00	48%	£10,000.00	48%
Hutton le Hole Village Hall - Capital Investments	CG-194	£2,448.42	£2,448.42	100%	£2,448.42	100%
Thornton le Dale, Save the Christmas Lights	CG-195	£8,000.00	£4,000.00	50%	£3,000.00	38%
Ryedale YMCA, The Sidings Refurb Project	CG-196	£83,862.00	£10,000.00	12%	£10,000.00	12%
Leavening Allotments & Gardens Association	CG-197	£45,611.00	£5,818.00	13%	£5,818.00	13%
Terrington Village Hall, Pickleball Courts	CG-198	£6,183.12	£3,000.00	49%	£3,000.00	49%
Brooklyn Junior Football Club, Coaching Courses for youth members	CG-199	£2,250.00	£2,250.00	100%	£2,250.00	100%
Marion & Normanby Village Hall, Dev of outside area	CG-200	£2,192.98	£2,192.98	100%	£2,192.98	100%
Thornton le Dale Squash Club, Investing in Our Future Ph 2	CG-201	£31,800.00	£10,000.00	31%	£10,000.00	31%
Wass & Byland Village Hall, Digital Wass-Internet & Web	CG-202	£2,434.00	£2,434.00	100%	£2,434.00	100%
Cold Kirby Institute, Getting Outside	CG-203	£5,382.50	£2,691.25	50%	£2,691.25	50%
Sherburn Village Hall, Structural repair	CG-204	£5,075.00	£2,537.50	50%	£2,537.50	50%
Fadmoor Community Pub Ltd	CG-205	£608,422.00	£10,000.00	2%	£0.00	0%

Community Grants Allocations

Scarborough & Ryedale Mountain Rescue Team, Water search & rescue equipment	CG-206	£5,862.00	£2,931.00	50%	£2,931.00	50%
Next Steps MH Resource Centre, Warm & Well Hub	CG-207	£2,240.00	£2,240.00	100%	£2,240.00	100%
Musical Memories CIC, Winter Warmers	CG-208	£2,405.00	£2,405.00	100%	£0.00	0%
Circular Malton & Norton CIC, Ryedale Remakes	CG-209	£13,000.00	£2,500.00	19%	£2,500.00	19%
Beck Isle Museum of Rural Life, Creating a sustainable & inclusive museum	CG-210	£8,455.61	£4,227.00	50%	£4,227.00	50%
Swinton & District Playing Fields Ass, Installation of solar panel array	CG-211	£17,178.10	£8,589.05	50%	£8,589.05	50%
Beckett Recreation Ground, Safety, Security & Storage	CG-212	£2,464.87	£2,464.87	100%	£2,464.87	100%
Thornton le Clay Village Hall Kitchen, new chairs	CG-213	£2,500.00	£2,500.00	100%	£1,614.00	65%
Hovingham Bowls Club, Weather shelter & Changing area	CG-214	£2,057.00	£2,057.00	100%	£2,057.00	100%
Derwent Riverside Project, Walked labyrinths: Malton Castle Gardens & Norton Riverside	CG-215	£6,296.00	£3,278.00	52%	£3,278.00	52%
Ryedale Cameras in Action	CG-216	£22,605.60	£10,000.00	44%	£10,000.00*	44%
Kirkbymoorside Library, Early Years & Junior Development	CG-217	£9,000.00	£4,500.00	50%	£5,482.00	61%
Malton & Norton Library of Things, Project Implementation	CG-220	£2,190.00	£1,890.00	86%	£1,890.00	86%
Wombleton Sports & Recreation Club, Replacement play equipment	CG-221	£13,000.00	£6,500.00	50%	£6,500.00**	50%
Lockton Village Hall Institute, Roof refurbishment	CG-222	£15,420.00	£6,300.00	41%	£6,300.00	41%
Hovingham Playground, replacement of junior double tower	CG-223	£8,629.00	£4,314.50	50%	£4,314.50	50%
Thornton Dale Cricket Club, Replacement mower	CG-224	£6,000.00	£3,000.00	50%	£3,000.00	50%
Kirkbymoorside Brass Band, overhead projector & screen	CG-226	£10,125.96	£5,062.98	50%	£2,531.49	25%

Community Grants Allocations

Wass & Byland Village Hall, Hand Rail	CG-227	£2,500.00	£2,500.00	100%	£0.00	0%
Wass & Byland Village Hall, Ramp	CG-228	£9,787.60	£4,893.80	50%	£6,143.80***	63%
Wass & Byland Village Hall, Storage solutions	CG-229	£2,400.80	£2,400.80	100%	£0.00	0%
Helmsley Town Hall, Ground floor facilities provision	CG-230	£17,400.00	£8,700.00	50%	£0.00	0%
Kirkbymoorside History Group, Insight into the historic Vale of Pickering & Beyond	CG-231	£1,001.49	£1,001.49	100%	£1,001.49	100%

*Recommendation to focus on Norton railway crossing. In future costs should be picked up by North Yorkshire Council.

**Confirm match funding before release of funds.

***Combined with CG-227.

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Section 106 Allocations

Recipient	Ref	Total Project Cost	Requested	% intervention	Allocated	% intervention
Leavening Community Sport, Recreational Shelter	S106-074	£16,000.00	£16,000.00	100%	£0.00	0%
Leavening Allotments & Gardens	S106-075	£39,842.49	£30,000.00	75%	£30,000.00	75%

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PART A:	MATTERS DEALT WITH UNDER DELEGATED POWERS
REPORT TO:	POLICY AND RESOURCES COMMITTEE
DATE:	10 NOVEMBER 2022
REPORT OF THE:	HEAD OF CORPORATE GOVERNANCE AND MONITORING OFFICER, ELIZABETH HEATH
TITLE OF REPORT:	APPOINTMENT OF WORKING PARTIES AND SUB-COMMITTEES
WARDS AFFECTED:	ALL

EXECUTIVE SUMMARY

1.0 PURPOSE OF REPORT

1.1 To appoint members to working parties and sub-committees of the Policy and Resources Committee, following the recent changes in Council membership.

2.0 RECOMMENDATION(S)

2.1 It is recommended that:

- (i) That members and substitutes be appointed to the vacancies on working parties and sub-committees of the Policy and Resources Committee, shown in Appendix 1.

3.0 REASON FOR RECOMMENDATION(S)

3.1 The recommendation in this report puts arrangements in place for working parties and sub-committees to assist the Policy and Resources Committee in carrying out its duties.

4.0 SIGNIFICANT RISKS

4.1 There are no significant risks associated with the recommendations in this report.

5.0 POLICY CONTEXT AND CONSULTATION

5.1 The membership of sub-committees must be politically proportional, under the Local Government & Housing Act 1989.

REPORT

6.0 REPORT DETAILS

6.1

Sub-Committees	Working Parties
Have decision making powers, delegated by the Policy and Resources Committee	Are advisory and can only make recommendations back to the Policy and Resources Committee for consideration
Are public meetings (except where it is agreed to move into exempt)	Are private meetings

6.2 Appointments of members and substitutes to the working parties and sub-committees requires approval and the current allocation of seats and membership as of 31 July 2022 is set out in Appendix 1.

6.3 At the meeting of Full Council held on 6 October 2022, Members agreed the allocations of seats between political groups and the appointment of members to Committees and agreed that, should more Elected Members leave the Council, no further reports on be brought to Full Council (Full Council Minute No 32 refers).

6.4 All members sitting on sub-committees dealing with appointments and appeals must be trained to ensure that they can deal with these matters appropriately, having regard to all legal, policy and procedural requirements.

7.0 IMPLICATIONS

7.1 The following implications have been identified:

a) Financial

There are no direct financial implications, other than expenses which may be claimed by Members for attendance at any physical meetings. The staffing implications detailed below will carry an indirect cost.

b) Legal

The legal implications in relation to the Local Government & Housing Act 1989 are set out above.

c) Other (Equalities, Staffing, Planning, Health & Safety, Environmental and Climate Change, Crime & Disorder)

Staff resource will be required from the relevant service areas involved in the areas of work.

Holding working party and sub-committee meetings will have a small climate change impact in terms of paper use, and, where there is a physical element to the meeting, additional journeys, heating and lighting.

There are no other implications.

Elizabeth Heath

Head of Corporate Governance and Monitoring Officer

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Background Papers:
None

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PART A:	MATTERS DEALT WITH UNDER DELEGATED POWERS
REPORT TO:	POLICY AND RESOURCES COMMITTEE
DATE:	10 NOVEMBER 2022
REPORT OF THE:	HEAD OF WASTE AND ENVIRONMENT BECKIE BENNETT
TITLE OF REPORT:	REVIEW OF THE COUNCIL'S PROCEDURES FOR WASTE COLLECTION FROM HOLIDAY LETS
WARDS AFFECTED:	ALL

EXECUTIVE SUMMARY

1.0 PURPOSE OF REPORT

- 1.1 To refer a number of recommendations to Policy and Resources Committee for noting and approval from Overview and Scrutiny Committee on 28 September 2022 following a review of the Council's procedures for waste collection from holiday lets.

2.0 RECOMMENDATIONS

- 2.1 It is recommended that:
- i. the contents of this report are noted
 - ii. the profile of commercial waste contracts specific to holiday lets is included as a Waste & Environment Service (WES) performance indicator to enable performance to be tracked throughout the financial year
 - iii. a flat rate is charged to holiday lets from 2023/24 to simplify the price for the standard domestic waste collection service, raise awareness and improve the promotion of the Council's commercial waste collection service to holiday let owners
 - iv. income targets are increased by £94k to reflect the expectation that additional income in 2022/23 for the commercial waste service including holiday lets will be generated on an ongoing basis, of which £40k is to be utilised to fund a permanent Enforcement Officer post.

3.0 REASON FOR RECOMMENDATIONS

- 3.1 At the Overview and Scrutiny Committee on Thursday 23 June 2022 the question was raised regarding waste disposal and the potential for holiday properties to have their waste collected without paying Council Tax.
- 3.2 It was resolved that a report on the issue of waste collection arrangements from holiday lets would be added to the committee forward plan for 1 September 2022 (Minute No 12). This Committee meeting was subsequently cancelled therefore this report is now going to the meeting on 28 September 2022.

- 3.3 The classification of properties as business or residential is fundamental to ensuring the Council is meeting its statutory duties for domestic waste collections and is only providing commercial waste collections to businesses who have a contract with the Council.
- 3.4 Ensuring open and transparent performance information is provided to elected members is essential to ensure the delivery of the Council Plan.
- 3.5 The Council operates a competitive commercial waste collection service and is committed to taking a proactive approach to improve the promotion of this service to increase market share and maximise income. Ensuring the pricing for holiday lets is appropriate and to raise awareness of the Council's commercial waste collection service will enable the service to operate to its full potential to increase recycling rates and ensure best value for the residents and business owners of Ryedale.
- 3.6 As an accountable public authority the Council has a legal duty to ensure services are provided in accordance with legislation and has ongoing resources in place with capacity for audit, inspection and enforcement activity.

4.0 SIGNIFICANT RISKS

- 4.1 There are a number of significant risks if there are not robust processes in place
- Properties do not have the correct status for the purposes of council tax or business rates
 - Properties receive the incorrect waste collection service
 - The Council does not receive the correct monies due for services provided
 - Appropriate enforcement action is not taken
 - Property owners do not understand their responsibilities and are at risk of breaching legislation
 - The use of a property is fundamentally changed without the appropriate planning consent which breaches planning law

5.0 POLICY CONTEXT

- 5.1 The Council must ensure robust procedures are in place to ensure compliance with planning policy and the appropriate collection of business rates and council council tax from properties across the district.
- 5.2 The Council must ensure business owners understand their legal responsibilities for their business waste collection and disposal and have appropriate enforcement capacity to take action in the event of none compliance in accordance with the Environmental Protection Act 1990 and Controlled Waste (England and Wales) Regulations 2012.
- 5.3 Duty of care legislation makes provision for the safe management of waste to protect human health and the environment and under the Waste Regulations 2011, waste transfer notes are required to include the Standard Industrial Classification (SIC) code of the transferor, that is, the business that is transferring the waste to another business.

- 5.4 A loophole that allows second homeowners to evade both business rates and council tax on a furnished holiday let property will close when new legislation becomes effective from 1 April 2023. There is currently a call for evidence where the government is looking at a registration scheme for holiday lets as part of the levelling up agenda given the significant increase in holiday lets during covid.
- 5.5 Detailed information explaining definitions for properties specific to holiday lets and service procedures for Planning, Revenues and WES is provided at Appendix 1.

COUNCIL PLAN PRIORITIES

- 5.6 Our environment – We will take tough action to ensure clean and attractive streets through proactive and dedicated enforcement, prosecuting where required
- 5.7 Value for money - We will maintain strong finances into the future by delivering customer-focussed and cost-effective core services. We will deliver services in new ways, acting in a more enterprising manner, exploring opportunities to generate income on a case-by-case basis and drive service improvements.
- 5.8 Sustainability into the future - We will increase our recycling rate in line with emerging national policy and work with more trade waste customers by raising awareness with business owners of their responsibilities and promote the Council's Commercial Waste Service.

REPORT

6.0 REPORT DETAILS

- 6.1 On 23 June 2022 the Overview and Scrutiny Committee raised a series of questions regarding the waste collection from holiday properties that are held on the business rate property list, to ensure the Council is receiving income due from holiday lets operating as a business or where there is no commercial waste contract in place appropriate action is taken to stop the waste collection service and remove all waste equipment.
- 6.2 It was agreed that a report on the issue of waste collection arrangements from holiday lets would be added to the committee forward plan in September.
- 6.3 A review has been undertaken which has involved liaison across a number of internal services due to the cross-cutting nature of property records held by Revenues, Planning and Waste and Environmental Services (WES).
- 6.4 Each service area is responsible for the management and maintenance of their specialist IT software systems and ensuring processes are in place that integrate internal practices and procedures and maintain efficient and effective management of property data. This includes sharing changes to the property data in one service area with other services to trigger appropriate actions and updates to deliver a "One Council" approach.
- 6.5 Liaison with Civil Enforcement and the Counter Fraud Team has also taken place to ensure the existence of appropriate internal procedures and capacity to undertake appropriate enforcement specific to WES activities.
- 6.6 It is essential that the Council has robust procedures in place to ensure it is meeting its statutory duties for domestic waste collections and is only providing commercial waste collections to businesses who have a contract with the Council.

- 6.7 Due to the waste that is generated by a holiday let being very similar to the waste generated by a residential domestic dwelling, the standard domestic waste collection service is provided to holiday lets who have a commercial waste contract with the Council. Only where the standard domestic collection service does not meet the needs of specific holiday lets is a different level of service negotiated.

PLANNING

- 6.8 There are no separate procedures for holiday lets – planning applications for holiday lets are processed in accordance with the planning policy.
- 6.9 The Local Land and Property Gazetteer (LLPG) holds a property description code and a unique property reference number (UPRN) for every address in the local authority area. The property code is set to commercial for a business rated holiday let and set to residential when it is a main or second home.

REVENUES

- 6.10 The majority of residents notify the Revenues Team at Ryedale District Council of any change in use to a property, as a Council we are reliant on the customer notifying us a property has changed from Domestic to Commercial use.
- 6.11 The Revenues Team make enquiries into any change of the use of a property if notified by a third party or when reports are received from the waste collection rounds.
- 6.12 Following notification of a change of use from a customer the team ask for evidence the property has changed.
- 6.13 The process in Revenues includes sending a notification to WES for follow up action and the business owner is advised that the waste collection for the business becomes a chargeable service and as the owner they are legally responsible for the waste disposal arrangements for their property when changing from a domestic to a business.
- 6.14 Customers are encouraged to speak to the Commercial Waste team in WES to discuss their specific waste requirements and to encourage them to continue with a contract with the Council plus a letter advising the business of their legal responsibilities and promoting RDCs commercial waste service is also included in with the business rates invoice.
- 6.15 When the Revenues Team receive notification from the Valuation Agency Office advising a property has been amended from a Domestic to a Commercial property the team notify both WES and Planning to enable records to be updated accordingly.
- 6.16 The cost of collection and disposal of waste is included in the calculation of Council Tax but not Business Rates. Therefore, if the business waste is collected from the property, business rated holiday let owners have a legal duty to arrange for a licenced waste carrier to dispose of the waste created by their business. The Council can provide this service along with other providers operating in the area.
- 6.17 Every property record on the Northgate Council Tax and Business Rates system has a “code description” which indicates the type of property. A report dated 23 June 2022 from the business rates system identified there were 693 properties in Ryedale listed as either holiday lets, caravan and camping sites including log cabins and hotels and guest houses which is summarised below in Table 1:

**Table 1: Profile of Business Rated Properties as at 23 June 2022
Holiday Lets, Caravan and Camping Sites including log cabins and Hotels
and Guest Houses**

TYPE OF PROPERTY Insert	TOTAL AS AT 23 JUNE 2022
Holiday Lets	553
Caravan and Camping Sites including log cabins	94
Hotels and guest houses	46
TOTAL	693

WASTE AND ENVIRONMENT

- 6.18 The waste collection service operates as four separate service areas with collection rounds and vehicles specifically collecting domestic waste, domestic recycling, garden waste and commercial waste.
- 6.19 The waste produced by self-catering holiday lets is classified as business waste for which a charge can be made. A commercial waste contract for the standard waste collection for the business waste is typically provided by the Council as part of the normal domestic collection rounds collected by the domestic waste and domestic recycling rounds. Collecting as part of the standard domestic collections is both practical and efficient in terms of the service operating model to minimise miles and the carbon footprint of the Council's operations.
- 6.20 There is the option to arrange a specific commercial waste contract if the waste requirement exceeds the standard domestic waste collection service. Regardless of the preferred option, where the Council is providing the commercial waste collection service a contract is arranged together with a waste transfer note and an invoice raised.
- 6.21 In addition to the internal notification process described in 6.13 when a property changes its status, an annual exercise has historically been undertaken by WES using the Business Rates holiday let report to ensure the correct waste collection arrangements are in place for holiday lets.
- 6.22 This annual review exercise has historically been carried out by WES using the report provided by business rates and involves sending a letter to all holiday lets that do not have a commercial waste contract with the Council to explain the legal responsibility regarding the disposal of waste from a business and promote the Council's commercial waste service.
- 6.23 During the covid pandemic this exercise did not take place due to capacity and prioritisation of the significant volume of commercial waste account adjustments that were required for the many lock down periods that affected all businesses and keeping track of the changes that businesses made.
- 6.24 Priority was given to contacting all businesses that had a contract with the Council to discuss their specific situations to ensure the necessary adjustments were made to their commercial waste contract and account.

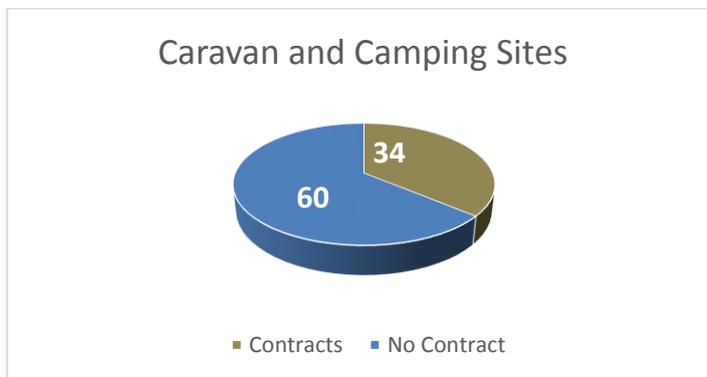
6.25 During the covid pandemic there was a huge increase in the number of properties that changed from a domestic property to a business. A total of 189 additional properties representing a 37% increase became business rated which is attributed to increases in stay at home holidays, the rise of Airbnb accommodation and the business grant scheme as shown in the graph below:



6.26 Due to the significant additional work required by officers during covid there was a need to prioritise supporting residents and businesses which resulted in lack of capacity to administer the notification process between revenues and WES. The annual review exercise was planned for 2022/23 following the annual invoicing exercise and the closedown of the final accounts.

6.27 The 2022/23 review exercise started in July and the baseline profile of waste collection contracts covering holiday lets, caravan and camping sites including log cabins and hotels and guest houses is shown below:

Total Caravan and camping sites including log cabins 94 - 34 RDC contracts

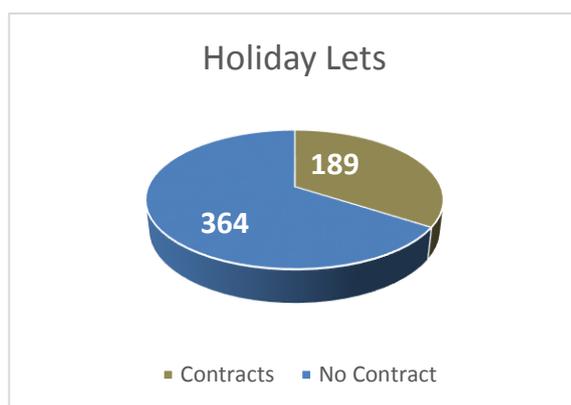


Total Hotels and guest houses 46 - 20 RDC contracts



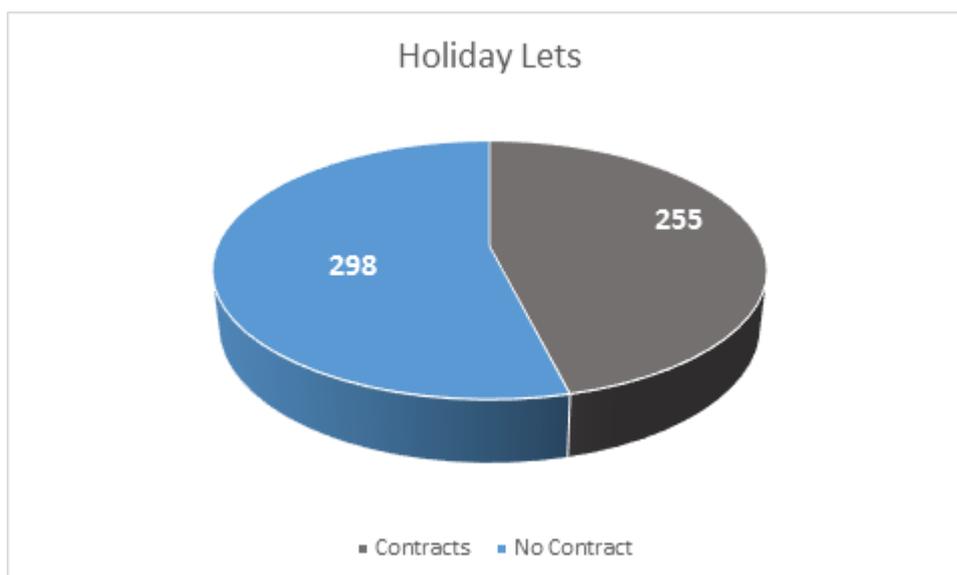
- 6.28 The review exercise excludes caravan and camping sites and hotels and guest houses as these properties are not serviced by the Council unless there is a commercial waste contract in place. It is important to note that these businesses are easily identifiable as producing commercial waste. The majority are serviced by the commercial waste collection rounds and the collection crews are able to report queries for follow up using the incab technology in the vehicles.
- 6.29 The review exercise concentrates on the holiday lets in Ryedale without a contract with the Council and has taken longer to plan than the previous annual review exercises. This is due to the significant increase in the numbers of holiday lets over the covid period and the need to ensure sufficient capacity was in place to handle the follow up calls and associated actions to set up contracts or stop the service.
- 6.30 The objective of the exercise is to arrange a contract with the Council for the waste collection service or where this is not required, action is taken to stop collections where applicable and remove all waste equipment.
- 6.31 At the start of the exercise, the profile of holiday lets in Ryedale is shown below based on the business rate list dated 23 June 2022 with 189 holiday lets (34%) out of 553 holiday lets having contracts with the Council:

Total Holiday lets 553 properties - 189 RDC contracts



- 6.32 At the beginning of July, 364 letters were sent out to the holiday lets that did not have a current waste collection contract with the Council.
- 6.33 One outcome from this exercise is that 66 properties were identified as already having a commercial waste contract with RDC. The reason for the difference is due to the different SIC codes that are used to describe the property type. This happens where a farm is the primary property and the SIC code for a farm is used however on the same site are holiday lets which have a different SIC code. Upon further investigation these properties already had a commercial waste contract for the farm and the property lets were being serviced as part of this contract.
- 6.34 The graph below therefore shows the updated profile of holiday lets to show that out of 553 there are 255 holiday lets (46%) that had a contract for their waste collection with the Council.

Total Holiday lets 553 properties - 255 RDC contracts



6.35 The 2022/23 review exercise has reconciled self-catering holiday lets and the outcomes summarising the position for the collection arrangements for their business waste as at 1 August 2022 are summarised below in Table 2:

Table 2 - Status of Holiday Let Review as at 1 September 2022

Status of Holiday Lets Review	Number of Properties	Notes:
Original RDC commercial waste contract baseline	189	
Properties found to already have a commercial waste contract	66	The review identified contracts already in place; reason for variance is the use of SIC codes
Baseline Total RDC contracts in place	255	46%
New RDC contract	162	Additional income pro-rata 22/23 £26,000; full year forecast £39,000
Other provider or self disposal	74	Follow up as part of audit and inspection programme
As a result of no response the service has stopped and equipment removed	36	Follow up as part of audit and inspection programme
Stopped being a business holiday let	26	Changed status of property from a business to domestic
Sub-total	298	
Number of holiday lets 23 June 2022	553*	

**as at 1 September the number of holiday lets on the business rates list totalled 566 which represents a net change of 13 additional properties becoming business rated; work is in progress as part of the process which ensures the correct waste collection arrangements are in place for these properties*

- 6.36 The outcome of the review exercise as at 1 September shows an increase of 162 (29%) new contracts with the Council representing an increase in income of £26,000 in 2022/23. The new profile of holiday let contracts is 417 (75%) out of a potential 553.
- 6.37 There have been no adverse impacts experienced as a result of stopping the waste collection service and removing equipment.
- 6.38 The income budget for commercial waste is set as a total representative of the Council's total commercial waste contract portfolio and customers are invoiced annually in advance on 1 April. In 2022/23 the original budget estimate for commercial waste contract income is £457,550 (net of disposal).
- 6.39 As at 1 September 2022 the actual total commercial waste contract income is running £81,000 over budget which is due to increases in commercial waste contract requirements of £55,000 and £26,000 attributable to the additional holiday let contracts following the review. Assuming the current level of commercial waste contracts including holiday lets continues into future years the forecast additional income is £94,000; £55,000 to realign the baseline income budget plus £39,000 additional income from holiday lets. It is recommended that the permanent enforcement officer post is funded from this additional income which will cover the salary costs to keep within the overall net budget.
- 6.40 A monthly reconciliation of the business rates holiday let report with the commercial waste contracts report for holiday lets has been introduced to track the ongoing financial position against the 2022/23 budget and to ensure appropriate action is taken for any queries highlighted.
- 6.41 The Council's commercial waste charges are currently set in bands depending on location as follows; Band 1 – Malton, Norton and A64 corridor; Band 2 – Helmsley, Kirkbymoorside, Pickering and Thornton-le-Dale; Band 3 – All other areas predominantly villages and rural locations. Due to the service operating in a highly competitive market place and the varying business needs for commercial waste collection the prices are not advertised.
- 6.42 The review has highlighted that there is very little difference in prices across the three bands for the standard waste collection service ie the difference between a Band 1 and a Band 3 is £15.57. To simplify the charging for holiday lets and to enable promotion of the Council's commercial waste collection service to this business type and to raise awareness of the responsibilities of owners of self-catering holiday lets on the website it is recommended that a set price is calculated as part of the 2023/24 budget.
- 6.43 The review exercise has also resulted in a shift towards recycling compared to pre-covid holiday let baseline data. The majority of holiday let commercial waste contracts were predominantly for a fortnightly general waste collection service with no recycling. All of the new contracts generated from the review have taken the option including recycling which will have a positive impact on the Council's recycling performance in addition to the financial benefit.
- 6.44 When WES receive a notification of a change to the status of a property from the Revenues Team, the waste collection arrangements are checked and a series of actions triggered depending on the outcome of the check. Appendix 2 shows the flowchart of the process taken to ensure there is a contract in place for RDC to collect the commercial waste, the business owner is aware of their responsibilities and if they decide not to take a contract with the Council the waste equipment is removed.

- 6.45 A proactive approach is adopted to promote the Council's commercial waste service in the communications sent to the business owner explaining their responsibilities with regard to the waste they produce as a result of their business operations and advising that RDC as a licenced waste carrier can provide their waste collection and disposal service. The business owner receives 3 separate notifications from the Council before action is taken to remove the bin when a warning letter will be issued explaining that the Council has removed their equipment and the responsibilities of the business owner regarding their business waste.
- 6.46 A business can dispose of small volumes of waste themselves by downloading and completing a waste transfer note and registering with the Environment Agency as a low tier waste carrier. The waste can be taken to a Household Waste Recycling Centre (HWRC) to be disposed of, but it must be declared as business waste and a fee is usually payable at the HWRC. There will be an opportunity to improve monitoring this activity as part of LGR.

AUDIT, INSPECTION AND ENFORCEMENT

- 6.47 The current process involves follow up action by Revenues in the event of a report of a change of use or where a report is received for a property suspected of operating as a business where the revenues system shows the property as domestic. The Counter Fraud Team would investigate in these circumstances to ensure the Council was receiving the correct monies due from the property through council tax or business rates.
- 6.48 The procedures in place in WES aim to ensure there is a contract in place for commercial waste collections from holiday lets or where this is not requested the service is stopped.
- 6.49 There has not been the capacity in WES or the Civil Enforcement Team to undertake follow up audits, inspections or enforcement however in 2022/23 an additional budget was approved for a dedicated WES enforcement officer post in the event of non-compliance across all waste and environment activities including commercial waste.
- 6.50 Compliance for holiday lets will be monitored through the new WES enforcement officer post and it is essential that there continues to be an ongoing robust enforcement capacity within WES therefore it is recommended that there is ongoing budget provision for this post.

IMPROVEMENTS IMPLEMENTED

- 6.51 A number of improvements have been implemented as part of the review exercise including
- All new business rated holiday let properties receive a letter with their business rates bill explaining the change to their responsibilities for their business waste and offering the Council's commercial waste collection service
 - Holiday lets now show on the Vehicle Incab System and are greyed out if there is no commercial waste contract in place
 - Ongoing monitoring of correspondence from the baseline data as part of the commercial waste account management process
 - A monthly reconciliation of the business rates holiday lets report and the commercial waste contracts database

- An alert on the customer service system checks the status of properties to prevent re-ordering of equipment that has been removed
- A new report function has been added to the Vehicle Incab System for operational crews to report any properties that they believe to be a business with household bins for further investigation
- Holiday let guidance has been issued to operational staff as a reminder
- A new sticker has been introduced to be more discreet which is affixed to all holiday let waste equipment alerting the operational crews that they are collecting commercial waste

7.0 IMPLICATIONS

7.1 The following implications have been identified:

a) Financial

7.2 Ensuring there are robust procedures in place for holiday lets ensures the Council is either recharging business for their waste collection service or does not service the property where there is no contract in place.

7.3 The income from commercial waste contracts including holiday lets is forecast to be over budget in 2022/23. As at 1 September 2022 the review exercise has generated additional income in 2022/23 of £26,000 which will be monitored monthly as part of the WES ongoing financial management.

7.4 As part of setting the budget for 2023/24 it is proposed that commercial waste income targets are increased by £94k to reflect the expectation that additional income in 2022/23 for the commercial waste service including holiday lets will be generated on an ongoing basis. Of this additional income £40k will be used to fund the salary costs of the permanent enforcement officer post, resulting in a £54k surplus overall. It is recognised that the Service is required to operate within an agreed budget, and should income levels not meet expected targets in 2023/24 and beyond remedial action will need to be taken to ensure this can be achieved.

b) Legal

7.5 The Council must fulfil its statutory duties as detailed in the main body of the report for waste collection and disposal under the Environmental Protection Act (1990) and Controlled Waste (England and Wales) Regulations 2012.

c) Other (Equalities, Staffing, Planning, Health & Safety, Environmental, Crime & Disorder)

7.6 The Council must ensure efficient and effective operations to minimise the impact of its operations on the environment and take appropriate enforcement action to ensure no fraudulent activity is taking place at the expense of the public purse.

8.0 NEXT STEPS

8.1 If approved, the recruitment of a permanent position will commence for a WES Enforcement Officer and the costs will be included in the baseline WES future salary budget, subject to the LGR HR protocols.

8.2 If approved, the profile of commercial waste contracts specific to holiday lets will be added to the quarterly performance indicator report to Committee to enable ongoing tracking.

- 8.3 If approved, the budget for 2023/24 will include a flat rate charge for the standard domestic waste collection service to simplify the pricing, raise awareness and improve the promotion of the Council's commercial waste collection service to holiday let owners.
- 8.4 If recommendations (ii), (iii) and (iv) are approved by Overview and Scrutiny Committee they will be forwarded to Policy and Resources Committee on 10 November for approval given there are impacts on future budgets.

**BECKIE BENNETT
HEAD OF WASTE AND ENVIRONMENT**

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Background Papers:

Overview and Scrutiny Committee 23 June 2022 and 28 September 2022
The Controlled Waste (England and Wales) Regulations 2012 – Schedule 1
<https://www.legislation.gov.uk/ukxi/2012/811>

Statutory Guidance: Waste duty of care: code of practice

[Waste duty of care: code of practice](#)

[Open consultation Developing a tourist accommodation registration scheme in England](#)

**HOLIDAY LETS
DETAILS OF SERVICE SPECIFIC CRITERIA**

PLANNING

The use of a residential property for commercial holiday letting purposes does not automatically represent a change of use of the property and therefore a breach of planning control.

For planning purposes, a dwelling does not need to be a person's sole or main residence and a property does not have to be a home.

The use of dwellings for holiday lettings in a way which meets the planning definition of a 'C3' residential dwelling would not result in the change of use of the property. This definition includes occupancy by a single person or family and groups of up to six people living as a single household. The occupancy of properties by larger groups may constitute a material change of use of a dwelling depending on how it is used.

There is no legal definition of what constitutes a material change of use in planning terms. The courts have established that this is a matter of fact and degree and it will depend on the circumstances of individual cases. Planning control over the use of dwellings for commercial holiday letting or to identify properties used for holiday letting is therefore limited as it currently stands.

Where planning controls do exist is when planning permission is only granted for the use of the building to be for tourist accommodation, usually part private and part commercial (based on the Valuation Office's definition for commercial holiday lets). This is common in conversion schemes in the smaller villages and the open countryside where a general residential 'C3' use would not normally be supported in principle.

REVENUES – COUNCIL TAX AND BUSINESS RATES

HOLIDAY LETS

A domestic property will only be business rated provided that it is available to let at least 140 days per year and it cannot be a person's sole or main residence (their home).

Property owners are required to provide the Council with the following information;

- Confirmation of the number of days it is available to let
- Their main address details if not already supplied
- The date it was made available to let
- The name and address of the letting company the property is being advertised through
- The owners customer and/or booking reference number with that company

If a property is classed as a holiday let it sits within the Commercial property valuation list held by the Valuation Office Agency (VOA) and the owner is legally responsible for the waste collection from their business.

The owners are informed that they may require planning permission for a change of use and they are provided with the planning email address. They are also advised that they will need to make arrangements for their waste collection service as the cost of this is not covered by business rates.

Upon receipt of the above information a report is sent to the VOA. The Service Level Agreement to action these reports is three months - the majority are actioned within this time period but some take longer possibly due to not getting relevant information from the owners. The date of change is the date the VOA advises us it has been brought into the commercial list.

ROOMS WITHIN A DOMESTIC PROPERTY

If the Council is made aware that a room in a property is being advertised through a company such as Air BnB, provided it meets the above criteria, the Valuation Office Agency (VOA) will be informed to split the domestic property to business rate the room and carry out a council tax banding review of the remainder of the property.

SECOND HOMES

Domestic properties which are not utilised as a person's sole/main residence and are substantially furnished are classified as second homes for council tax purposes.

Under the Council Tax (Prescribed Classes of Dwelling) (England) (Amendment) Regulations 2012 local authorities can set the level of discount a second home is entitled from 50% to 0%. The level of discount in the Ryedale District area for second homes is set at 0% and therefore attracts a full Council Tax Charge.

Scenarios where the Council will deem a property as a second home are:

- Where a person has an existing main home elsewhere and predominantly utilises the property for their own personal use as an occasional residence
- Where an owner lets a property to tenants as furnished and it is left vacant in-between tenancies
- Where a person is using the property to stay, but is deemed to have their main residence elsewhere for council tax purposes

Properties classified as second homes are:

- Deemed not to be used as any persons' sole/main residence
- Subject to 100% council tax liability
- Not eligible to receive occupancy based reductions including single person discount

SMALL BUSINESS RATE RELIEF

Small Business Rate Relief is payable to any business ratepayer whose property's rateable value is less than £15,000. This is on condition it is their only business rate liability. 100% relief is applied to properties with a rateable value of up to £12,000. It is tapered from 100% to 0% relief on properties whose rateable value falls between £12,001 and £15,000. In other words, RV of £13,500 would get 50% relief.

Checks are made to see if the properties are listed/registered when the customer provides the relevant link. However, it is not possible to check to see if they are let for the minimum period nor does the VOA.

This is a well-publicised loophole which the government is looking to address in its Levelling Up programme and is currently calling for evidence through a consultation which runs until 21 September 2022 to develop a tourist accommodation registration scheme in England as part of the government's Tourism Recovery Plan.

CHANGES TO LEGISLATION FROM 1 APRIL 2023

A loophole that allows second homeowners to evade both business rates and council tax on a furnished holiday let property will close, as from April 2023.

Landlords will have to prove holiday lets are being rented out for a minimum of 70 days a year to access Small Business Rates Relief (SBRR), where they meet the criteria. Holiday let owners will also have to provide evidence such as a website or brochure that advertises the property, as well as letting details and receipts.

Properties will also have to be available to be rented out for 140 days a year to qualify for this relief. Under the new rules in England, a property will now be assessed for business rates, not council tax, only if the owner can provide evidence that:

- a) It will be available for letting commercially, as self-catering accommodation, for short periods totalling at least 140 days in the year after the day in question
- b) During the previous year, it was available for letting commercially, as self-catering accommodation, for short periods totalling at least 140 days
- c) During the previous year, it was actually let commercially, as self-catering accommodation, for short periods totalling at least 70 days.

WASTE COLLECTION

The Council has a statutory duty to collect waste and recycling from domestic properties in line with the Controlled Waste (England and Wales) Regulations 2012 the cost of which is covered by Council Tax.

The Council has a statutory duty to make arrangements for the collection of commercial waste, if requested by the occupier, which is a chargeable service and is not covered by business rates.

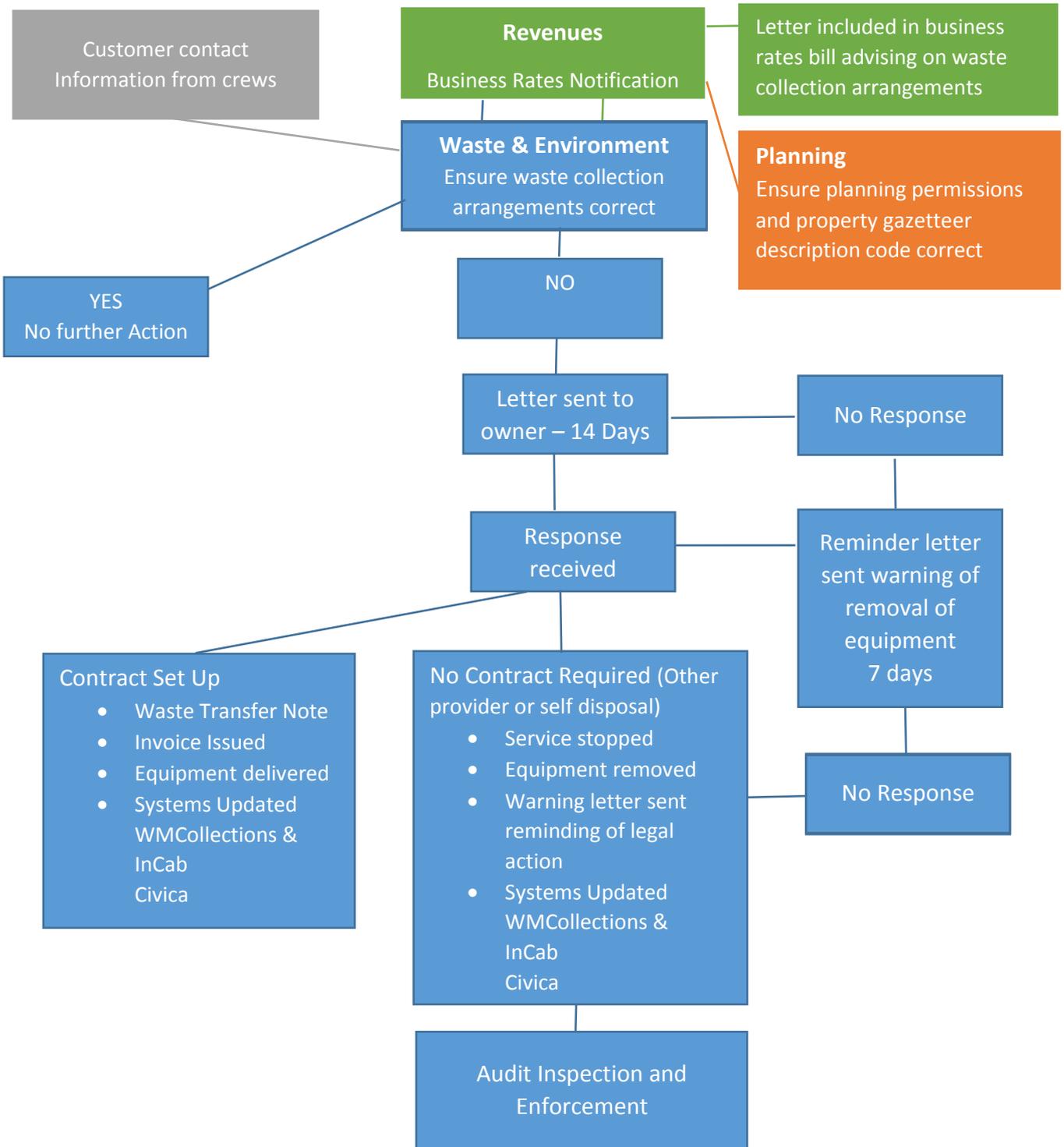
Waste from a domestic property used in the course of a business for the provision of self-catering accommodation is classified as commercial waste where a charge for collection can be made (The Controlled Waste (England and Wales) Regulations 2012 – Schedule 1 (11))

Business owners are responsible for the disposal of their business waste in accordance with Regulation 12 of the Waste (England & Wales) Regulations 2011 and the duty of care legislation issued under section 34(7) of the Environmental Protection Act 1990.

The Council is an authorised waste carrier and businesses are responsible for

ensuring that their waste is managed correctly however they are not obliged to arrange this with the Council. Businesses must keep a copy of their waste transfer note for 2 years. The regulators for the duty of care and any enforcement action are the Environment Agency and local authorities.

HOLIDAY LET NOTIFICATION PROCESS – FLOW CHART



Monthly Reconciliation of Commercial Waste holiday let contracts to Business Rate totals

Quarterly reporting of Key Performance Indicator

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PART A:	MATTERS DEALT WITH UNDER DELEGATED POWERS
REPORT TO:	POLICY AND RESOURCES COMMITTEE
DATE:	10 NOVEMBER 2022
REPORT OF THE:	PLANNING SERVICES MANAGER
TITLE OF REPORT:	REVIEW OF THE RYEDALE PLAN- KEY DECISIONS PAPER FOR CONSULTATION
WARDS AFFECTED:	ALL

EXECUTIVE SUMMARY

1.0 PURPOSE OF REPORT

1.1 For the members to make decisions on the content on the Key Decisions Consultation Document on the review of the Ryedale Plan which is due to be published in late November. The Consultation document will give consultees the opportunity to comment on the scope of the plan review in relation to some key principles, and to comment on the potential approaches we are considering pursuing in the review of the Ryedale Plan- which will then be finalised in the Publication Draft in the spring of 2023. There has been recent developments in the matter of the preparation of the new Local Plan for North Yorkshire, which the report also explains.

2.0 RECOMMENDATION

2.1 It is recommended that the Policy and Resources Committee agree the following elements of the plan review scope for public consultation as part of the Key Decisions Consultation:

- (i) Agree the components of the criteria-based policy for small windfall sites at the villages as considered in paragraph 6.4 and the summary recommendation in paragraph 6.6
- (ii) Agree the position on the application of occupancy conditions as considered in summary recommendation at paragraph 6.10
- (iii) Agree the potential scope of revisions to Policy SP18 as considered in summary recommendations in paragraphs 6.15 and 6.22
- (iv) Agree the potential scope of revisions to Policy SP4 in relation to housing space standards and accessibility in the summary recommendation in

paragraph 6.30

- (v) Agree the 'plan for figure' in the summary recommendation of paragraph 6.34 and to give views on the plan period in response to LGR to treat the review as a roll forward of 5 years in relation to the housing land supply in the summary recommendation in paragraph 6.41
- (vi) Agree principles around the spatial approach proposed summary recommendation in paragraph 6.56
- (vii) Agree the principles around the settlement hierarchy, and choose the proposed approach to designation of Service Villages as considered in summary recommendation in paragraph 6.69.
- (viii) Agree that Officers have delegated authority to make any editorial/formatting/accessibility changes to the consultation document which is at appendix 1
- (ix) Note that the Helmsley Plan is referenced in the consultation document and will be subject to a decision by Council post a recommendation from the Policy and Resources Meeting.

3.0 REASON FOR RECOMMENDATION

- 3.1 To confirm the way forward regarding scope and policy approach of the review of the Ryedale Plan. This is necessary to support timely decision making concerning policy approaches and timescales that Officers are working to on the review of the Ryedale Plan, in conjunction with the recently emerging circumstances concerning production of the new Local Plan for North Yorkshire.

4.0 SIGNIFICANT RISKS

- 4.1 The purpose of the report seeks members of Policy and Resources to give a steer to Officers in relation to the direction of the review of the Local Plan. It is an important stage in the process as it gives stakeholders the views of the District Council in relation to the scope of the review and indication of the proposed changes to the Ryedale Plan. Without this steer and resulting consultation, it will be very difficult to make the necessary progress in relation to key decisions consultation for the review and the review of the plan will slip further- to the point where, based on committee schedules and timescales, it will no longer be possible for the District Council to make a decision on the publication of the Review prior to the vesting date of the North Yorkshire Council in April 2023.
- 4.2 Senior Management Board have agreed that an extraordinary meeting of Policy and Resources can take place in early March 2023 to help provide mitigation for this event.
- 4.3 This Key Decisions consultation paper will be signposting to a series of evidence base documents, including Sustainability Appraisal, as all decisions made by the Council are choices which need to be justified and grounded in evidence. This report and the Consultation Document is accompanied by an interim Sustainability Appraisal, which

compares the relative sustainability considerations of different policy approaches we have considered through work on the plan review to date. Further additional work, such as viability testing, will need to be commissioned for any policy choices where specific standards as proposed. This will be undertaken during the consultation, once Members have agreed the scope of those policy choices, to inform publication of the review.

- 4.4 The report also identifies that there is a more fundamental decision to make around the review of the Ryedale Plan, and this has come from the recent legal advice given in relation to plan-making for the new Local Plan for North Yorkshire, and in light of this advice whether or not the plan period for the review should be refined. There are pros and cons to making such a refinement, and Members will need to decide in which direction they wish to go with the plan period for the purposes of the consultation. But this is subject to legal advice, which is awaited.

5.0 POLICY CONTEXT AND CONSULTATION

- 5.1 Prior to 2020 and the impending Local Government Reorganisation (LGR) of North Yorkshire, Ryedale District Council had expected to undertake a full review of the Ryedale Plan, its Development Plan. However, with LGR being an increasingly reality, the decision was taken in early 2021 to commence a partial and pragmatic review of the Ryedale Plan- concerning some key areas around land supply, spatial approach and responding to climate change. This is set out in the adopted Local Development Scheme. The key areas Members sought to review were:

- a) to provide an additional land supply to ensure the plan had full weight in decision making; and
- b) to review policies which they considered were no longer relevant or appropriate.

- 5.2 The review continues to be focused on housing policies and embedding a broader response to climate change in Policy SP18. There are also factual changes to make in light of the updates to the NPPF, these will be referenced in the consultation document. The review was scoped in this way given the natural time limitations and strategic decision making role which would come from the formation of the new Council for North Yorkshire.

- 5.3 The work commissioned to date on the formation of a new local plan for North Yorkshire has confirmed though Counsel that the new authority will need to commence work on its new local plan in earnest, and is expected to have adopted its new Local Plan within or close to 5 years of vesting date (2028). This is a legal obligation, which the new Council has effectively signed up to as part of the formation of the new authority. Preliminary work has already started in relation to the preparation of an interim Local Development Scheme, and resources and capacity investigations are underway looking at the risks and benefits of any reviews to existing development plans. The new Council cannot invest in reviewing multiple existing plans- although Members should note that the Ryedale Plan Review is one of the development plans which continue to be reviewed. Members and Officers will need to be able to input into the review of the Ryedale Plan and this emerging work, to influence the development of the new Local Plan.

- 5.4 Given this impetus with the production of the new Local Plan, regarding the review of the Ryedale Plan, it is considered that the Council needs to consider whether or not it needs to refine the scope of the review still further. In relation to key areas of housing requirement, spatial approach and allocations to ensure that the two plan-making

arenas are able to continue in a collaborative and essentially compatible way. This is discussed in the later sections of the report, and the report seeks Member's views and ultimately a way forward on this area.

- 5.5 At the end of 2021 and running until March 2022 Members may recall the Council undertook a consultation which principally explored the different approaches we could take to the distribution of development. The responses we received to this are set out in Appendix 2, and key outcomes are set out in the Key Decisions Consultation Document, which is Appendix 1.
- 5.6 Prior to publication, it is considered necessary to undertake a further 'Key Decisions' consultation which will consult on what is effectively the Council's preferred approach, or some key options concerning the review. It will not give the precise policy wording but will certainly need to express key principles and ask questions about the proposed approach. This will inform the Publication of the Ryedale Plan review.
- 5.7 On-going consultation is taking place on the sites, and this started in November 2021. As Members are aware, the Castle Howard Estate site submissions were received in late March and were published on the website in April. This has generated a significant amount of public interest which is welcomed. Some Members will be aware that we have also continued to receive new site submissions. We cannot decline to accept these as to do so would be prejudging them. The key decisions consultation will not establish the chosen sites, but it will nevertheless give an indication of the settlements in principle which could be considered for allocations- but it does not mean that the sites submitted in those settlements will come forward as allocations. There is on-going site assessment work to establish which sites are most appropriate to bring forward. This will be subject to additional pre-publication consultation. Once we reach publication stage then we will not assess further site submissions from that point.

6.0 REPORT

- 6.1 This report is structured into a series of themes which the Review Key decisions Paper would need to cover. These are split into two areas:

The areas of:

- Criteria-based policy for small windfall sites;
- Responding to climate change in Policy SP18;
- Accessibility in new dwellings in Policy SP4;
- Occupancy conditions; and
- Noting Gypsy and Traveller accommodation needs

Alongside the overarching matters of:

- To plan-for figure and plan period; and
- Spatial principles and settlement hierarchy, including criteria to designate Service Villages.

Development of a criteria-based policy on small-scale windfall sites

- 6.2 Members of the Local Plan Working Party were supportive of the principle of establishing a criteria-based policy for small-scale windfall housing developments at the villages. There are various ways of achieving such a policy and Officers are keen to get Member's views on the wording of the policy. This policy would be part of the reviewed Policy SP2. Policy SP2 is already supportive of the principle of small-scale developments within Development Limits of the Market and Towns and Service Villages.
- 6.3 It is important for Members to note that this type of policy is very likely to result in a significant uplift in small scale housing delivery, but such housing delivery cannot be relied upon as forming part of the housing land supply, and so allocations will need to be made.
- 6.4 Officers drafted a provisional policy as a starting point for debate for the Local Plan Working Party:

Small-scale windfall housing schemes

- *The policy applies to sites adjacent to Development Limits at all settlements. Proposals will not be supported if they are not contiguous with part of the existing Development Limits of a settlement or are attached to an earlier scheme previously considered under this policy.*
- *This policy applies to housing proposals of 5 dwellings or less.*
- *Sites which form part of a larger, identified allocation will only be supported if they do not prejudice the development of the wider site, i.e. they do not stymie the wider site from being built out.*
- *Schemes will have demonstrated a sequential approach to their development by development of any deliverable and developable Brownfield sites at the settlement first.*
- *Schemes will be expected to maximise the use of land and provide efficient use of the site by a density of development which also reflects the general density of development within the settlement.*
- *The scheme will be expected to contribute to the delivery of a range of housing types, including self-build, and proposals which support accessible/adaptable homes and propose the application of renewable/low carbon technologies within the development will be supported in principle.*
- *Individually, or cumulatively, proposals will be supported where they deliver incremental growth, which responds to and reflects the form and character of the existing settlement.*
- *Proposals will be supported in principle where they do not result in the loss of spaces of acknowledged value, such as Visually Important Undeveloped Areas, or result in harm to other policy designations such as Conservation Areas and other designated heritage assets Listed Buildings and will be considered in accordance with Policy SP12.*
- *Schemes will be expected to comply with wider plan policies: Policy SP16 (Design) Policy SP17 (Flood Risk) and Policy SP18 (Climate Change – currently Renewable*

and Low Carbon Energy) and concerning the General Development Management Issues- such as amenity and access (Policy SP20)

- 6.5 It is proposed that the above policy wording is consulted upon as an approach to relaxing the operation of the Development Limits. The Local Plan Working Party were asked whether there were any changes to make or any additional policy considerations which should be taken into consideration? None were offers and Members agreed with the proposed wording for the purposes of consultation.
- 6.6 By referring to development outside of the Development Limits, there is also then an ability to continue to apply the existing wording of SP2 in relation to the treatment of infill development, and development within development limits (subject to any changes regarding occupancy conditions).

Summary of recommendation

To consult on a form of words in paragraph 6.4 in relation to a policy approach for small-scale windfall housing schemes.

Consideration of occupancy conditions

- 6.7 Of particular interest to Members of the Local Plan Working Party has been the treatment of occupancy conditions both within our existing Ryedale Plan and whether to impose a primary residence condition. The outcome of the meeting was that whilst there was general support to not continue with the local needs occupancy condition in the format of the Ryedale Plan- there was a concern, however, about having no occupancy condition and the rise in second homes, and holiday lets. Officers had raised concerns about a blanket implementation of a primary residence condition due to the implications for wider housing delivery in relation to the proposed allocations.
- 6.8 It is therefore being considered that the Key Decisions Paper would cover the following:
- Propose to not continue with the Local Needs Occupancy Condition.
 - Explain that the condition cannot be modified whereby it can be considered to meet a local need. It is not in the spirit of national policy, and there are implications for implementation, and it does not deliver affordable housing, it also does stymie the ability of small-scale builders to build smaller housing schemes.
 - Propose that a primary residence condition (PRC) is not imposed in the review of the Ryedale Plan.
- The majority of Members of the Local Plan Working Party agreed on this approach.
- 6.9 The PRC will not deliver affordable housing (as per the planning definition of affordable housing) nor housing which meets a specific locally derived need, nor will it make properties affordable in a broader sense, depreciating values by about 5%. There are no planning merits to taking this forward as an approach in the Ryedale Plan review.
- 6.10 There was no support indicated by the Local Plan Working Party for a blanket use of the PRC, but, there was some support for the use of a PRC in the villages. There is insufficient evidence across the District to propose the application of a PRC in a broad spectrum way. Based on currently available data, the Ryedale Plan area has a lower incidence of second home ownership than the settlements in Ryedale which form part

of the National Park and also AONB- reflecting the desirability of such places in which to visit or to eventually retire to. With the need to look a policy making across a much wider geography as part of the new Local Plan for North Yorkshire it is considered this will be the most appropriate place to consider this as a policy approach if it is to be applied across a broader area. Nevertheless, it is also very much a settlement-specific sustainability issue, and so this is an area which could be explored and implemented through the Neighbourhood Plan process by any settlement in any part of the Ryedale district including the National Park, should they wish to do that.

Summary of recommendations;

- **As part of the review of the plan propose to delete the Local Needs Occupancy condition.**
- **To not propose the application of a Primary Residence Condition**

Embedding Climate Change Mitigation and Adaptation

6.11 Responding to climate change is already embedded in the Ryedale Plan, across a suite of policies which have the potential to a) reduce the impacts of new development on Ryedale's natural environment, and b) also to promote the use of sustainable technologies and c) support delivery of schemes which will help Ryedale adapt to the challenges of climate change. Nevertheless, it is considered that the policy on renewable and low carbon technologies (SP18) needs to be updated expanded to provide:

- a) an updated framework for the consideration of renewable/low carbon energy schemes which better reflects national planning policy;
- b) overtly seeks to ensure new development is reducing its energy (by explicit application of the Energy Hierarchy) and water usage;
- c) promote the use of complementary micro generation on new developments, but to not set specific standards.

6.12 Paragraph 155 of the National Planning Policy Framework (NPPF) states:

“ To help increase the use and supply of renewable and low carbon energy and heat, plans should:

- a) provide a positive strategy for energy from these sources, that maximises the potential for suitable development, while ensuring that adverse impacts are addressed satisfactorily (including cumulative landscape and visual impacts);*
- b) consider identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would help secure their development; and In line with the objectives and provisions of the Climate Change Act 2008.*
- c) identify opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.”*

Stand-Alone Renewable and Low Carbon Energy generation proposals (Part 1 of Policy SP18)

6.13 Looking at the current wording of Policy SP18 in relation to the above referenced

NPPF's approach to standalone schemes:

SP18 currently states:

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

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

- 6.14 It has not been possible as part of this pragmatic, partial review to assess Ryedale District in relation to its capacity for renewable energy generation to identify sites of opportunity and areas of restraint. The Council's Climate Change Officer has advised that *"The North Yorkshire Local Area Energy plan – due Dec 2022, will give detailed, granular information about where renewable energy generation could be possible. We don't have this information yet, but it should be a useful spatial tool when we do."* Officers consider that this may be too late to add its findings in the Review of the Ryedale Plan, but will be important as a cross-cutting theme which will be explored as part of the work on the new Local Plan for North Yorkshire, to identify areas of opportunity in relation to renewable energy- particularly in relation to on-shore wind, and ultimately for the planning application process to assess the merits of proposals. The industry is in rapid advancement, the industry will also need to identify areas of opportunity, the plan-making process will identify areas of constraint, and sensitivities, and the proposals will be subject to extensive consultation undertaken firstly at the plan-making stage and at pre-application stage by the applicant and during the consideration of the application by the local planning authority.
- 6.15 Concerning wind turbines, the NPPF is accompanied by the Planning Practice Guidance which outlines that Local Planning Authorities should identify suitable areas for renewable and low carbon technology, and specifically so in relation to on-shore wind turbines. Policy SP18 however, does not provide any 'suitable areas'. These need to be defined in relation to wind technologies, and allocated in a Local Plan or Neighbourhood Plan in order for them to be supported as a principle. When we did the call for sites we did not specify the use of the land, and we did receive some proposals which would involve renewable technologies, but we received none for wind turbines. This means it is difficult for the Local Planning Authority in a pragmatic review to identify suitable areas, as the industry has not provided any areas to consider. It does mean that there is currently significant policy limitation on the ability to consider particular types of renewable energy technologies (such as new wind turbines), until such areas are identified in the new North Yorkshire Local Plan. But it is not considered to be detrimental, as significant off-shore schemes are capable of delivering greater contributions, and it is considered the role of the Ryedale Plan review can be to support decentralised energy supply and storage infrastructure.

Summary of recommendation

This arm of SP18 remains broadly relevant and appropriate for majority of renewable and low carbon technologies, and so no changes are proposed to this part of SP18. It is not possible to identify suitable areas within this review of the plan.

Sustainable Build Standards (Part 2 of Policy SP18)

- 6.16 Paragraph 154 of the NPPF states: *“New development should be planned for in ways that: a) avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure; and b) can help to reduce greenhouse gas emissions, such as through its location, orientation and design. Any local requirements for the sustainability of buildings should reflect the Government’s policy for national technical standards.”*
- 6.17 Setting planning policy at this time in relation to sustainable build standards needs to take into account the recent and proposed changes to building regulations. Planning Policy should not replicate building regulations, nor advance them without evidence to justify such an approach. Building Regs Part L ‘conservation of fuel and power’ required from 15 June 2022 requires that all new homes must provide 30% lower carbon dioxide emissions than current standards. This is a ‘stepping stone’ to the Future Homes Standard which is to be brought into operation in 2025 those developments in the pipe line will be considered against current building regulations until 15 June 2023. From 2025, the Future Homes Standard will require CO2 emissions produced by new homes to be 75-80% lower than those built to current standards. Homes will need to be ‘zero carbon ready’, with no retrofit work required to benefit from the decarbonisation of the electricity grid and the electrification of heating. There is also new regulations in place concerning limiting excess solar gain- in both new and existing homes (Part O), and provision of future proofing for EV charging (Part S).
- 6.18 In terms of proposed changes to Policy SP18, the current wording of the policy (which is set out below in italics) will need to be updated to reflect the factual updates regarding references to the former Code for Sustainable Homes and the Local Plan Sites Document:
- *All new development will demonstrate that all levels of the Energy Hierarchy have been considered, taking into account the nature, scale and location of the development. The Local Planning Authority will take into account the feasibility and viability issues associated with the delivery of decentralised renewable and low carbon energy. Where it is not feasible or viable to provide on-site renewable/low carbon energy, or within the locality, consideration will be given to Allowable Solutions in line with agreed national definitions.*
 - *For all new build residential development, the proposal demonstrates that it meets the highest ‘Code for Sustainable Homes’ standard (or its successor) that is feasible and viable on the site.*
 - *For major (1000 sq metres or more of floor space) non-residential development, the*

proposal demonstrates that it meets the highest BREEAM standard (or its successor) that is feasible and viable for that type of development on the site proposed.

• The Local Plan Sites Document will seek to establish site-specific targets using sustainable building standards and identify opportunities for the use of particular technologies (such as combined heat and power (CHP) and district heating schemes) for sites allocated, subject to feasibility and viability.

6.19 Officers consider that we remain unable to set specific sustainable build standards within this review of the Ryedale Plan which reference specific carbon emission reduction. Setting specific proportions of renewable energy use also requires viability testing and an evidence base to demonstrate that it is a standard which will not undermine the financial viability of sites, and ultimately planned growth. It is considered that greater emphasis needs to be made on application on the energy hierarchy to reduce energy usage, and to employ a fabric-first approach- this is alongside matters around properties' orientation and siting and the use of trees and water (in the form of sustainable drainage systems) to provide shading and cooling. This was the most popular element of looking at building sustainably in the consultation we undertook in 2021-22. We have proposed that in relation to non-residential development BREEAM standards continue to be recognised. We will continue to support decentralised energy generation schemes. It is also considered that the implementation of sustainable energy generation should be driven at the site specific level- this will be explored in the site assessment work and implemented through the chosen new allocations. It is important to note that such an approach will not be possible to apply to existing allocations.

6.20 Water as a resource is essential for life, but it is ultimately finite and vulnerable to pollution. Concerning water efficiency, current building regulations already require a water efficiency standard of 125 litres of water per person per day, so there is no need to replicate established building regulations in the plan review. However, building regulations has also required an optional requirement of 110 Litres of water per person per day which is already implemented in 'water stressed areas'. However, in a recent letter from DEFRA (1 September 2022), it seeks to:

"...encourage Local Authorities to apply the tighter standard of 110 litres per person per day (l/p/d) set out in the 'Housing: optional technical standards' guidance and prescribed by regulation 36(2)(b) of the Building Regulations 2010".

6.21 It goes onto state that in areas of 'serious water stress' (as defined by the Environment Agency) is sufficient justification for the application of the higher technical standard. The north of England is described in the 2021 final classification of water stressed areas as being "not seriously water stressed". However, it is noted that in the summer of 2022 Yorkshire Water were very concerned about water levels and implemented a hosepipe ban in the late summer, which, at the time of writing the report to the Local Plan Working Party in early October, still remains in place, as reservoirs levels are currently at about one third full. Water is being moved round the region, and Drought Permits and Drought Orders are being submitted, and it is anticipated that this will include the River Derwent. Officers have written to Yorkshire Water to seek their views on such an approach. They provided the following response to DEFRA on a consultation in 2019: in which they advocate a single nationwide target of 100lt per person per day, which should not be used in isolation- looking at measures on the ground in terms of water appliances and utilities, smart metering, behavioural change.

6.22 Water stress may not be as acute in northern England currently. But, as pressure increases on its resources to support water stressed areas which cover the rest of England, and to respond to the increased prevalence of heatwaves (which also increase water usage), combined with increased numbers of households, our ageing population, and general population increase, means that there is a greater need now to ensure that developments which may be coming forward up to 2032/38 employ the 110 Litres of water as standard to ensure that resources can be used in a more sustainable way into the future. This water efficiency standard has not been tested within a Ryedale context for the viability implications, prior to the consultation this is because:

- a) Ryedale is not an area of low housing demand and low house prices
- b) The 110Lt standard is employed across much of England already and so for economies of scale and efficiency it would not be detrimental to require this higher standard.
- c) This would only relate to new dwellings, and not to existing dwellings or extended dwellings.

The key decisions paper will provide an opportunity to gain views and feedback on the implementation of this as a policy approach, and part of Ryedale's response to the climate emergency. The Local Plan Working Party were supportive of this approach and keen to maximise the opportunities to roll out decentralised renewable energy opportunities. This is alongside the ability to ensuring the siting, orientation, scale and landscaping with the use of trees and SuDs to ensure developments are better able to cope with our more intense weather, and more affordable to run. Any standards we impose will need to be enforceable, and any site-specific standards could be applied as 'development principle' where it is precisely defined in the allocation of a site. Officers will explore this with site submitters and it will be considered by Members of the Local Plan Working Party as part of the site allocations work.

Summary of recommendation:

- **Do not set specific targets for compliance regarding a proportion of renewable energy usage in relation to CO₂ emissions of the type of technology but:**
- **Propose a standard of 110 lt/p/day for water use in new housing in Policy SP18.**
- **Retain the BREEAM Standards for commercial development**
- **Require the implementation of the energy hierarchy across all development sites and the submission of a sustainability statement to reduce energy needs on sites**
- **Propose that new allocations made as part of the review will be expected to have some form of decentralised renewable/low carbon energy generation employed on their schemes.**
- **Explore whether this could be extended to windfall sites through the criteria based policy**

Accessibility and space standards

6.23 It is a serious equalities issue that the SHMA identifies that over 50% of the housing need in terms of units in Ryedale is for dedicated older person housing. It further advises that if current rates of provision were to continue, a further 425 specialist older person dwellings would be required. It is considered that given the evidence base of the SHMA, and its findings, there is a need to provide a greater range of

accommodation types for an aging population, to reflect that buildings will be adaptable and capable of allowing people to live for longer in their own home. There is a need to ensure that the plan review takes account of in the number of dwellings that are accessible and adaptable, which will also be taken through Building Regulations, and through the provision of extra care facilities.

- 6.24 Lifetime Homes is a long-standing standard which incorporates 16 design criteria to ensure that properties can be adapted to the changing needs of individuals and families at different stages of their lives. The Ryedale Plan Local Plan Strategy, in Policy SP4, is supportive of the delivery of Lifetime Homes, but it is not a mandatory requirement to apply the standards. Although it has been primarily applied in affordable housing schemes, and the Council did not apply this as a policy indicator and so it has not been monitored.
- 6.25 A Government consultation paper in 2020 sought to raise accessibility standards, and it proposed a range of scenarios, including making M4(2) accessible and adaptable dwellings to become mandatory. The consultation identified that this would be preferable to making some changes to the current mandatory M4(1). But that to make all dwellings fully wheelchair accessible would have viability implications. Government proposes that the most appropriate way forward is to mandate the current M4(2) (Category 2: Accessible and adaptable dwellings) requirement in Building Regulations as a minimum standard for all new homes – option 2 in the consultation. M4(1) will apply by exception only, where M4(2) is impractical and unachievable (as detailed below). Subject to a further consultation on the draft technical details, we will implement this change in due course with a change to building regulations.
- 6.26 This will be subject to transitory provisions, and it is not clear yet when this will be implemented, but it is not considered to be necessary within the review of the Ryedale plan to require a proportion of dwellings to be M4(2) given that it is to be brought forward through Building Regulations.
- 6.27 The Ryedale Plan is already supportive of the principle of housing meeting a wide range of different needs, for example, if small-scale windfall schemes come forward with enhanced accessibility this will be a benefit of the application's approval, providing it is generally plan compliant, such as in relation to spatial principles and any harm identified is satisfactorily mitigated. Specifically, Policy SP4 of the Ryedale Plan- Local Plan Strategy also requires that: *At least 5% of all new homes built on schemes of 50 dwellings or more shall be built as bungalows providing this is viable in conjunction with other requirements or where there are overriding reasons why this cannot be achieved in terms of urban design.*
- 6.28 It is considered that this policy has been reasonably well-received by developers, but it is now considered whether or not these properties should now be designed to be wheelchair-user accessible M4(3) standard. Bungalows are a form of build which is conducive to being able to take into account the additional features of a fully wheelchair accessible dwelling.
- 6.29 The reason for revisiting this 5% bungalow requirement is that the inclusion of 5% of bungalows alone does not address the crucial aspects of needing accommodation which is wheelchair accessible, for example, a two storey dwelling with lift but wider doors and circulation space could be much more accessible than a bungalow with standard doors and limited circulation spaces. If the council is to continue to implement its 5% bungalows requirement, they need to 'work harder' but without fundamentally

affecting the viability. The Key Decisions Consultation will be an opportunity to explore with the development industry whether this is a viable approach, and if not- why given that it is only 5% of the build- and the provision of bungalows in the first place is the biggest viability consideration and has been an established policy in Ryedale for close to 10 years.

- 6.30 The Council has also experienced issues with the delivery of homes which cannot be taken on by Registered Providers at the anticipated occupancy level due to bedrooms being unable to have double occupancy and living spaces in three storey accommodation not being large enough to take the expected bedroom occupancy. In dealing with planning applications, we have been able to redress this in relation to affordable housing and ensure that living spaces are commensurate with bedrooms. But this is less possible in market housing.

Summary of recommendation:

To explore requiring the 5% of bungalows to be built to M4 (3) wheelchair-user accessible standard.

Gypsies and travellers

- 6.31 We have commissioned a Gypsy and Traveller Accommodation Assessment, and whilst this is not a finalised document this has identified a shortfall of pitches. It is likely that the plan review will potentially need to identify additional sites/pitches.
- 6.32 At the writing of this report the final draft of the report has just been received, and Officers need time to digest its findings. This will be considered further once the accommodation assessment is completed. There is also an under-consideration planning application lodged with the Local Planning Authority which has the potential to impact on the need figure. We will explore the identification of additional sites, this will be considered through specific site assessment work later in the year and consulted on alongside the potential allocations.

The plan-for figure

Quantum

- 6.33 The current plan-for figure in the Ryedale Plan is 200 homes per year. The Strategic Housing Market Assessment (September 2022) has identified that Ryedale should look to deliver at least the 186 dwellings target of the Standard Method, but not to exceed this in relation to the housing requirement in the plan. It was suggested by Officers to the Local Plan Working Party that by continuing with the current plan figure this would be delivering modestly in excess of the Government's housing delivery figure for the District, and support housing delivery, and in particular affordable housing delivery through allocations, and it is not considered necessary to refine down the figure. It is a positive response to the partial review of the plan. The majority of the Members of the Local Plan Working Party were in agreement on the retention of this plan-for figure. Although one of the Members was concerned about the non-application of a windfall allowance. Officers explained that a windfall allowance can be made- but it is less challenged at Examination if a windfall allowance is not made- and that allocations are made to cover the plan requirement and 10% buffer. It gives a more robust land supply,

and helps during appeals. Windfall sites do form part of the 5 year land supply calculated annually, and so still form part of recording housing delivery across the District. But any over provision in a year is not taken off the plan requirement for subsequent years.

- 6.34 The Ryedale Plan employed an additional 20% land supply buffer within the housing land supply, and this was delivered through the commitments and allocations. It is not proposed that this 20% land supply buffer will be continued if the plan review becomes a roll-forward, as we have not under-delivered in our housing delivery. We would need to employ a 10% buffer which is set out in National Planning Guidance.

Summary recommendation:

- **Sustain the plan for figure of 200 homes per year**

Local Government Reform and the Scope of the review- Plan Period

- 6.35 There is now a clear commitment and impetus to prepare a new local plan for North Yorkshire which would have a plan period of at least 15 years from when it is adopted. Work on that plan has now effectively begun with work commenced on an interim Local Development Scheme. At the Local Plan Working Party it was explored with Members whether the Ryedale Plan review could be reduced in its timeline of operation, from currently a 15 year plan period from adoption (as set out in the Local Development Scheme), and allowing it to be a limited roll forward in light of this position.
- 6.36 The commitment of new plan preparation means that once adopted the Ryedale Plan's lifespan will only be a matter of a handful of years- at the most. It will be effectively subsumed/superseded by the new North Yorkshire Plan, accepting that its allocations would be likely to be rolled forward. There is a need to ensure that the review does not present areas of incompatibility to the emerging new North Yorkshire Local Plan, such as around the consideration and treatment of growth points and investment in aligned infrastructure to deliver those growth aspirations- particularly in light of the Devolution deal with North Yorkshire and York.
- 6.37 There is going to be additional consultation on both the new Local Plan for North Yorkshire and the review of the Ryedale Plan and the presence of the two plans, and their similar timelines could cause confusion for local communities, and also potential conflicts depending on the chosen approach. There is no need to plan out a 15 year land supply from 2023/4 (adoption) to 2038. Instead the review can provide additional sites to modestly extend the land supply.
- 6.38 The development of the additional land supply is very much influenced by the existing land supply. The housing land supply position will be calculated in more detail for the consultation paper, and it is hoped that there will be an indication of the supply at this meeting of Policy and Resources Committee. But given the ability to factor in allocations and commitments, at the point of writing this Key Decisions Paper we have over approximately 1/3 of our housing land already 'accounted for' on the basis of a 15 year plan period. In 2021 we had 1341 dwellings in the deliverable supply, which based on the Plan requirement over 6 and half years of supply based on 200 dwellings per year, and our work on the land supply position at March 2022 would indicate we have close to 5.5 years-worth of supply.

- 6.39 Officers are keen to explore with Members a limited roll forward of the plan review period of 2027- 2032, which would mean an additional housing land supply of 600-1000 dwellings to allocate. We will also take wider advice from Planning Advisory Service (PAS) and legal advice in undertaking such an approach which is hoped will be available to be provided to Members of Policy and Resources Committee in November, as this is not an established route for a plan review to normally take, although the NPPF does not require full detailed allocations in years 11-15 of a plan. Officers consider that there are exceptional circumstances with the current land supply of the Ryedale Plan coupled with the clear mandate to prepare a new local plan for North Yorkshire, and the evidence base and land supply will be key determinants in the approach ultimately taken. Ryedale's land supply which was ultimately defined in the Local Plan Sites Document with the formal identification of allocations and commitments provided an extremely robust land supply, and this is helpful in relation to the review of the plan, as most of these can be relied upon to come forward.
- 6.40 It is important for Members and indeed wider stakeholders to note that the site assessment work, and site submissions, and evidence base commissioned as part of the review of the plan will need to be incorporated and subsumed into the plan making work for the new Local Plan for North Yorkshire.
- 6.41 Members of the Local Plan Working Party were supportive of the position to consider reducing the plan period to an effectively 5-year role forward. This is subject to legal advice, and it should be subjected to consultation with stakeholders through the Key Decisions Paper.

Summary recommendation:

Member agreement to, as part of the review, reduce the plan period end date from 2038 to 2032 by only rolling forward the plan period from 2027 to 2032 (5 years) subject to legal advice and consultation.

Spatial principles and Settlement Hierarchy

Spatial principles

- 6.42 Consideration of the principle of the approach to the distribution of a development represents a key position for then discussing the approach to the settlement hierarchy, and then site choices. The Ryedale Plan Examination identified that either a fully dispersed approach, or a very concentrated approach, would raise sustainability issues for different reasons, and would not be the right approach to deliver growth in Ryedale. Also, it was agreed that the review would not create a new village/settlement- this is because:
- a) It would represent concentration of development in a single location;
 - b) No proposals have been submitted which would create a new village in terms of both their scale and location;
 - c) The scale of development to lever in the necessary infrastructure to deliver a new village with a range of facilities and services is insufficient based on the housing land requirement;
 - d) We have had submissions next to existing settlements of a range of scales, and some of those are sizable.

- 6.43 It was agreed in the Distribution of Development Consultation Document (2021) that for the review of Ryedale Plan, that there are essentially two options available to consider for the principles around distribution going forward into the review:

Option 1: Continue the existing approach of the Ryedale Plan- a more explicit growth strategy which focussed on the towns and the Principal Town in particular- concentrate new housing at the Market Towns and key 'Service Villages' with meeting local needs elsewhere.

Option 2: A less concentrated, more dispersed approach to distributing growth - with development focussed at the Market Towns and specific villages, including existing 'Service Villages' and selected additional villages.

- 6.44 In the responses to the consultation (see appendix 2) both options have been supported for various reasons and perspectives, with no clear 'winner' in terms of an approach. This is perhaps not surprising: what both options 1 and 2 seek to achieve is a distribution strategy which in principle focuses neither all development at the towns nor disperses it across all settlements. It also reflects that the approach to distribution of development is very much about evidenced choices. Nevertheless, it is important for ongoing plan-making work that Officers have a steer from Members about the direction of travel regarding which option choice is to be pursued in the review.
- 6.45 We consulted on these two options because Option 1 represents the plan's current approach, and so it needs to be consulted upon as part of the review to obtain views on its current operation and future operation, if it is sustained.
- 6.46 Option 1 has to date resulted in strong housing delivery, with aligned and planned infrastructure. Discussions with statutory consultees and infrastructure providers and our emerging evidence base would indicate that continuing with Option 1 will present particular challenges to be delivered in a pragmatic review of the Ryedale Plan. This was expected: the evidence base for the delivery of the Ryedale Plan Local Plan Strategy identified that whilst the amount of housing attributed to the two settlements was very much capable of being delivered, and crucially would bring additional infrastructure, it also showed that this was an optimal level. Going beyond this would bring a range of concerns if it was not matched with commensurate infrastructure. A study in 2018 (Infrastructure and Connectivity Improvements Study) found that some small-scale improvements could be made with softer interventions and improving connectivity and some works to junctions within the towns, but that whilst significant junction improvements to bring access to the A64, would come with significant cost and there is the matter of the rail/river crossing considerations in Malton and Norton.
- 6.47 The report to the Local Plan Working Party in February of this year identified that sustaining Option 1 requires a further degree of infrastructure investment at Malton and Norton which if it was to be effective in its operation, is well beyond the scope of being matched/driven by the currently expected additional housing requirement of even c.2500 dwellings to find in this review- if the plan period extends to 15 years.
- 6.48 Pursuing Option 1 into the future is a step-change in how the settlements of Malton and Norton could now grow, and in the view of Officers, it needs to be considered/explored in the development of the new North Yorkshire Council's spatial plan as part of its Local Plan and requires a significant step up in housing delivery over a full plan period- and perhaps longer- at these settlements. It also needs to consider

the emerging Neighbourhood Plan at Malton and Norton. Option 1 is therefore not considered to remain realistic for the pragmatic review of the Ryedale Plan, but that allocations or the review should not undermine such an approach being capable of being considered in the future.

- 6.49 There is, Members will have noted, strong support for the rolling forward of the approach of the current Ryedale Plan- and it is seen by many consultation responses as being an approach which capitalises on the relative sustainability of places such as the Market Towns in what is a rural and dispersed district, particularly in relation to access to services and employment opportunities.
- 6.50 However, without the aligned investment in infrastructure which demonstrably responds to providing better connectivity and active travel; the distances of additional development to the town centre of Malton, in particular, are increasing and resulting in potentially more vehicular travel which raises further air quality and traffic flow concerns. There are also implications for expanded housing delivery on the south western of side of Norton, due to the need to access the Welham Road, Church Street County Bridge junction. It has also been identified that Pickering may have traffic flow concerns at Vivis Lane/Ropery Lane and the A170/A169 junctions.
- 6.51 Option 2 still reflects the Ryedale Plan's overall approach, as the market towns of Malton and Norton would remain a focus for growth, given the current allocations and commitments, but with a change in emphasis by seeking to not replicate the 50% of any further supply, but to allocate additional land to meet the housing requirement also at the other Market Towns and the Service Villages.
- 6.52 Option 2 gives also the flexibility to consider the scope of the Service Villages. The expanding roll out of fibre broadband and many people choosing to remain working from home for part or all of their working week, post the Covid-19 lockdowns, means that commuting patterns and driving to access some services and facilities is reduced, and allows the ability to consider more development in our more rural areas and existing villages. This has the potential to deliver wider benefits in terms of meeting housing needs more locally including affordable and market housing, supporting existing rural-based services and facilities, and could present opportunities to expand the delivery of rural-based services, as part of a wider programme of rural regeneration exploring the ability to enhance connections between villages around shopping/employment/education.
- 6.53 Some of the substantive allocations of the current Ryedale Plan are still to roll out and so there will still be new housing delivery at all the Market Towns, and in particular at Malton and Norton with the planning application under consideration for the close to 700 dwellings of the Norton Lodge scheme. Development at Malton and Norton becomes more about consolidation of the existing sites and allocations. But it would not preclude the making of allocations which were considered, as part of the site assessment process, to be capable of being delivered without significant adverse impacts. In this regard, Option 2 would still have a maintained measured degree of focus at Malton and Norton. In pursuing Option 2, there is a need to explore what this means in terms of the quantum of development for Kirkbymoorside and Pickering, and what additional capacity if any exists in Malton/Norton. This is to be the subject of additional technical advice which is being sought.
- 6.54 It is considered that Option 2 does present the more flexible of the two approaches and would allow development at the Towns to be sustained, but to also explore housing

delivery at the Service Villages, and explore the inclusion of additional Service Villages, but it also requires significantly more evidence to justify this approach. However, if the plan review period is instead to run until 2032, then there is significantly less housing allocations to find to deliver the additional 5 years' worth of supply. This means that the inclusion of additional service villages is potentially not necessary to undertake in this pragmatic review of the plan. Members of the working party were supportive of the principle of Option 2 as an approach, but they felt that it would be important to have additional service villages, as they were concerned about the potential pressure placed on existing Service Villages.

- 6.55 It is also proposed that as the review will allocate sites, it is no longer necessary to identify in the policy on housing delivery and distribution the proportions of housing as a notional percentage figure to be attributed to settlements. This was done in the Ryedale Plan Strategy as allocations were to be made later. The current and proposed allocations, and their anticipated, indicative yield will demonstrate the relative proportions of growth being attributed to settlements in the Settlement Hierarchy. This will remove the 50% allocation to Malton and Norton, 25% to Pickering 10% Kirkbymoorside 5% Helmsley and 10% to the service villages. It will be about ensuring the most suitable sites are allocated, and recognising and acknowledging the levels of development already allocated to these settlements. Members of the Local Plan Working Party welcomed this.
- 6.56 Helmsley remains to be considered under its existing Development Plan Document and is subject of a light touch review given the presence of extant allocations. The National Park Authority have already reviewed the plan, and have agreed to its continued implementation until it is superseded by either by a review of the recently North York Moors National Park Local Plan and/or the new plan for the new Council for North Yorkshire. Members of the Local Plan Working Party were disappointed that Helmsley could not be subsumed into the Ryedale Plan Review more explicitly. But they recognised that given outstanding allocations and Local Government Reorganisation the Helmsley Plan should be continued to be used. This is subject to a separate report.

Summary of recommendation:

- **No specific proportions attributed to settlements**
- **Members recommendation on the application of Option 2 as a principle**

Treatment of the Settlement Hierarchy

- 6.57 Under either of the consulted Options 1 or 2 the upper tiers of the settlement hierarchy as set out in Policy SP1 would remain unchanged:

Malton and Norton as Principal Town- Primary Focus for Growth
 Pickering, Kirkbymoorside and Helmsley - Local Service Centres- secondary focus for growth.

It is considered that these tiers of settlement hierarchy remain unchanged with either option 1 or Option 2, given the existing allocations at Malton and Norton and it is about the identification of the most suitable additional sites for allocation. Members of the Local Plan Working Party endorsed this approach.

- 6.58 Option 2 identifies the existing Service Villages and gives the opportunity to explore additional villages. In the consultation we explored the criteria around how these are chosen in and in doing so what are the key factors which are justifying their inclusion as settlements which merit formal allocation of housing land in principle.
- 6.59 The Service Villages are Local Service Centres- and identified as a Tertiary Focus for growth, which were demonstrated either as stand-alone settlements or as paired villages, they had the following key facilities:
- a) Regular bus service to higher order settlements to permit commuting; and
 - b) Grocery shop with the means to make a meal; and
 - c) School (primary and/or secondary)

This resulted in ten Service Villages (some of which were paired settlements).

Ampleforth

Amotherby/Swinton

Nawton/Beadlam

Hovingham

Rillington

Slingsby

Sherburn

Sheriff Hutton

Staxton/Willerby

Thornton le Dale

In a rural district with close to 100 settlements, it is important that a group of criteria is established to select those settlements which it is considered in principle could have a housing allocation attributed to them. Some of the existing Service Villages, such as Slingsby, have lost their shop, although no schools or bus services have been lost. Whilst allocations are retained, keeping the existing Service Village Designation as it is currently prescribed would result in a reduced number of villages eligible for allocations in principle.

- 6.60 A number of the consultation responses stressed that in order for villages to be identified as settlements identified in principle for allocation, they would need to have key facilities, and that villages without commensurate facilities should not be considered suitable for allocation, as to do so would promote greater vehicular travel to settlements with key facilities. Other community facilities which promote congregation and community cohesion, are certainly not unimportant for the vibrancy of rural communities, as recognised by national planning policy, and our own local plan, but they are not considered to be a basis on which to build a framework for delivery of new housing in rural areas.
- 6.61 In discussions with Members over the spring and summer, and the outcomes of the public consultation, it is considered that the most important facility is access to a daily bus service. It may not be a service with multiple daily stops, but nevertheless allow daily access to our market towns. This would mean that the bus activity may not permit commuting, but it permits access to services and facilities without the need for a private car. Whilst commuting will still occur, there has been a sustained continuation of many people working from home for at least part of their working week. With online shopping the presence of a shop is welcome, but it is not necessarily a key feature. Schools are

not necessarily required for each household, but remain a key facility for the community as a whole. Presence of a school provides the opportunity for families in the village to have the opportunity to access those key facilities as needed through active travel, as well as being accessed by a range of school bus services.

6.62 Members of the Local Plan Working Party are supportive of an Option 2 spatial approach, which gives the opportunity to identify additional villages. There is a recognition that in order to consider a larger spectrum of villages, or even to retain the existing service villages, that the current, precise definition of Service Villages may not be as relevant. But for the purposes of ensuring that there is a need for a clear framework for identifying settlements for the purposes of directing housing to settlements, and it is considered these facilities of:

- a daily bus service,
- school, and
- grocery shop, remain the most critical.

6.63 The threshold cannot be set too low as to group too many settlements together. To do so would result in a strongly dispersed pattern of development which would be at odds with the spatial approach of the Ryedale Plan. What did take place is the grouping of some settlements where their facilities and services could be shared, this resulted in, for example, Amotherby and Swinton being defined as a 'Service Village' although only one settlement (Amotherby) saw an allocation. This approach can be replicated again, as principle, if necessary, to capitalise on the close connections some settlements have. It is considered that access on foot/wheelchair/ with a pushchair should be achievable, as this would inherently allow an individual to cycle, but to allow cycling as a principle could group settlements too far apart to be grouped.

6.64 Officers stated to Members of the Local Plan Working Party that they considered that there are two potential approaches members could choose from to broaden the criteria for 'Service Villages', without losing the essential sustainable access to facilities.

1) In order to be a Service Village two out of three of the following facilities would be expected to be present in the village or must be within an accessible distance via walking/wheelchair to these facilities:

- A daily bus service (not school only)
- A primary/secondary school
- A grocery shop

Or

2) The following facilities must be present in the village or must be within an accessible distance via walking/wheelchair to these facilities:

- A daily bus service; and
- Either a primary/secondary school and/or a grocery shop

6.65 By employing the approach 2) this would result on that basis the following existing Service village settlements being retained, and the following villages as these would have two of the three facilities, including the daily bus service:

Welburn
West Heselton
Sand Hutton
Settrington

Terrington does not have a daily bus service, but has a school bus service, a community transport facility. It also has a range of services including a school and a shop, and a GP surgery. It is considered that it has a very good range of facilities which would permit access through active travel.

- 6.66 It is important to stress that the spatial approach of designation as Service Village provides the principle of identifying settlements which could be subject to housing allocation(s). But does not mean in absolute terms they *would* be subject to an allocation. There could be site specific constraints which rule-out some or all of the sites submitted to the Council in specific settlements. Also, as part of this review the Council will also take into account the scale of previous allocations at the villages, and any approved planning applications, as commitments.
- 6.67 Members of the Local Plan Working Party were most supportive of the second approach which would include additional villages. However there was concern around whether the school presence was relevant, and whether access to a school via a bus was more important, and that a grocery shop would be more relevant. The Local Plan Working Party agreed that the Service Village Designation should be broadened out to cover more groupings of villages. This would involve including villages with access to a school bus. A member then provided information about school access and services, and officers looked at the villages subject to school bus services.
- 6.68 Officers are concerned that, by including such a feature, the designation criteria would effectively cease to provide a hierarchical framework to which allocations could, in principle, be made. This is because the vast majority of villages in Ryedale have a school bus service, whilst those without either have a school in them or are adjacent to a settlement with a bus stop. This would have the following adverse effects in a district with close to 100 settlements:
- Undermine the spatial approach previously consulted upon as options – as it would promote a fully dispersed spatial approach.
 - Not represent a partial review of the Ryedale Plan- which previously ruled out a dispersed approach to development.
 - Place significant resource implications on site assessment work of the 300+ site submissions as they would for the most part all be in villages then termed Service Villages.
 - Effectively supersede the criteria-based policy for considering small-scale windfall applications at the villages.
- 6.69 Therefore it is recommended by Officers that, noting the discussions and recommendation of the Local Plan Working Party:
- Policy and Resources Committee make the decision on the criteria for the designation of service villages using the above-reference 2nd option of designation of Service Villages:
- The following facilities must be present in the village or must be within an accessible distance via walking/wheelchair to these facilities:
- A daily bus service; and
 - Either a primary/secondary school and/or a grocery shop

On this basis, the existing service villages would be retained and the following villages would have two of the three facilities, including the daily bus:

Welburn
West Heslerton
Sand Hutton
Settrington

Terrington does not have a daily bus service, but has a school bus service, a community transport facility. It also has a range of services including a school and a shop, and a GP surgery. It is considered that it has a very good range of facilities which would permit access through active travel.

Summary of Officer's recommendation:

Alongside the existing, upper tiers of the Settlement Hierarchy being retained recommendation to give a view on the designation of Service Villages:

The following facilities must be present in the village or must be within an accessible distance via walking/wheelchair to these facilities:

- **A daily bus service;**
- **Either a primary/secondary school and/or a grocery shop; with**
- **Inclusion of Terrington as a Service Village due to the range of facilities an opportunities for active travel**

7.0 IMPLICATIONS

7.1 The following implications have been identified:

The following implications have been identified:

- a) Financial
A budget has been allocated to the review of the Plan, and the recommendations do not change that.
- b) Legal
The legislation does not prevent partial reviews of plans from being undertaken. Counsel has been sought in relation to the content of the new spatial/local plan for the new authority and provided. Counsel will be sought on the potential of a roll forward of the plan to 2032 instead of 15 years from adoption. The key decisions consultation will be subject to interim Sustainability Appraisal and Equalities Impact Assessment.
- c) Other (Equalities, Staffing, Planning, Health & Safety, Environmental, Crime & Disorder)
There are no Crime and Disorder, Health and Safety implications. The proposals are the subject of equalities impact assessment, and sustainability appraisal. The proposals directly relate to the work of the planning service, and to the implementation of the Climate Change Action Plan. The views of the Climate Change Officer have been sought and they are supportive of the principle of the approach proposed.

8.0 NEXT STEPS

- 8.1 Officers are seeking legal advice on the proposed approach of rolling forward the plan period- if this advice views the proposed as inadvisable, the plan review period will be extended back to 15 years and the Local Development Scheme will need to be updated.
- 8.2 The Key Decisions Consultation Document will be published in late November for consultation alongside a range of evidence documents which have been referred to in the report.
- 8.4 Members are aware that consultation on the site submissions will continue until we formally publish the plan review (Regulation 19), which will set out the proposed allocations. At which point it will be subject to that formal stage of public consultation. Site notices for the proposed site allocations will be put up, as required by the Council's Statement of Community Involvement. Prior to this taking place, the proposed potential allocations will be subject of a future meeting of the Local Plan Working Party once consultation on the Key Decisions has commenced, as this will set out the proposed Settlement Hierarchy- and be the principal opportunity to present the site assessment work.
- 8.5 Officers will be continuing to work on the review alongside our existing statutory monitoring of planning policy, housing delivery and s.106/CIL monitoring, and inputting into the emerging work on the new North Yorkshire Local Plan.

Jill Thompson
Planning Services Manager

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Background Papers:

Appendix 1: Key Decisions Consultation Document

Appendix 2: Summary of responses to the Distribution of Development Consultation

Appendix 3: Interim Sustainability Appraisal of the policy choices and options proposed in the Key Decisions Consultation

Distribution of Development Consultation document

https://www.ryedale.gov.uk/content/uploads/2021/11/Distribution-of-Development-consultation-Nov-consultation-FINAL_.pdf

Ryedale Plan Review

Key Decisions Consultation Document

November 2022

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Section 1: Introduction

The Ryedale Plan is our Local Plan, and a local plan is expected to express how the area it covers is to respond to changing circumstances for at least 15 years. This is essentially about the right types of development taking place in the right locations, in the right amounts. It achieves this by looking at settlement-specific response to how growth is delivered, by understanding the capacity of the settlements to adapt/accommodate the amount of development and to understand what new infrastructure may be required to deliver that development. In doing so, it must also take account of historic/cultural and environmental sensitivities that may be present at a place. This then influences choices around how much development should go where: we call this the spatial distribution strategy.

We need to assess whether the current approach to the distribution of development, and whether other policy approaches remains fit for meeting our needs going forward; and that in delivering that chosen spatial strategy we identify areas of land to meet those different needs- known as allocations. We also look at the other policies of the plan- to make sure they are working as they were intended to do. We call this a review, and we have section in Appendix 1 of this document which sets out in general terms how this review of the Ryedale Plan is to be undertaken, should you wish to find out more about the general review process. You can also look at our Local Development Scheme which sets out more information about planning policy in general:

[Local Development Scheme](#)

We consulted at the end of 2021 into 2022 on a consultation called 'Distribution of Development'. This consultation on 'Key Decisions' is the next consultation stage to gain views on the proposed policy approaches we are considering as part of the review of the Ryedale Plan. This consultation document also sets out some of the key messages received as a result of that consultation, and signposts updates to the evidence base we will be using to inform our approach.

The distribution of development is made through informed choices that are underpinned by guiding principles. It results in a list of settlements in a particular order known as a Settlement Hierarchy, and to that hierarchy different levels of a development are attributed- this is translated into sites – known as allocations. There is still further consultations to be undertaken on sites before we can present the review of the Ryedale Plan as single document with policies and sites together. Consultation on the potential allocations will come after the outcomes of this consultation have been considered, this will be early next year.

Section 2 of this consultation document is focused on the Key Decisions, those being the strategic considerations of:

- The proposed plan period/life of the review of the Ryedale Plan
- The proposed housing requirement
- The proposed distribution of development strategy
- The settlement hierarchy and the proposed consideration of Service Villages

Section 3 of this document sets out the main changes we are proposing to specific policy areas of the Ryedale Plan. These are in relation to:

- Consideration of Development Limits- and consideration of a criteria-based policy
- How we consider stand-alone renewable and low carbon energy schemes
- Sustainable building standards
- Accessibility and space standards for new housing

There is a further section which indicates where there are some other areas of the Ryedale Plan that we will look at as part of the review, but they will be in relation to specific changes as a result of national policy, or specific sites work and so will be set out in the Publication of the Plan review- but we identify what general areas the changes will be made.

Where to provide your comments:

We have created an on-line form for you to fill out at: [LINK TO ADD](#)

We would appreciate if you could use this form to provide your comments.

Or you can email your comments to localplan@ryedale.gov.uk

Alternatively, you can also write to:

Planning Policy
Ryedale District Council
Ryedale House
Old Malton road
Malton
North Yorkshire
YO17 7HH

The consultation is to run from:

Tuesday 29 November for 8 weeks, until 5pm Tuesday 24 January.

localplan@ryedale.gov.uk
Ryedale District Council Planning Policy

If you cannot access this consultation document in its current format, please call us on 01653 600666 and we will provide it in a format which best meets your needs.

Section 2: Strategic Considerations

Plan period/life of the Review of the Ryedale Plan

The 2021 consultation we did on the Distribution of Development identified the review of the Ryedale Plan as having a life span of 15 years, from 2023-2038. This is the normal length of a 'plan period' and our previous Local Development Scheme identified that it would be to cover a 15 year period.

The New North Yorkshire Council is required to develop its own Local Plan within 5 years of the vesting date (April 2023) which means it will need to prioritise work on the new local plan, and focus on only selected local plan reviews where the risks of not reviewing (such as not having enough housing land identified) mean it is necessary to continue with the plan review. The Ryedale Plan is one of the selected plans to be reviewed.

But this context is prompting the Council to consider whether it is necessary to have a 15 year plan review period, on the basis that by 2028/29 a new Local Plan will be close to being finalised if not adopted. So the Ryedale Plan's lifespan extended by the review will only be a matter of a handful of years- at the most - before it would be effectively subsumed/superseded by the new North Yorkshire Plan, accepting that its allocations would likely be rolled forward.

There is also a need to ensure that the review does not present areas of incompatibility to the emerging new North Yorkshire Local Plan, such as around the consideration and treatment of growth points and investment in aligned infrastructure to deliver those growth aspirations- particularly in light of the Devolution deal with North Yorkshire and York.

There is going to be additional consultation on both the new Local Plan for North Yorkshire and the review of the Ryedale Plan. The presence of the two plans, and their similar timelines, could cause confusion for local communities.

We think there is no need to plan out a 15 year land supply from 2023/4 from adoption to 2038. Instead the review can provide additional sites to modestly extend the land supply. So we are exploring whether the Ryedale Plan review could be reduced in its timeline of operation, from currently a 15 year plan period from adoption (as set out in the Local Development Scheme), and allowing it to be a limited roll forward in light of this position. We are therefore proposing that, subject to legal advice, we:

Reduce the plan period end date from 2038 to 2032 by only rolling forward the plan period from 2027 to 2032 (5 years). This is to be subject to legal advice but we would welcome your views on this approach.

This is not an established route for a plan review to normally take, although the National Planning Policy Framework does not require full detailed allocations in years 11-15 of a local plan. We think that there are exceptional circumstances with the clear mandate to prepare a new local plan for North Yorkshire, coupled with the strong current land supply of the Ryedale Plan. The evidence base and land supply will be key determinants in the approach ultimately taken. Ryedale's land supply which was ultimately defined in the Local Plan Sites Document with the formal identification of allocations and commitments provided an extremely robust land supply, and this is helpful in relation to the review of the plan, as most of these can be relied upon to come forward.

The additional land supply is very much influenced by the existing land supply, as we need to factor in allocations and commitments. As of March 2022 we have, at 1092 dwellings, over approximately 1/3

of our housing land already ‘accounted for’ on the basis of a 15 year plan period, and can demonstrate a 5 year land supply.

In undertaking a limited roll forward of the plan review period of 2027- 2032, which would mean an additional housing land supply of up to 1000 dwellings to allocate- covering a 5 year-roll on, on the basis we continue to apply our existing plan for figure.

It is important for wider stakeholders to note that if we are able to achieve a roll-forward of 5 years, the site assessment work, site submissions, and evidence base commissioned as part of the review of the plan will be incorporated and subsumed into the plan making work for the new Local Plan for North Yorkshire.

The proposed housing requirement

The Ryedale Plan identifies that we deliver at least 200 homes per year. As part of the review, we have to consider whether the amount of housing to be delivered over the plan period needs to change.

In terms of the overall amount of housing, National Planning Policy (NPPF) requires that we plan for, as a minimum, our objectively assessed need for housing and other uses- and that is our starting point. This is subject to technical evidence, and applying national planning guidance. Government guidance requires that we establish our ‘housing requirement figure’ for our Ryedale Plan area to deliver a level of housing established from a local housing needs assessment. This is established through our Strategic Housing Market Assessment which has been completed.

In the Distribution of Development consultation we asked:

Do you think we should deliver more housing than the Government requires in its ‘Standard Method’ to deliver other aspirations such as more affordable housing (including social rent), infrastructure, and support wider economic development in the district?

The responses we received fell into two broad categories, the development industry supported a higher figure. Whilst communities, represented by Town and Parish Councils and individuals, did not support a higher figure.

The Strategic Housing Market Assessment (September 2022) has identified that when setting the housing requirement for the Plan, Ryedale should look to deliver at least the 186 dwellings target of the Standard Method – a calculation which is set by national planning guidance, but that it should not plan to exceed this in setting its housing requirement. This is accepting that in the delivery of any plan there will be some additional ‘windfall’ housing delivered. This is a difference of only 14 dwellings per year between the current to-plan-for figure and the standard method.

We have therefore decided to consult on continuing with the current plan figure of 200 dwellings as this would be delivering modestly in excess of the Government’s housing delivery figure for the District, and support housing delivery, and in particular affordable housing delivery through allocations, and it is not considered necessary to refine down the figure. We consider it is positive response to the partial review of the plan.

Question 1: Do you agree that we should sustain the plan for figure of 200 homes per year?

The Ryedale Plan employed an additional 20% land supply buffer within the housing land supply, and this was delivered through the commitments and allocations. It is not proposed that this 20% land

supply buffer will be continued if the plan review becomes a roll-forward, as we have not under-delivered in our housing delivery. We would need to apply a 10% buffer which is set out in National Planning Guidance.

Because the Ryedale Plan was achieved in stages, the Local Plan Strategy also provided a framework of proportions of development attributed to different settlements. It concentrated the majority of new development at the largest settlements, our Market Towns, with c.90% of the housing requirement. This was further broken down into:

Malton and Norton (50%)

Pickering (25%)

Kirkbymoorside (10%)

Helmsley (5%)

With c.10% of the housing requirement going to a collection of larger villages with a section of key facilities- these were known as 'Service Villages'.

The allocations then followed this approach.

Because the review of the plan is considering the allocations as well as the strategy, we will not set precise proportions or percentages. Instead, we will identify the allocations (sites) needed to deliver the housing requirement and land supply buffer. We will demonstrate the level of housing attributed to different settlements through these allocations, as well as any other land uses for which we seek to provide a specific land supply for. We may also identify a broad location (such as that currently identified for employment land at Malton).

So whilst the Settlement Hierarchy will indicate the general levels of development, the percentages will be removed, and it will be the site allocation process which will determine - for the review of the Ryedale Plan - the extension of the land supply and the best sites to meet a range of social, economic and environmental objectives.

The Helmsley Plan

The Helmsley Plan is a Development Plan Document which focuses on the Town of Helmsley. It has been the subject of a light touch review by Officers of the National Park and Ryedale District Council.

Three quarters of the settlement (and the corresponding land surrounding it) is within the National Park planning area. There are some sites still to be rolled out and beyond these there are known significant constraints which would restrict development (flood risk, heritage designations) on the land which is within the Ryedale District Planning area. It is also not a settlement where any land submissions have been made. So for these reasons the Helmsley Plan is proposed to be continued without amendment.

The National Park Authority have already reviewed the Helmsley Plan, and have agreed to its continued implementation until the remaining sites are built out, or it is superseded either by a review of the recent North York Moors National Park Local Plan and/or the new plan for the new Council for North Yorkshire. Members of the Policy and Resources Committee in November have recommended that Helmsley remains to be considered under its existing Development Plan Document, and it is hoped that this decision will be ratified by Council in early December.

Broad Distribution Options:

Some of you may feel that Ryedale does not need more housing. But this is not an option for any Local Planning Authority to take. We are directed by Central Government to deliver new housing, and we can see that housing is needed in a range of forms across the district and we know this from earlier studies and emerging work on housing need.

If we do not investigate and make informed choices about where new housing is to be delivered; our existing land supply of housing will diminish. Then new housing will be delivered through the making of ad-hoc planning applications across the district, and under those circumstances it will be harder for the Local Planning Authority to resist applications for unplanned development. This will bring uncertainty to our communities in Ryedale; not properly reflect the roles of places within our district; and not allow the consideration of potentially strategic issues about how housing delivery could unlock key infrastructure for a place, or support the retention of a key local facility.

The current strategy

The current distribution strategy of the Ryedale Plan is to **concentrate new housing at the Market Towns, with a focus on Malton and Norton, and ten key ‘Service Villages’(listed below) with meeting local needs elsewhere in the district.**

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

Under this strategy, the focus was placed on Malton and Norton, and this was to secure major infrastructural improvements in and at the two towns, and to deliver affordable housing where it was primarily needed. Development was also apportioned to all the northern market towns. The selection of the service villages was based on having three key facilities: grocery shop, a school, and a regular bus service. In these locations, new housing sites together with infill development and the redevelopment of sites and buildings provide new market housing, of which a proportion is sought as affordable housing. In other villages, infill development is restricted with the use of a Local Needs Occupancy Condition and affordable housing exception sites are supported as a means of addressing affordable housing need in the wider rural area.

Context informing the Distribution of Development Consultation in 2021

The current approach of the Ryedale Plan was considered ‘sound’ by the Planning Inspector in 2013 and viewed to be the right strategy for Ryedale to pursue, in terms of building new housing, providing employment land and buildings, the approach to retail development, and reflecting the roles and character of places.

The approach to the distribution of development is based on evidenced choices, and these choices are influenced by drivers that are considered to be important for the district and for particular settlements. Such as: affordable housing delivery, delivery of key infrastructure, supporting economic development of an area. It can also reflect other wider aspirations around access to

services and facilities, or help to support or enable the long term management and protection of heritage assets or land management.

Below are the reasons in summary why the current settlement hierarchy was chosen:

- Promoting sustainable patterns of development close to existing towns and villages
- Protecting the countryside from urban sprawl
- Availability of services and facilities being a driver for locating new development
- Making best use of existing infrastructure; and using development as a tool to deliver key elements of infrastructure at Malton and Norton
- Accessibility to other places

This was alongside:

- Prioritising 'brownfield' sites where practical.

We stated in the 2021 consultation that these all remain relevant considerations.

Alternative broad options for housing distribution were considered during the development of the Ryedale Plan, such as solely focusing on the towns, or having a fully dispersed approach where all settlements get a level of development. However, these were not considered to be appropriate or sound development strategies for Ryedale as they were not sustainable. The option of a new settlement was also discounted in the preparation of the Ryedale Plan. This would be a strategic decision, with wider implications for housing delivery beyond Ryedale's area. It would be more appropriately considered by the new authority as part of its development of the new Local Plan for North Yorkshire.

Taking into account the above factors, in 2021 we consulted on our Distribution of Development Consultation, where we proposed that there are two options to consider regarding the principle of the approach to distributing development in Ryedale:

Option 1: Continue the existing approach of the Ryedale Plan- a more explicit growth strategy which focussed on the towns and the Principal Town in particular- concentrate new housing at the Market Towns and key 'Service Villages' with meeting local needs elsewhere.

Option 1 would continue the focus the majority of housing delivery at the Principal Town (Malton and Norton) as well as housing to the northern market towns and the identified Service Villages. It is an approach which is focused on delivery of housing where community infrastructure and transport options are most well-established.

Option 2: A less concentrated, more dispersed approach to distributing growth - with development focussed at the Market Towns and specific villages, including existing 'Service Villages' and selected additional villages.

Option 2 would see some changes to the approach to the distribution from that within the Ryedale Plan. It would continue to seek to deliver housing at the market towns with less emphasis on sustaining those significant proportions to Malton and Norton, acknowledging the existing allocations and commitments. It would also seek to deliver a greater proportion of housing at the villages.

We viewed this as not an approach which seeks radical change or growth in any one location- it is about consolidating the development already delivered or allocated, establishing the amount of housing attributed to settlements, and exploring the extent to which additional villages may be suitable locations for additional development.

We stated that the 2021 consultation when considering a greater amount of housing going to the villages, we will be taking account of:

- Villages' distance and relationship to neighbouring settlements;
- The site specific constraints around some of our villages such as higher flood risk, designated heritage assets, national biodiversity designations;
- What wider opportunities may be presented by specific development for environmental or historic environment considerations;
- Sustainable building considerations;
- What services and facilities they already have or have access to within a walkable distance.

The outcome of the consultation was that both options have been supported for various reasons and perspectives, with no clear 'winner' in terms of an approach. This is perhaps not surprising: what both options 1 and 2 seek to achieve is a distribution strategy which in principle focuses neither all development at the towns nor disperses it across all settlements. It also reflects that the approach to distribution of development is very much about evidenced choices. It is important for ongoing plan-making work that we define which option choice is to be pursued in the review to better frame site assessment work.

Option 1 has to date resulted in strong housing delivery, with aligned and planned infrastructure. Discussions with statutory consultees and infrastructure providers and our emerging evidence base would indicate that continuing with Option 1 will present particular challenges to be delivered in a pragmatic review of the Ryedale Plan. This was expected: the evidence base for the delivery of the Ryedale Plan Local Plan Strategy identified that whilst the amount of housing attributed to the two settlements was very much capable of being delivered, and crucially would bring additional infrastructure, it also showed that this was an optimal level. Going beyond this would bring a range of concerns if it was not matched with commensurate infrastructure. A study in 2018 (Infrastructure and Connectivity Improvements Study) found that some small-scale improvements could be made with softer interventions and improving connectivity and some works to junctions within the towns, but significant junction improvements to bring access to the A64 would come with significant cost and there is the matter of the rail/river crossing considerations in Malton and Norton. Sustaining Option 1 requires a further degree of infrastructure investment at Malton and Norton which if it was to be effective in its operation, is well beyond the scope of being matched/driven by the currently expected additional housing requirement of even c.2500 dwellings to find in this review- if the plan period extends to 15 years.

Pursuing Option 1 into the future is a step-change in how the settlements of Malton and Norton could now grow. We think it needs to be considered/explored in the development of the new North Yorkshire Council's spatial plan as part of its Local Plan and requires a significant step up in housing delivery over a full plan period- and perhaps longer- at these settlements. It also needs to consider the emerging Neighbourhood Plan at Malton and Norton. Option 1 is therefore not considered to remain realistic for the pragmatic review of the Ryedale Plan, but that allocations or the review should not undermine such an approach being capable of being considered in the future.

We can see that there is strong support for the rolling forward of the approach of the current Ryedale Plan- and it is seen by many consultation responses as being an approach which capitalises on the relative sustainability of places such as the Market Towns in what is a rural and dispersed district, particularly in relation to access to services and employment opportunities.

However, without the aligned investment in infrastructure which demonstrably responds to providing better connectivity and active travel; the distances of additional development to the town centre of Malton, in particular, are increasing and resulting in potentially more vehicular travel which raises

further air quality and traffic flow concerns. There are also implications for expanded housing delivery on the south western of side of Norton, due to the need to access the Welham Road, Church Street County Bridge junction. It has also been identified that Pickering may have traffic flow concerns at Vivis Lane/The Ropery and the A170/A169 junctions.

Option 2 still reflects the Ryedale Plan's overall approach, as the market towns of Malton and Norton would remain a focus for growth, given the current allocations and commitments, but with a change in emphasis by seeking to not replicate the 50% of any further supply, but to allocate additional land to meet the housing requirement also at the other Market Towns and the Service Villages.

Option 2 also gives the flexibility to consider the scope of the Service Villages. The expanding roll out of fibre broadband and many people choosing to remain working from home for part or all of their working week, post the Covid-19 lockdowns, means that commuting patterns and driving to access some services and facilities is reduced, and allows the ability to consider more development in our more rural areas and existing villages. This has the potential to deliver wider benefits in terms of meeting housing needs more locally including affordable and market housing, supporting existing rural-based services and facilities, and could present opportunities to expand the delivery of rural-based services, as part of a wider programme of rural regeneration exploring the ability to enhance connections between villages around shopping/employment/education.

Some of the larger allocations of the current Ryedale Plan are still to roll out and so there will still be new housing delivery at all the Market Towns, and in particular at Malton and Norton with the planning application under consideration for the close to 700 dwellings of the Norton Lodge scheme. Development at Malton and Norton becomes more about consolidation of the existing sites and allocations. But it would not preclude the making of allocations which were considered, as part of the site assessment process, to be capable of being delivered without significant adverse impacts. In this regard, Option 2 would still have measured degree of focus at Malton and Norton. In pursuing Option 2, there is a need to explore what this means in terms of the quantum of development for Kirkbymoorside and Pickering, and what additional capacity if any exists in Malton/Norton. This is to be the subject of additional technical advice.

We think that as an approach to the distribution of development, Option 2 does present the more flexible of the two approaches and would allow development at the Towns to be sustained, but to also explore housing delivery at the Service Villages, and explore the inclusion of additional Service Villages. This is subject to consideration in the next section of the report.

There is still significant work to undertake before we can make allocations. We need to investigate what the capacity of each of the settlements is. This is both in relation to any constraints which might be present, and any opportunities which new development could bring to the wider area. This will be a key component of the review of the plan, and will be informed by the site assessment work which is on-going. We asked a series of questions about capacity and opportunity at the Market Towns in the 2021 consultation, and we will explore this part of the consultation in the consideration of site choices. As part of this work, we will look at the environmental capacity and constraints of places- principally around the areas of air quality, biodiversity and flood risk, landscape setting, and responding to climate change mitigation and adaptation.

We stated in our 2021 consultation that the chosen approach to the distribution of development could also support facilities and services that are already in operation in the District. We have now mapped various services and facilities to see how provision varies across the district. We can see where facilities and services are concentrated- and this means greater access can be achieved. We can also identify villages where there are considered to be key services, which need to be supported

and where such a service(s) could be shared amongst villages. We have been undertaking specific consultation with those companies and organisations which have a responsibility concerning the provision of utility services, including broadband, highways, education, social care and health services to understand what this infrastructural capacity is, and how it might be expanded in the future.

We are aware that the communities of our towns of Malton and Norton, Pickering and Kirkbymoorside are concerned about the levels of growth they have recently experienced, and this has been raised in the responses to the 2021 consultation. We are also aware that some villages would support some small scale housing, and others have had sizable recent permissions/allocations and are concerned about further allocations, and we will be taking this in account.

Development can also enable wider enabling benefits- these could concern heritage, biodiversity and land management improvements. This is likely to involve a greater role of Green/Blue Infrastructure and specific measures regarding how new development responds to Climate Change. It is very important indeed that new development is more resilient to the impacts of climate change, and increases its inherent building sustainability.

Affordable housing will be expected to be delivered as part of our allocations, and these will still be part of the land supply for new housing. They may also come forward in addition to the Plan's housing requirement as Exception Sites. We will also need to identify sites for self-build schemes.

Since the adoption of the Ryedale Plan, the National Planning policy Framework also now requires Local Planning Authorities to ensure that at least 10% of their housing allocation are on sites which are less than 1ha in size. So this is also something that we will need to factor in at the site assessment stage.

**The proposed approach is to apply the application of Option 2 as a principle:
Option 2: A less concentrated, more dispersed approach to distributing growth – with development focussed at the Market Towns and specific villages, including existing 'Service Villages' and selected additional villages.**

Question 2: Do you agree with this as a principle?

Designation of Service Villages

The Service Villages are Local Service Centres- and identified as a tertiary focus for growth, for smaller scale housing sites. They were either as stand-alone settlements or as paired villages, they had the following key facilities:

- a) Regular bus service to higher order settlements to permit commuting; and
- b) Grocery shop with the means to make a meal; and
- c) School (primary and/or secondary)

This resulted in ten Service Villages (some of which were paired settlements).

Ampleforth
Amotherby/Swinton
Nawton/Beadlam
Hovingham
Rillington
Slingsby
Sherburn

Sheriff Hutton
Staxton/Willerby
Thornton le Dale

Option 2 gives the opportunity to explore additional villages. In the 2021 consultation we explored the criteria around how these are chosen in and in doing so what are the key factors which are justifying their inclusion as settlements which merit formal allocation of housing land in principle.

It is important to stress that the designation criteria as Service Village provides the principle of identifying settlements which could be subject to housing allocation(s). But does not mean in absolute terms they *would* be subject to an allocation. There could be site-specific constraints which rule-out some or all of the sites submitted to the Council in specific settlements. Also, as part of this review, the Council will also take into account the scale of previous allocations at the villages, and any approved planning applications, as commitments.

In the consultation in 2021 we asked:

If you live in a village, what would you say are the most important local village services/facilities to your community?

What services and facilities do you consider to be essential/need sustaining, please explain your answer?

Are there specific facilities/ services that a village should have before we consider allocating land for housing at the village?

In a rural district with close to 100 settlements, it is important that a group of criteria is established to select those settlements which it is considered in principle could have a housing allocation attributed to them. When we previously paired villages together they had to have a very close connection.

The threshold cannot be set so low as to group too many settlements together or to use a criteria which is so broad, such as the presence of a school bus service or the ability to cycle between villages. We think to do this would have the following knock-on consequences:

- It would result in a dispersed pattern of development which would be at odds with the spatial approach of the current Ryedale Plan and the approaches we have previously consulted upon.
- If multiple villages are grouped together, the designation criteria would effectively cease to provide a hierarchical framework to which allocations could, in principle, be made.
- It would delay the review of the plan because of the increased volume of site assessment work for the over 300 site submissions.
- It would effectively supersede the criteria-based policy for considering small-scale windfall applications at the villages, which is considered later in this consultation document.

A number of the consultation responses stressed that in order for villages to be identified as settlements identified in principle for allocation, they would need to have key facilities, and that villages without commensurate facilities should not be considered suitable for allocation, as to do so would promote greater vehicular travel to settlements with key facilities. Other community facilities which promote congregation and community cohesion are certainly not unimportant for the vibrancy of rural communities, as recognised by national planning policy, and our own local plan, but they are not considered to be a basis on which to build a framework for delivery of new housing in rural areas.

Some of the existing Service Villages, such as Slingsby, have lost their shop, although no schools or bus services have been lost. Whilst allocations are retained, keeping the existing Service Village Designation as it is currently prescribed would result in a reduced number of villages eligible for allocations in principle.

In discussions with Members over the spring and summer, and the outcomes of the public consultation, we think that the most important facility is access to a daily bus service. It may not be a service with multiple daily stops, but nevertheless allow daily access to our market towns. This would mean that the bus activity may not permit commuting, but it permits access to services and facilities without the need for a private car. Whilst commuting will still occur, there has been a sustained continuation of many people working from home for at least part of their working week. With online shopping the presence of a shop is welcome and its presence should be supported, but it is not necessarily a key feature. Schools are not necessarily required for each household, but remain a key facility for the community as a whole. Presence of a school provides the opportunity for families in the village to have the opportunity to access those key facilities as needed through active travel, as well as being accessed by a range of school bus services.

What did take place in the Ryedale Plan is the pairing/grouping of some settlements where their facilities and services could be shared, this resulted in, for example, Amotherby and Swinton being defined as a 'Service Village' although only one settlement (Amotherby) saw an allocation. This approach in principle can be replicated again, if necessary, to capitalise on the close connections some settlements have. It is considered that access on foot/wheelchair/ with a pushchair should be achievable, as this would inherently allow an individual to cycle to such facilities.

There is therefore a recognition that in order to consider a larger spectrum of villages, or even to retain the existing service villages, that the current, precise definition of Service Villages may not be as relevant. We need a clear framework for identifying settlements capable of being considered for allocations in principle, and we think the proposed approach below for defining Service Villages provides the right balance of ensuring only villages with a strong level of service provision are identified. We also think that despite not having a daily bus service Terrington has a particularly good range of facilities, including a shop, a school including nursery, a Doctor's surgery, with a school bus service and community transport. It is considered that it has a very good range of facilities which would permit access through active travel and, despite the lack of a daily bus service, no other villages have this level of facilities which are not already a service village. When we prepared the Ryedale Plan we included Nawton and Beadlam as a Service Village because they had a secondary school. So we propose:

The following facilities must be present in the village or must be within an accessible distance via walking/wheelchair to these facilities:

- **A daily bus service; and**
- **Either a primary/secondary school and/or a grocery shop**

On this basis, the existing service villages would be retained and the following villages would have two of the three facilities, including the daily bus:

Welburn

West Heslerton

Sand Hutton

Settrington

With the addition of Terrington

This provides an additional 5 Service Villages to the existing 10 designated Service Villages, and retains those existing villages.

Question 3: Do you agree with our chosen approach and if not why?

Section 3: Specific Policy Considerations

The Ryedale Plan has some specific policy choices which we are exploring now as part of the Key Decisions Consultation. These are:

- Occupancy conditions: Local Needs Occupancy Policies SP1, SP2 and SP21 and primary residence condition;
- Development Limits and a criteria based policy for small scale housing sites (Policies SP1 and SP2);
- Space Standards and Accessible space standards (Policy SP4);
- Responding to Climate Change in Policy SP18;

Occupancy Conditions- the Local Needs Occupancy Condition

In the 2021 Distribution of Development Consultation we sought views on whether the Local Needs Occupancy Condition (LNOC) should remain in operation, or whether it is changed, or ceases to operate.

The Local Needs Occupancy Condition (LNOC) is applied to new build housing only within the 'Other Villages' within their Development Limits, or in specific conversion schemes in the Other Villages or Open Countryside (and not at our Market Towns and Service Villages).

New build dwellings in an Open Countryside location are only supported in principle under very specific circumstances, and one of those is when an essential functional need is identified for the dwelling. This essential need test is a long-standing element of national policy, and is expressed in Policy SP2 concerning new dwellings to support the land-based economy where an essential need can be evidenced. Such properties are then subject to an 'agricultural occupancy condition'.

The objective of the LNOC was to ensure that incremental development of smaller settlements was carefully controlled, and on the basis of meeting a local need. It was also a means to focus development at the Market Towns and Service villages, and acted as form of housing restraint. It was effective: with only just over 11% of housing completions between 2012 and 2022 being outside of the Service Villages and Market Towns, (see Appendix 2).

However, the application of a local needs occupancy condition is not explicitly identified in national planning policy. It is an approach that is very commonly used within the National Parks, where housing delivery is strictly controlled. Its restrictive tests would also not necessarily be in alignment with an approach which seeks to deliver more housing to a greater range of villages, to support village-based services and facilities.

The Local Needs Occupancy Condition is also not concerned with the delivery of affordable housing, and so has not helped to deliver more affordable homes in the villages. The experience of implementing the condition has raised costs and complexities for the Council when the properties are built or are re-sold- these have been in relation to the valuation of the property, re-sale delays and difficulties in obtaining mortgages.

The removal of the Local Needs Occupancy Condition from the Ryedale Plan would bring about a number of properties as 'windfall applications'. These are houses which we have not been able to

plan for, so we would not be able to add/factor them into the supply of allocations. This is because we would not know where and how many applications would come forward, so they would be an unreliable source of housing land supply. They would instead be accounted for in the number of completions when they are built out, so we would be able to add them into our housing delivery test performance (% of housing completed against the plan requirement) and would be part of our five-year land supply position.

In terms of feedback on the consultation, the Local Needs Occupancy Condition was supported by those who wanted to see a greater degree of restraint or control in relation to housing delivery in Ryedale's Other villages, but the condition was not supported by those delivering housing, and particularly smaller-scale local builders.

We propose to not continue with the Local Needs Occupancy Condition as part of the review of the Ryedale Plan. The key reasons for this are:

- The condition cannot be modified whereby it can be considered to meet a local need if it is expanded to the Ryedale area;
- It is not in the spirit of national policy;
- There are implications for its sustained implementation to the existing and future Councils around assessing eligibility, issues with mortgage applications and inheritance complications;
- It does not deliver affordable housing;
- It stymies the ability of small-scale builders to build smaller housing schemes.

Question 4: Do you agree with the proposed approach of as part of the review of the Ryedale Plan to cease the Local Needs Occupancy Condition?

Occupancy Conditions –Primary Residence Condition

We also considered in the preparation of the Distribution of Development consultation document whether we explore views on a 'primary residence' condition (PRC) like that used in Northumberland and Cornwall. This would mean if you occupied the property it would have to be your home, where you live the majority of the time, and this is a policy which would remain in perpetuity.

Second homes are where the property is vacant for extended periods of time. Second homes are an issue in some parts of Ryedale, and they are in many rural areas. We have nearly 800 second homes on our council tax records- that is the equivalent of four years' worth of our housing land supply. It is also often the smaller, more affordable properties which are being used like this, taking them out of the housing market for would-be buyers. However, when the location of these is broken down, the Ryedale Plan area has a lower incidence of second home ownership than the settlements in Ryedale which form part of the National Park and also AONB- reflecting the desirability of such places in which to visit or to eventually retire to. We feel there is insufficient evidence to justify the application of a PRC across the District.

With the need to look at policy-making across a much wider geography as part of the new Local Plan for North Yorkshire, it is considered this will be the most appropriate place to consider this as a policy approach if it is to be applied across a broader area in principle. The policies developed elsewhere in the country are still relatively young, and it remains to be seen how they affect housing delivery in the longer term. There is a risk that if the condition is imposed across the district it would harm our wider housing delivery in relation to the proposed allocations. Also, a PRC will not deliver affordable housing (as per the planning definition of affordable housing) nor housing which meets a specific locally derived need, nor will it make properties affordable in a broader sense, depreciating values by about 5%.

Nevertheless, it a matter of concern for Members, and we think it is a settlement-specific sustainability issue. So we feel that this is an area which could be explored and implemented through the Neighbourhood Plan process by any settlement in any part of the Ryedale district including the National Park, should they wish to do that.

It is therefore proposed that a primary residence condition (PRC) is not imposed in the review of the Ryedale Plan.

Question 5: Do you agree with the approach to not propose the application of a Primary Residence Condition?

Housing Delivery for Specific Tenures and Development Limits

Self-Build

Tenure is a reflection of how a property is owned. We have established affordable housing policies and these will reflect a range of different tenure types including affordable housing (affordable rent, social rent, discount for sale, and First Homes) and those sold on the open market as market housing and Self-Build, which is where a property is built for a specific occupant, and they occupy that property for a specified period of time.

We can identify self-build properties because it was a question we asked in our call for sites, and by identifying areas for self-build, we can factor them into the housing land supply. If we use only a criteria based policy we will be unable to demonstrate how these self-build properties could come forward- but we could employ both approaches to provide flexibility. When we refer to a criteria-based policy it would be a set of tests that a site would need to meet- such as, for example, being in or adjoining development limits; maximising energy efficiency and sustainable building approaches, and general wider plan compliance regarding design, siting, amenity and access. In the Distribution of development consultation we asked:

Question 16a: Do we make specific allocations which will be only for Self-Build properties?

Question 16b: Do we employ a set of criteria to assess Self-Build homes by- what should those criteria be- what is most important?

There was generally support for the identification of sites for self-build properties. This will be primarily determined by the site submitter's interest in having self-build plots on their sites. We will not seek to have larger sites deliver a proportion of self-build properties. They will be through a mixture of specific allocations and a criteria-based policy to deal with windfall applications. Such proposals would still need to be compliant with wider plan policies. Planning authorities already have to demonstrate we are meeting self-build demand in the Ryedale area. Our recently completed Strategic Housing Market Assessment identifies that we need to allocate sites to meet 28 self-build dwellings a year. This will be explored in more detail through the site assessment work.

Development Limits and a proposed criteria based policy for small sites

Development Limits are drawn around most of Ryedale's settlements to identify a general area of support for certain types of development, particularly housing, and outside the Development Limits being subject to greater restraint. They are a policy tool used to steer where development could happen, and so do not necessarily reflect the built extent of a settlement.

When land is identified or 'allocated' to meet future development needs, the Development Limits are reconsidered as part of this process and expanded to accommodate the site/allocation.

We asked in the 2021 consultation whether this approach was agreed with. Also we asked: *Do we make small scale adjustments to take account of appropriate Self-Build proposals that have been submitted through the 'call for sites' event?*

There was general agreement that Development Limits are retained, but that they are reviewed as part of allocations being made. These allocations would include some small-scale self-build schemes, and larger allocations covering market and affordable housing delivery. But there was some concerns raised that the Development Limits are very restrictive, and have been in place since 2002, and that some local plans do not use Development Limits.

We asked in the 2021 consultation: *If you live in a village, would you like to see more housing development if it brought wider improvements such as public open space, biodiversity enhancements as well as address as a minimum any infrastructure requirements of the development? and Would you like to see development in the smaller villages? If so, what would be your reasons for this?*

The majority of respondents were not supportive, though there was some support specifically for schemes involving the conversion of buildings in order to meet local housing needs. Some respondents qualified their support by referencing the need for investment in infrastructure and services in order to accommodate any development. Many of respondents who were supportive of development spoke on behalf of site submitters.

For those who did not want to see further development, the villages of Wintringham, Terrington and Leavening were referred to specifically. One respondent outlined that they did not want to see further development in any village. We also asked: *Land allocations at the villages have been made to help provide affordable housing in the rural area and to help sustain local services. They could also be used to help support our local landed estates in conserving important heritage assets and landscapes. Do you think that this is something we should be looking to directly support in Ryedale, through the review of the Plan?*

There was support for such an approach from the landed estates, and some support from other stakeholders, but there was also concerns raised that by supporting such development it could undermine landscape and heritage considerations.

Rather than review the Development Limits as an exercise in itself, we have decided to consult on the development of a criteria-based policy which could be applied to small scale housing developments outside of Development Limits. This policy would become part of the reviewed Policy SP2. By referring to development outside of the Development Limits, there is also then an ability to continue to apply the existing wording of SP2 in relation to the treatment of infill development, and development within development limits (subject to any changes regarding occupancy conditions). A draft policy is proposed below:

Small-scale windfall housing schemes

- *The policy applies to sites adjacent to Development Limits at all settlements. Proposals will not be supported if they are not contiguous with part of the existing Development Limits of a settlement or are attached to an earlier scheme previously considered under this policy.*
- *This policy applies to housing proposals of 5 dwellings or less.*
- *Sites which form part of a larger, identified allocation will only be supported if they do not prejudice the development of the wider site, i.e. they do not stymie the wider site from being built out.*

- *Schemes will have demonstrated a sequential approach to their development by development of any deliverable and developable Brownfield sites at the settlement first.*
- *Schemes will be expected to maximise the use of land and provide efficient use of the site by a density of development which also reflects the general density of development within the settlement.*
- *The scheme will be expected to contribute to the delivery of a range of housing types, including self-build, and proposals which support accessible/adaptable homes and propose the application of renewable/low carbon technologies within the development will be supported in principle.*
- *Individually, or cumulatively, proposals will be supported where they deliver incremental growth, which responds to and reflects the form and character of the existing settlement.*
- *Proposals will be supported in principle where they do not result in the loss of spaces of acknowledged value, such as Visually Important Undeveloped Areas, or result in harm to other policy designations such as Conservation Areas and other designated heritage assets Listed Buildings and will be considered in accordance with Policy SP12.*
- *Schemes will be expected to comply with wider plan policies: Policy SP16 (Design) Policy SP17 (Flood Risk) and Policy SP18 (Climate Change – currently Renewable and Low Carbon Energy) and concerning the General Development Management Issues- such as amenity and access (Policy SP20)*

Question 6: Do you agree with the principle of the policy?

Question 7: Is there additional criteria that should be considered?

Accessibility standards in new homes

We identified in the 2021 consultation that we would explore build standards in relation to accessibility. Recent assessment of housing needs, in the Strategic Housing Market Assessment, identifies that if current rates of provision were to continue, a further 425 specialist older person dwellings would be required over the 15 year plan period. It is considered that given the evidence base of the SHMA and its findings, there is a need to provide a greater range of accommodation types for an ageing population, to reflect that buildings will be adaptable and capable of allowing people to live for longer in their own home.

There is also the provision of extra care facilities which is delivered through private development and public investment and through the County Council in their capacity as providing adult social care. This is a specific type of housing which is actively managed.

The plan review is mindful of the changes being proposed in relation to building regulations. Planning Policy should not seek to replicate building regulations, nor advance them without evidence to justify that it will not harm the delivery of the housing requirement in the plan.

The Government intends to mandatorily raise accessibility standards by making M4(2) ‘accessible and adaptable dwellings’ mandatory through Building Regulations. We are not sure when this standard will be implemented, but for life-span of the plan it is considered that we should allow building regulations to respond to this as a nationally-applied approach. We need to explore whether there is a specific, local response we can make.

The Ryedale Plan is already supportive of the principle of housing meeting a wide range of different

needs. Policy SP4 is already supportive of the delivery of Lifetime Homes, but it is not a mandatory requirement to apply the standards. Lifetime Homes is a long-standing standard which incorporates 16 design criteria to ensure that properties can be adapted to the changing needs of individuals and families at different stages of their lives. Although it has been primarily applied in affordable housing schemes, the Council did not apply this as a policy indicator and so it has not been monitored. Specifically, Policy SP4 of the Ryedale Plan also requires that: *At least 5% of all new homes built on schemes of 50 dwellings or more shall be built as bungalows providing this is viable in conjunction with other requirements or where there are overriding reasons why this cannot be achieved in terms of urban design.*

It is considered that this policy has been reasonably well-received by developers, but it is now considered whether or not these properties should now be designed to be wheelchair-user accessible M4(3) standard. Bungalows are a form of building which is conducive to being able to take into account the additional features of a fully wheelchair accessible dwelling. The main reason for revisiting this 5% bungalow requirement is that the seeking of a proportion of bungalows alone does not address the crucial aspects of needing accommodation which is wheelchair accessible, for example, a two storey dwelling with lift but wider doors and circulation space could be much more accessible than a bungalow with standard doors and limited circulation spaces. We feel that if the council is to continue to implement its 5% bungalows requirement, those dwellings need to 'work harder' but without fundamentally affecting the viability. The Key Decisions Consultation therefore seeks views on this whether this is a viable approach in principle, and if not- why, given that it is only 5% of the build- and the provision of bungalows in the first place is the biggest viability consideration and has been an established policy in Ryedale for close to 10 years.

Question 8: Do you agree to requiring the 5% of bungalows specified in Policy SP4 to be built to M4 (3) wheelchair-user accessible standard?

If not, please explain why.

Responding to Climate Change- a review of Policy SP18

We are reviewing the policy on Renewable and Low Carbon Energy (SP18) to make it more relevant and active in what it is seeking to achieve: to help deliver our aspirations to significantly reduce carbon emissions in this plan period, and make developments more resilient to the impacts of climate change. This is around working towards net zero carbon in our new development, embedding now adaptation to the impacts of climate change we are going to experience in the future. It is also to support the related agendas of reducing congestion, improving air quality, reducing fuel poverty and increasing energy security and stability. So the whole of the Ryedale Plan plays a role in responding to Climate Change.

Policy SP18 is currently split into two parts, and so we have reviewed in this way. The first looks at stand-alone renewable energy schemes and the assessment criteria we will use to assess them. The second part is concerned with building sustainability, including energy efficiency, and responding to climate change adaptation and mitigation.

In the 2021 consultation we were keen to gauge the depth of concern and feeling regarding how the Local Plan responds to climate change, and in terms of how we approach this, and what should be our priority. We asked people to rank from 1-5: How important do you think it is to maximise the following aspects of new development?

(1 being very important- 2 being Important 3 being somewhat important 4 being less important 5 being least important) for the following:

- Energy efficiency
- Carbon neutrality
- Water conservation
- Active travel (walking and cycling)
- Green and blue infrastructure (spaces for habitat creation/recreation/sustainable water management)
- Biodiversity protection/enhancement/resilience

Feedback on this question has identified that where it was answered, energy efficiency has been considered to be the most important consideration. With carbon neutrality being viewed on a whole as the next most important consideration. Water conservation, active travel, green and blue infrastructure and biodiversity resilience (protection and enhancement) received broadly the same rating. There is a general recognition that the plan will need to explore all these aspects, because they all play an important part in how new development starts to have a significantly more positive impact on the environment, but it is clear that energy efficiency is a priority and whilst this is part of building regulations- concerning built fabric and appliances- energy efficiency is also about building design and orientation and co-locating with other developments and landscaping- which have always been longstanding themes addressed through the planning process. This relates to both climate change mitigation (reducing emissions) but also to adaptation- by making better use of our current energy resources and helping the transition to eventually zero carbon.

Responding to climate change is already embedded in the Ryedale Plan, across a suite of policies which have the potential to a) reduce the impacts of new development on Ryedale's natural environment, and b) also to promote the use of sustainable technologies and c) support delivery of schemes which will help Ryedale adapt to the challenges of climate change. Nevertheless, it is considered that the policy on renewable and low carbon technologies (SP18) needs to be updated and expanded to provide:

- a) an updated framework for the consideration of renewable/low carbon energy schemes which better reflects national planning policy;
- b) overtly seeks to ensure new development is reducing its energy (by explicit application of the Energy Hierarchy) and water usage;
- c) promote the use of complementary micro generation on new developments, but to not set specific standards.

Stand-Alone Renewable and Low Carbon Energy generation proposals (Part 1 of Policy SP18)

Looking at the current wording of Policy SP18:

SP18 Renewable and Low Carbon Energy Developments that generate renewable and/or low carbon sources of energy will be supported providing that individually and cumulatively proposals:

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

impact can be acceptably mitigated.

National planning policy and guidance which post-dates the Ryedale Plan outlines that Local Planning Authorities should identify suitable areas for renewable and low carbon technology, and specifically so in relation to on-shore wind turbines. Policy SP18 does not provide any 'suitable areas'. These need to be defined in relation to wind technologies, and allocated in a Local Plan or Neighbourhood Plan in order for them to be supported as a principle.

The purpose of reviewing Policy SP18 was to assess the Ryedale District in relation to its capacity for renewable energy generation and to identify sites of opportunity and areas of restraint; however, this has not been achieved. When we did the call for sites we did not specify the use of the land, and we did receive some proposals which would involve renewable technologies, but we received none for wind turbines. This means it is difficult for the Local Planning Authority in a pragmatic review to identify suitable areas, as the industry has not provided any areas to consider.

We know that there is a study covering North Yorkshire going to be published potentially before the end of the year. It is proposed to give more specific information about where renewable energy generation could be possible. We think this may be too late to add its findings in the Review of the Ryedale Plan, but will be important as a cross-cutting theme which will be explored as part of the work on the new Local Plan for North Yorkshire, to identify areas of opportunity in relation to renewable energy- particularly in relation to on-shore wind, and ultimately for the planning application process to assess the merits of proposals.

The industry is in rapid advancement and will also need to identify areas of opportunity. Meanwhile, the plan-making process will identify areas of constraint and sensitivities, and the proposals will be subject to extensive consultation undertaken at the plan-making stage, at pre-application stage by the applicant and during the consideration of the application by the local planning authority.

It does mean that there is currently significant policy limitation on the ability to consider particular types of renewable energy technologies (such as new wind turbines), until such areas are identified in the new North Yorkshire Local Plan.

But it is not considered to be detrimental, as significant off-shore schemes are capable of delivering greater contributions, and we think the role of the Ryedale Plan review can be to support decentralised (localised) energy supply and storage infrastructure though site allocations for housing, and development in general.

Question 9: We think the current criteria set out in the first part of SP18 remains broadly relevant and appropriate for majority of renewable and low carbon technologies, and so no changes are proposed to this part of SP18. It is not possible to identify suitable areas within this review of the plan. This part of the policy is therefore proposed to remain unchanged.

Do you agree with this approach and if not why?

Sustainable Build Standards (Part 2 of Policy SP18)

Setting planning policy at this time in relation to sustainable build standards needs to take into account the recent and proposed changes to building regulations. Planning Policy should not replicate building regulations, nor advance them without evidence to justify such an approach.

Building Regulations Part L 'conservation of fuel and power' standards were raised in June 2022 as a stepping stone to the Government's Future Homes Standard which is to be brought into operation in 2025. The Future Homes Standard will require CO2 emissions produced by new homes to be 75-80% lower than those built to current standards. Homes will also need to be 'zero carbon ready', with no retrofit work required to benefit from the decarbonisation of the electricity grid and the electrification of heating. There is also new regulations in place concerning limiting excess solar gain- in both new and existing homes (Part O), and provision of future proofing for EV charging (Part S).

In terms of proposed changes to Policy SP18, the current wording of the policy (which is set out below in italics) will need to be updated to reflect the factual updates regarding references to the former Code for Sustainable Homes (which is no longer referred to national policy) and references to the Local Plan Sites Document:

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

We remain unable to set specific sustainable build standards within this review of the Ryedale Plan which reference specific carbon emission reduction targets. Setting specific proportions of renewable energy use also requires viability testing and an evidence base to demonstrate that it is a standard which will not undermine the financial viability of sites, and ultimately planned growth.

We think that greater emphasis needs to be made on application of the energy hierarchy to reduce energy usage, and to employ a fabric-first approach- aligned with Building Regulations, this is alongside matters around properties' orientation and siting and the use of trees and water (in the form of sustainable drainage systems) to provide shading and cooling. To ensure developments are better able to cope with our more intense weather and more affordable to run. This was the most popular element of looking at building sustainably in the consultation we undertook in 2021.

We have proposed that in relation to non-residential development BREEAM standards continue to be recognised.

We will continue to support decentralised energy generation schemes, and by this we mean smaller scale projects that serve specific areas. We also think implementation of sustainable energy generation should be driven at the site specific level- this will be explored in the site assessment work

and implemented through the chosen new allocations. It is important to note that such an approach will not be possible to apply to existing allocations. Any standards we impose will need to be enforceable, and any site-specific standards could be applied as a 'development principle' where it is precisely defined in the allocation of a site. Officers will explore this with site submitters, and it will be subject of further consultation on sites.

We have decided to explore setting a more stringent standard in relation to water efficiency. Water as a resource is essential for life, but it is ultimately finite and vulnerable to pollution. Current building regulations already require a water efficiency standard of 125 litres of water per person per day, so there is no need to replicate established building regulations in the plan review. However, building regulations has also required an optional requirement of 110 Litres of water per person per day which is already implemented in 'water stressed areas'. However, in a recent letter from DEFRA (1 September 2022), it seeks to:

"...encourage Local Authorities to apply the tighter standard of 110 litres per person per day (l/p/d) set out in the 'Housing: optional technical standards' guidance and prescribed by regulation 36(2)(b) of the Building Regulations 2010".

It goes on to state that in areas of 'serious water stress' (as defined by the Environment Agency) is sufficient justification for the application of the higher technical standard. The north of England is described in the 2021 final classification of water stressed areas as being "not seriously water stressed".

However, in the summer of 2022 Yorkshire Water were very concerned about water levels and implemented a hosepipe ban in the late summer, which was still in place in early October, with reservoirs levels at about one third full. Water is being moved round the region, and Drought Permits and Drought Orders are being submitted, and it is anticipated that this will include the River Derwent. Yorkshire Water is supportive of applying a lower threshold of water usage, but also looking at measures on the ground in terms of water appliances and utilities, smart metering and behavioural change.

Water stress may not be as acute in northern England but we think that we need to plan for it becoming much more acute: As pressure increases on resources to support water stressed areas which cover most of the rest of southern England, combined with the ability to cope with the increased prevalence of heatwaves (which also increase water usage). Factoring in too the increased numbers of households, our ageing population, and general population increase will all place further demands on water usage.

This means that there is a greater need now to ensure that developments coming on line in the coming years and into the next decade and beyond employ the 110 Litres of water as standard to ensure that resources can be used in a more sustainable way into the future.

This water efficiency standard has not been tested within a Ryedale context for the viability implications at this stage, this is because:

- a) Ryedale is not an area of low housing demand and low house prices
- b) The 110Lt standard is employed across much of England already and so for economies of scale and efficiency it would not be detrimental to require this higher standard.
- c) This would only relate to new dwellings, and not to existing dwellings or extended dwellings.

The key decisions consultation will provide an opportunity to gain views and feedback on the implementation of this as a policy approach, and part of Ryedale's response to the climate emergency.

Question 10: In summary, we proposed to revise part 2 of Policy SP18 in the following ways:

- **Do not set specific targets for compliance regarding a proportion of renewable energy usage in relation to CO₂ emissions of the type of technology but:**
 - **Propose that new allocations made as part of the review will be expected to have some form of decentralised renewable/low carbon energy generation employed on their schemes**
 - **Explore whether this could be extended to small windfall sites through the criteria based policy**
 - **Propose a standard of 110 lt/p/day for water use in new housing in Policy SP18**
 - **Retain the BREEAM Standards for commercial development**
 - **Require the implementation of the energy hierarchy across all development sites and the submission of a sustainability statement to demonstrate reduced energy needs on sites**

Do you agree with the above changes to Policy SP18?

Section 4: Changes to other Policies in the Ryedale Plan- Local Plan Strategy

In this section we briefly mention other specific policy considerations in response to factual changes to National Planning Policy, Practice Guidance and Legislation. There are also some additional policies which we will be considering, but the precise wording on these will be subject to consultation in due course.

We asked in our 2021 consultation are there any other areas of the Ryedale Plan we should be looking to review at this time, and why?

In bold next to the comments we have set out what the review of the Ryedale Plan can do in relation to these aspects.

- Landscape considerations- AONB and candidate AONB with the Wolds – **We are not proposing to review our existing policy on landscapes, except that we will make reference to the candidate AONB of the Wolds**
- Long-term implications of covid on the commuting patterns and ability to live more Rurally – **This is being considered through the approach to the distribution of development.**
- Removing traffic from the centre of Malton and Norton – **this is a very specific aim, and not deliverable through a local plan, as it requires specific highways legislation**
- Improve rural network (broadband) connectivity – **we have been discussing infrastructure capacity with a range of providers, including broadband**
- Responding consciously to flood risk and the impacts of climate change- **we are reviewing SP17 and looking at the sequential test**
- Look at a range of site submissions including smaller sites and how they relate to development limits and not discounting them if they are outside of development limits – **we have proposed a small sites windfall criteria based policy**
- Make meaningful progress and publicise the timescales of the local plan – **we have been updating the website with information on our progress.**

We have been applying the policies of the Ryedale Plan over the last ten years, and there are some areas which we are going to review in response to factual changes around the NPPF and the policy's general operation. We have used our Sustainability Appraisal Scoping Document to assess the relative sustainability of our existing and any emerging policies against, and will continue to apply in relation to further policy wording changes. There are other policies in the plan which require more factual changes in light of updated national planning policy.

Policy SP4 (Type and Mix of New Housing)

We were asked to look at Space standards in properties- including those around accessible and adaptable dwellings. This consultation is exploring accessibility standards.

We will be exploring the application of minimum space standards, through **Policy SP4 (Type and Mix of New Housing)**. This is in relation to ensuring that any affordable housing provided meets the right transfer values concerning the room sizes and intended occupancy. It is to ensure that all new homes can achieve these space standards. The Council has also experienced issues with the delivery of homes which cannot be taken on by Registered Providers at the anticipated occupancy level due to bedrooms being unable to have double occupancy and living spaces in three storey accommodation not being large enough to take the expected bedroom occupancy. In dealing with planning applications, we have been able to redress this in relation to affordable housing and ensure that living spaces are commensurate with bedrooms. But this is less possible in market housing. We will be commissioning some viability work to look at this in greater detail.

SP5 (Gypsy and Travellers)

Our new Gypsy and Traveller Accommodation Assessment is close to being finalised and it indicates that we need to look for additional pitches. We have a policy in place in the Ryedale Plan which provides an assessment criteria by which to consider new sites. We will be consulting on our approach to additional pitches and sites as part of the sites consultation we will be doing early next year.

SP6 (Delivery and Distribution of Employment/Industrial Land and Premises)

We currently have outstanding allocations and a broad location identified in the Ryedale Plan- and we feel these need to be built out before we look to allocate further employment land. If small-scale expansion schemes come forward we can consider these through our existing policy in the Ryedale Plan.

SP17 (Natural Resources)

We have updated our Strategic Flood Risk Assessment, and this will be important for any updates to Policy. This is around setting out the details of the Sequential Test. This is set out in national planning guidance and is how we seek to locate new development in areas of lowest flood risk (Flood Zone 1) but also considering all sources of flood risk.

<https://www.ryedale.gov.uk/resources/strategic-flood-risk-assessment-2021-final-report/>

<https://www.ryedale.gov.uk/resources/strategic-flood-risk-assessment-2021-appendices/>

We will also look at the current policy concerning air quality and see if this needs to be updated.

We received comments in the consultation in 2021 around the following:

- Policy SP17 could be strengthened, taking account of all sources of flood risk and the emerging information from SFRAs – **This will be undertaken as part of the site assessment work**
- The Sequential Test should be applied to identify areas of lowest overall flood risk, taking account of all sources of flood risk, and risk now and in the future- and consider this in relation of caravans, mobile homes, park homes **we will incorporate this into Policy SP17**
- Add a policy about ‘making development safe’, for eg: sequential approach within sites at known flood risk; position on culverting; incorporate flood resilient design; cumulative impacts of development - **we will incorporate this into Policy SP17**
- Identify functional flood plain – **this has not been possible as part of the review**

- Specific adjustments concerning protection of Groundwater (potable water supply) protection zones **This is already identified in SP17, but we would be happy to consider any additional wording**
- Additional considerations of water quality and water resources management- **this is to be explored through the site assessment work and changes to SP18.**
- including surface water disposal management which could look at additional policies in these areas **This is already identified in SP17, but we would be happy to consider any additional wording**

Policy SP14 (Biodiversity)

We will be updating this in relation to requiring Biodiversity Net Gain, as part of the Environment Act.

- support the update of SP14 (Biodiversity) to include new information and requirements relating to Biodiversity Net Gain-
- We would strongly support the district's decision to expect greater BNG values
- There is an opportunity to consider Nature Recovery Strategies as part of evidence base- and areas of importance
- Recommend that the update to SP14 explicitly stipulates what level of information is required to demonstrate sufficient net gain

We are looking at the matter of BNG in conjunction with other authorities and the County Council as part of our approach to considering this across the new North Yorkshire Geography. BNG is to be mandatory through primary legislation, which as material planning consideration in the determination of planning applications would have significant weight. The District Council is mindful that it does not want to press ahead with making specific requirements in this partial review.

We received the following advice from Natural England:

- Avoiding harm to the international, national and locally designated sites of importance for biodiversity
- Avoiding harm to priority habitats, ecological networks and priority and/or legally protected species populations
- Seeking opportunities to enhance and create Green Infrastructure
- Avoiding harm to nationally and locally designated sites of importance for geological conservation
- Seeking opportunities to contribute to landscape restoration and enhancement
- Avoiding best and most versatile agricultural land
- Seeking opportunities to enhance public rights of way and accessible natural green

These are all facets of our existing Ryedale Plan, the review will be subject to Habitats Regulations Assessment and detailed site assessment work which will explore these aspects in more detail.

SP16 (Design)

We mentioned in the previous consultation that we may look to update Policy SP16 in relation to design codes, and the delivery of Green/Blue Infrastructure. We feel that this is now better addressed through the site allocations and setting out 'development principles' which could identify design codes and specific blue and green infrastructure schemes on the sites. We will consider in this partial review of the plan the landscape and settlement setting considerations of sites through our site assessment process which identifies key themes to explore around the impacts of developments on the landscape. We have an existing policy on Green Infrastructure (Policy SP15).

Policy SP11 (Community Services and Facilities)

An appeal decision in 2020 resulted in the loss of a rural village pub in Ryedale. Despite Policy SP11 seeking to guard against the loss of community facilities, the Inspector in that case took the view that public houses in the wider surrounding rural area were suitable and accessible alternatives for the local community because they could be accessed by car. This interpretation of the policy is a concern to the Council and is not an interpretation which it considers to support the well-being of Ryedale's communities – particularly those rural, village communities. It is considered that to strengthen and provide additional explanation, it is considered that the reasoned justification (text which is not part of the policy but explains its intended purpose) is amended to make reference for the need to be an accessible alternative being available at the settlement or within walking distance of the settlement, to avoid any doubt that the purpose of the policy is to protect local facilities that serve the local community.

Section 5. Next Steps

Thank you for reading this document, and we hope that you can respond and give us your views on the direction of the review through the questions we have asked. It is very helpful to us if you can complete the online form, but we will accept paper letters. If you want to be notified of further consultations, please let us know so we can add you to our consultee list.

We have further work to do before we can formally publish the review of the plan- a formal stage of consultation known as Publication, which is where we consult on the plan we intend to submit for Examination.

The considerations of the plan period are subject to legal advice, and we will need to give careful regard to any advice we receive.

Whilst this consultation is taking place we will be undertaking specific consultation with statutory consultees and working on and commissioning more technical evidence/appraisal work. Our assessment of sites will be on-going.

Once the consultation is finished we will be collating together the findings from it, with technical appraisal work that will be going on and specific consultation work.

We will then consult on the outcomes and a selection of sites that we think would be suitable, potential sites to be allocated for housing. This will take place early next year.

We are working to a timeframe where Ryedale District Council does agree the Publication of the review of the Ryedale Plan, and this would be in late March 2023.

Appendix 1: The Plan Review Process

The Review of the Ryedale Plan

The Ryedale Plan is Ryedale's Local Plan. It gives direction to how development should happen in Ryedale, and covers the area outside of the North York Moors National Park. It is also known as 'the Development Plan' and is used to provide policies by which to judge planning applications and identify sites for delivering planned growth needs.

The Ryedale Plan was developed in essentially two key stages, with a gap between, where first the general strategic approaches were developed, with amounts of development to different places established. Then in subsequent documents the site allocations were made in accordance with these principles. Before these documents were adopted, sites then came forward as planning applications.

The Ryedale Plan is made up of a series of documents:

Local Plan Strategy- It was adopted by the Council in 2013, after being subject of an independent examination. An overarching, strategic policy document- it sets out in general terms where development is acceptable, and how much development would be delivered in the District over fifteen years- 2012-2027.

Local Plan Sites Document - adopted in 2019- gives site specific policies and the areas of land identified for development known as 'site allocations'.

Policies Map—this shows on a map how the different policy designations operate and was updated to coincide with the Local Plan Sites Document.

Helmsley Plan – Adopted in 2015- this document was prepared jointly with the National Park to look holistically at the settlement of Helmsley and set out approaches to housing delivery and employment land, and to look at any other settlement-specific response needed for Helmsley.

All these documents are subject of the review, although by how much will vary.

What do we mean by a review?

All Local Plans are expected to be reviewed at least every five years, and sooner if there are pressing circumstances which mean a review is needed earlier. Sometimes it is necessary to create a new plan. But the Government does not expect that when plans are reviewed, they are changed completely. Plans are expected to evolve over time and change to meet emerging needs and respond to pressing issues. The extent of a review is subject to a wide range of factors- which can be circumstantial including changes to national planning policy, or a need to respond to a pressing issue, such as climate change. Indeed, the Ryedale Plan was reviewed in 2016. We did this by looking at the evidence around what was our housing need, and how the plan was meeting that need. No changes to any policies were necessary at that time.

When we formally started the review in 2021, the Ryedale Plan is in its later stage. There is a need to ensure that the Plan remains relevant and up to date, with a sustained land supply of allocations, so it can continue to have full weight in considering planning applications. We originally proposed the plan review would provide a plan-period/-life of 15 years between 2023 and 2038. As part of this consultation you will see that we are considering instead ensuring a land supply up to 2032, essentially rolling on the land supply by 5 years.

There are also some wider circumstances which are influencing this review, and this is one of the key reasons why we are looking at a shorter plan period:

In spring 2023 a new Combined Authority will be formed within the established North Yorkshire County Council boundary. Therefore, in terms of the extent of changes to the plan- it is considered that any changes need to be both mindful of the timeframes of the Local Government Reform, and to not prejudice the strategic decision making capability of the newly formed authority who will be tasked with making their own local plan within 5 years.

Our background work on the plan review to date has shown that many social, economic and environment trends remain the same as when the Ryedale Plan was being developed. But responding to Climate Change is much more pressing. The District Council has signed the declaration that there is a Climate Emergency. There is a real need to respond to mitigating climate change by reducing emissions of greenhouse gasses, but also how respond to the impacts of climate change that we are experiencing now and deliver actions on the ground. So the plan review is exploring how we can better embed a response to climate change, and reduce greenhouse gas emissions through the planning system.

We wrote in 2021 that we are still living with uncertainties around the Covid pandemic and the changes that it has brought to our way of life- particularly in relation to people's working patterns. For many people, the internet has become crucial for working, accessing services and entertainment, and shopping as well as simply communicating with family and friends during the pandemic. It is not expected that this reliance will diminish back to pre-Covid levels. But broadband services are variable across Ryedale. So whilst commuting may be reduced, access to services remains a priority. Since 2022 we have seen spiralling fuel costs, and the war in Ukraine and tensions with Russia are effecting supply chains. In recent weeks we have seen a period of significant instability in the markets and this has affected housing sales, and the ability to obtain a mortgage.

What the review will cover?

The review is therefore, by circumstance, to be targeted and focused on what are considered to be key matters for the review:

- Updating the housing requirement figure (the amount of housing to plan for) based on updated evidence
- The strategic distribution strategy, and within that focusing on the approach to distributing new housing;
- Specific policy matters- around principally, the Plan's response to Climate Change and sustainable building standards and the operation of the Local Needs Occupancy Condition.
- We will also look to update the Plan in light of factual changes around national planning policy and legislation. We will consult on this work at a later date.

Our timetable for the review of the Plan is set out in the Local Development Scheme, which is to be updated in November 2022. We were originally looking to publish (Publication) the plan review in September 2022 with a view to submitting the plan review for Examination in December 2022. There has been some slippage in the timescales, and we now propose to reach Publication by March 2022. This will mean that the new Council for North Yorkshire will need to agree Publication of the plan review, its submission to the Planning Inspectorate for Examination.

Given the timescales we are working to, we are treating this review as essentially an update/roll forward. We are not expecting to be reviewing key policy targets such as the overall amount of affordable housing. We are also not updating our Community Infrastructure Levy Charge which was adopted in 2016.

If policies undergo change- then this will be subject to consultation. If they do not undergo any changes- they will be subject to justification by the Council that the policy remains fit for purpose and this too will be subject to consultation.

We will also not be discarding the existing sites allocated in the Ryedale Plan, since they were only adopted in 2019, but they will be subject to checking when they are likely to be developed and that they remain appropriate. This means these 'saved' sites will be part of the land supply, as well as sites which have planning permission. We will also include any large sites that are currently being built out.

We have undertaken a 'call for sites' in the summer of 2021 and those site submissions have been under on-going consultation. Those site submissions can be viewed at [on-going sites consultation](#). They are under what we have termed a 'general consultation' at this time. We will use the findings of this consultation and that sites consultation, alongside technical information to assess the sites, so we can make decisions on which sites should be allocated in the review.

This means that at the end of the review we would have some policies saved in the existing Ryedale Plan, and new set of policies in the Ryedale Plan Review, and a list of superseded policies. We will also have existing allocations designated as part of the Ryedale Plan and new allocations designated in the Ryedale Plan Review. These will be all displayed in the updated Policies Maps.

Appendix 2: What is our evidence for determining what the levels of housing should be to different settlements?

How effective has the current approach been?

For the life of the plan to date, the approach has been successful. Since the Plan's adoption only two years have seen delivery drop by a small amount less than the plan requirement- of 200 homes a year and in other years, delivery has exceeded it resulting in a mean average of 257 dwellings a year:

Settlement	Completions (net) 2012-2022	% of all completions
Malton & Norton	1226	45.09%
Pickering	611	22.4%
Kirkbymoorside	184	6.76%
Helmsley	53*	<1%
Service Villages	362	13.3%
Other Villages and Wider Open Countryside	323	11.8%
Total	2719	100%

We report on how the plan is working in our Authority Monitoring Reports and these can be viewed at [Authority Monitoring Reports](#).

Housing delivery has been focused on the towns, and these make up the majority of completions with larger sites being built out or under construction at all Ryedale's towns – including Helmsley. A range of sites are either developed, underway or subject of a planning permission in the Service Villages. We only made two housing allocations in the Local Plan Sites Document at the Service Villages, this was to take into account sites which received planning permission from 2012 onwards. One of these allocations now has permission.

The majority of housing delivery was either identified through allocations or was approved by the District Council, and not through planning appeals. We have to date delivered key infrastructure, such as Brambling Fields junction, and the pasture lane junction.

Some of the allocations are larger than others, and so some have taken more time to come forward. A Planning application is now submitted for the large allocation at Norton, known as the Norton Lodge site, which also involves a link road to connect Beverley Road to Scarborough Road and land for a new primary school.

We bring together a range of technical documents, which look at specific issues. We compile studies around the nature and character of places including any site specific constraints, and collate information about services and facilities. We meet with infrastructure providers to discuss what capacity is available for new housing, or what can be undertaken to achieve more capacity. These are considered alongside the responses we gain from communities, including town and parish councils, and statutory consultees who provide specific responses to their areas of responsibility.

Specific areas are:

- Sustainability appraisal scoping report and framework- to technically assess the 'sustainability credentials' of emerging policies and sites- this will then be used to assess the different options and the potential sites through the Site Selection Methodology. More information in this important area of work can be found on our website.

<https://www.ryedale.gov.uk/resources/sustainability-appraisal-scoping-report-and-framework-april-2022/>

- Strategic Housing Market Assessment (SHMA) and this will essentially provide us with our Objectively Assessed Housing Need. This document is now published and can be viewed at <https://www.ryedale.gov.uk/resources/strategic-housing-market-assessment-2022/>
- The Strategic Housing Land Availability Assessment which we are working on in light of the outcome of the call for sites- which identifies the availability of sites from which to deliver housing requirements. This is being updated in light of the 300+ site submissions we have received

Information on housing delivery and land supply can be found at:

<https://www.ryedale.gov.uk/information/planning/planning-policy/sub-regional-evidence-for-the-ryedale-plan/housing-supply-and-delivery-evidence-for-the-ryedale-plan/>

Please note that we will publish the 2021-22 housing delivery and land supply statement imminently.

- Villages Service Audit – which looks at the distribution of services and facilities across the district We will collate all this information together with the findings of this consultation to develop a picture of where housing delivery is best achieved, and we will prepare background papers for each settlement subject of allocations- and a paper of the settlements/sites where we have chosen not to allocate sites.

<https://www.ryedale.gov.uk/resources/village-services-audit-2021/>

Consultation is on-going in regards to:

- In each of those scenarios it will be the sites that inform the capacity of settlements. Also, communities may wish to express a desire for specific types of housing delivery at their settlements.

- Views from local communities in terms of concerns raised by sites, but also whether communities would like to see specific types of housing to meet different needs
- Views and commentary from statutory consultees
- Site specific constraints – established through looking at sites individually to identify any barriers to their development in accordance with national policy (such as flood risk).
- Infrastructure capacity- established in connection with service providers.
- Landscape setting and impacts on the form and character of the settlement, this will consider heritage and archaeology too.

Ryedale District Council

Local Plan Working Party

Report: LOCAL PLAN REVIEW – DISTRIBUTION OF DEVELOPMENT CONSULTATION

APPENDIX

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[Question 4a – Thinking about Malton and Norton – are there places where you would not want to see development take place and why?](#)

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[Question 5a – Could growth of Malton/Norton in a particular way/location deliver wider, key infrastructure?](#)

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[Question 6a – What infrastructure improvements are needed to support additional development at Malton/Norton?](#)

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[Question 7 – If you live in a village, what would you say are the most important local village services/facilities to your community?](#)

[Question 8 – What services and facilities do you consider to be essential/need sustaining?](#)

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[Question 10a – If you answered yes to the above question, what type and size of housing development would likely be supported?](#)

Question 10b – If you answered no, is this in relation to a specific settlement? If so, please identify the settlement and your reasons for why you would not wish to see new housing delivered there.

Question 11 – Would you like to see development in the smaller villages? If so, what would be your reasons for this?

Question 12 – Land allocations at the villages have been made to help provide affordable housing in the rural area and to help sustain local services. They could also be used to help support our local landed estates in conserving important heritage assets and landscapes. Do you think that this is something we should be looking to directly support in Ryedale through the review of the Local Plan?

Question 13 – Do you think we should deliver more housing than the Government requires in its ‘Standard Method’ to deliver other aspirations such as more affordable housing, infrastructure and support wider economic development in the district?

Question 14-14a – Should we continue to use the Local Needs Occupancy condition? If yes, should we continue to use it in its current form or with changes to the ways in which we operate the condition?

Question 15 – Do you have any views on the use of a primary residency occupancy condition for new dwellings in your community?

Question 16a – Do we make specific allocations which will be only for Self-Build properties?

Question 16b – Do we employ a set of criteria to assess Self-Build homes by; what should these criteria be; what is most important?

Question 17a – (Development Limits) Do you agree with this approach?

Question 17b – Do we make small scale adjustments to take account of appropriate Self-Build proposals that have been submitted through the ‘call for sites’ event?

Question 18 – How important do you think it is to maximise the following aspects of new development? (Ratings of various sustainability issues)

Question 19 – Are there any other areas of the Ryedale Plan we should be looking to review at this time and why?

Question 1: Which factors do you see as being important reasons that should influence where we should locate new development, in particular housing development?

Organisation	Answer to Question
ID Planning obo The Vistry Group Page 108	<p>Development should take place in the most sustainable locations and should therefore be guided by the settlement hierarchy with the majority of development focused in the Principal Town of Malton and Norton.</p> <p>The consultation document indicates that it is likely to be significantly more challenging to deliver the same scale of housing in future plan periods at Malton and Norton as major investment in infrastructure will be required. At this stage there is no evidence to demonstrate the nature of the constraint and the infrastructure that may be required to address it. However, the Council should seek to provide evidence in relation to this matter at the next consultation stage.</p> <p>Supporting the growth of the Principal Town is the most sustainable option and the Plan should focus on seeking solutions which will support the sustainable growth of Malton and Norton. This may require the identification of medium to large sites which will help to support the delivery of new infrastructure but this should be a key priority of the plan in order to support sustainable development objectives.</p>
Evolution Town Planning	<p>The majority of development should be located in the most sustainable areas of the district to comply with national planning policy. The most sustainable area is Norton/Malton.</p>
Freeths LLP obo Fitzwilliam Trust Corporation	<p>Sustainability is key to determining the location of new development and that means ensuring that new development is located in close proximity to existing services and facilities with good access via non car modes. Moreover, such new development should similarly be located on sites where there are genuine opportunities to create mixed and balanced communities that can be delivered to include mix of unit sizes and range of tenure types with access to good quality green infrastructure for recreation and wellbeing.</p>
Persimmon Homes	<p>Persimmon Homes support the adoption of an alternative Spatial Distribution Strategy to guide the distribution of development in the Ryedale Local Plan Review. As noted within the consultation document, Persimmon Homes support the view that infrastructural and environmental capacity and constraints are important factors in deciding on where new development should be located. However, it is also important to take into consideration, and respond to, market requirements and understand the changing demands on where people want to live.</p> <p>As one of the largest housebuilder brands in the UK, Persimmon Homes are always monitoring changes in consumer demands and behaviours. It has found that many of its consumers are now choosing to live in more rural locations away from the larger urban areas where there are typically a higher concentration of jobs and services. This is particularly prevalent due to the significant increase in those people being able to work from home following the Covid-19 pandemic.</p>

Organisation	Answer to Question
Rural Solutions obo Castle Howard	<ul style="list-style-type: none"> • Revitalisation of rural areas inc rural housing and a prosperous rural economy (in line with NPPF) • Some development sites in 2013 Local Plan Strategy have not progressed and infrastructure has not been brought forward; therefore location is important • Need for development at Castle Howard • Castle Howard estate needs to address its heritage deficit • Need for affordable housing in settlements where Castle Howard owns land • Need for new accommodation for Castle Howard staff • New development needs to support local services in village, particularly local primary schools
KVA Planning	Landscape and settlement character, setting (landscape and heritage), biodiversity interests, ancient woodland and hedgerows, brownfield sites, green and blue infrastructure, avoidance of coalescence of settlements
Page 109 Steve Murray Associates Ltd	Sustainable location Ability to deliver - no constraints / barriers In keeping with the environment Good quality / mix of designs
Carter Jonas obo Nawton, Nunnington, Place Newton, Thorpe Bassett and Westow Estates	Carter Jonas recognises that it is beneficial for a logical hierarchy to be set out to guide the spatial distribution of development. The National Planning Policy Framework 2021 (hereinafter referred to as the NPPF) supports the Government’s objective to significantly boost the supply of homes, to provide a sufficient amount of land that meets the needs of groups with specific housing requirements. Chapter 5 relating to Delivering a Sufficient Supply of Homes (Paragraphs 60 to 80) of the NPPF does not suggest that development should be limited and focused within one particular area. In line with the overarching objectives of the NPPF detailed in Paragraph 8, it is considered vital that a variety of land comes forward to meet specific housing requirements across the district which includes areas such as ‘Other Villages’.
ArkleBoyce	The Local Plan Review in Ryedale provides an ideal opportunity to consider new sites for growth within the District. A range of sites will be required to deliver this growth to ensure that sustainable villages within the District are able to not only survive, but thrive.

Organisation	Answer to Question
Pegasus Planning Group	The need to accommodate the housing requirements in the area. Despite development taking place in the Principal towns (Malton and Norton) & larger settlements such as Pickering, very little has taken place in smaller settlements/villages. There is a need to allocate in these areas to maintain and enhance their facilities & services by ensuring there is sufficient demand.
Edwardson Associates	Recognition that Ryedale is a rural district, so there needs to be some scope for residential development in rural areas, villages and the countryside. This should include scope for smaller allocations in a number of sustainable settlements.
Page 110 LG Planning obo Mandale Homes	No significant comments to make in relation to the factors to be considered as set out in Appendix 2 of the consultation document. We would only add that the previous housing allocation at Ampleforth has already been delivered by the David Wilson Homes scheme, which was quickly taken up and clearly evidences the local need and demand for development in this location.
Savills obo the Settrington Estate	<p>As set out at paragraph 7 of the National Planning Policy Framework (NPPF, 2021) the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.</p> <p>It is therefore vital, as part of this overall objective, to meet the housing needs and demands of the District now and in the future. This is to ensure that all residents within Ryedale have appropriate and suitable homes to reside in. To do this, more housing needs to be developed. However, to ensure that the needs of the entire district are met, the housing needs to be developed across Ryedale in sustainable locations (economically, socially and environmentally) whilst meeting the needs of a variety of communities, not just those of the Market Towns.</p>
Northminster Properties Limited	<p>It is appropriate to have a fair spread of new development across the district. There is a housing need in every settlement and therefore housing development should not just be concentrated in certain areas. It is important that all communities have the opportunity of benefiting from the advantages that new development brings, be it investment in services and infrastructure or providing new jobs linked to any development.</p> <p>It is also appropriate to consider how working practices have changed and developed over the last 2 years during the Covid pandemic. It is not necessary for people to work from their offices full time, indeed a large number of people will now be adopting near full time working from home practices. Therefore new development needs to reflect this new work reality.</p>

Organisation	Answer to Question
Johnson Mowat obo KCS Development	<p>The factors outlined by the Council in the consultation document relating to infrastructural and environmental capacity and constraints are important. It is welcomed that the Council recognise that the historic focused delivery of housing in Malton and Norton cannot be sustained at the same rate without major infrastructure investment, and we therefore welcome the Council’s consideration of an alternative spatial distribution in the Ryedale Plan Review. The spatial distribution needs to support sustainable development.</p> <p>In accordance with the Framework sustainable development within all market areas is required and the spatial distribution needs to ensure that the right quantum and variety of land comes forward in the right locations to ensure that the housing needs of all groups are met.</p>
Johnson Mowat obo Yorkshire Land Ltd	<p>It is welcomed that the Council recognise that the historic focused delivery of housing in Malton and Norton cannot be sustained at the same rate without major infrastructure investment, and we therefore welcome the Council’s consideration of an alternative spatial distribution in the Ryedale Plan Review. The spatial distribution needs to support sustainable development.</p> <p>The spatial distribution needs to ensure that the right quantum and variety of land comes forward in the right locations to ensure that the housing needs of all groups are met.</p>
<p>Page 111</p> <p>Savills obo Birdsall Estate</p>	<p>The current distribution strategy of Ryedale is to concentrate new housing at the Market Towns, with a focus on Malton and Norton, and on the ten key Service Villages. Whilst this approach has worked well in the past and has allowed Ryedale to surpass its Local Plan housing requirement (191% in Housing Delivery Test 2021). However, moving forward we consider an amended approach may be necessary to ensure the Council can overcome key constraints associated with this approach, continue to meet its housing targets, ensure the ongoing viability of smaller settlements, whilst embracing and supporting key historic estates.</p> <p>The Distribution of Development paper identifies some of the constraints to a continued focus on development in Malton and Norton. Congestion in the Market Towns is one key issue, which would be exacerbated by significant levels of new development if these settlements remained the focus for future growth. The existing infrastructure in these areas is clearly reaching capacity. The Distribution of Development Paper also outlines that high levels of additional growth will soon begin to impact the character and landscape setting of the Market Towns.</p> <p>Ryedale District is largely rural in nature, characterised by impressive landscapes and open spaces, with market towns and villages dispersed across the District. Towns and Villages in Ryedale are generally characterful. As a result of this tourism is one of the key industries in the District, alongside agriculture. Any future distribution of development should seek to support and enhance the attractive character of the District, to ensure that the visitor economy is supported and Ryedale remains an attractive place to live and visit, whilst also meeting the needs of residents.</p> <p>The NPPF outlines that in rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs. Clearly dispersing development more broadly, with appropriate levels of development in villages across the District can deliver benefits to rural settlements. Growth in these locations will contribute to creating strong, vibrant and healthy rural communities, improving vitality and providing increased support for existing local businesses. Developer contributions resulting from development in villages will also deliver benefits to the wider community. This should be taken into account when determining the future growth strategy.</p>

Organisation	Answer to Question
Page 112	<p>Policy SP1 of the adopted Local Plan incorporates an element of flexibility pertaining to Enabling Development. ‘Enabling development’ is development that would be unacceptable in planning terms, but for the fact that it would bring public benefits sufficient to justify it being carried out, and which could not otherwise be achieved. The public benefits are paid for by the value added to land as a result of the granting of planning permission for its development.</p> <p>This Policy makes provision for development in other villages, hamlets and the open countryside which ‘can be justified in order to secure significant improvements to the environment or conservation of significant heritage assets in accordance with the National Enabling Development Policy’. Given the position of the Local Plan review is now running in tandem with the Enabling Development Program for the Birdsall Estate, the identification of suitable development sites promoted by the Birdsall Estate could be successful in supporting the Enabling Development Strategy of the Estate whilst also relieving development pressure on Market Towns in the District.</p> <p>Whilst not specifically mentioned within the Distribution of Development Consultation, we are also supportive of Local Plan Policy SP12 which relates specifically to the conservation and enhancement of the Districts Historic Environment and puts in place specific criteria to inform Enabling Development proposals within Ryedale. There are a number of heritage assets of local, regional and national importance within Ryedale of which Birdsall House represents one example. A supportive policy environment for the maintenance and upkeep of these heritage assets is very much supported. We request that the emerging distribution of development strategy takes this into account when allocating sites for the next Plan period.</p> <p>Given the rural nature of Ryedale, settlements such as Cropton, Leavening, North Grimston, Scagglethorpe and Settrington should be given due consideration when distributing growth. All of the settlements listed are identified as ‘other villages’ within the adopted settlement hierarch and yet have key services which could be further sustained through the distribution of growth.</p> <p>Table 2 below shows the services and facilities available in each village. Each settlement is also served by a local bus service, providing access into the Market town of Malton. The size of the villages also means that any services at the village core, are within walking distance of dwellings in the area. The NPPF seeks to support sustainable development, which includes actively managing patterns of growth in support of sustainable travel objectives and focussing development in locations which are or can be made sustainable, through limiting the need to travel 1. Settlement Services in the Village</p> <p>Cropton - Pub - Village Hall - Church</p> <p>Leavening - Pub - Church - Primary School</p> <p>North Grimston - Pub - Church</p> <p>Scagglethorpe - Village Hall</p>

Organisation	Answer to Question
	<ul style="list-style-type: none"> - Pub - Playing Field <p>Settrington</p> <ul style="list-style-type: none"> - School - Village Hall - Wedding and Events Venue <p>In addition, given the rural nature of the District, careful consideration must be given to the support offered to smaller villages through housing growth and the subsequent inward investment this growth will offer. This is particularly relevant following the Covid-19 pandemic, which has resulted in a shift in the requirements of the market, with more people working from home for the long term, and looking for more living space in more rural locations. Whilst many of the sites promoted by the Estate are in rural settlements with few services, we would urge the Council to consider the adoption of a 'Functional Clusters Model' to distributing growth, whereby settlements with essential services (such as a GP surgery, convenience retail, post office or school) form development 'clusters' with more rural villages within an appropriate radius, which do not. This approach will ensure that housing delivery is distributed to support rural settlements and will lead to sustainable development patterns in a Ryedale Context, in line with Paragraph 78 of the NPPF.</p> <p>The below plan demonstrates how the adoption of the Functional Clusters Model could be used to support growth in many of the rural settlements in Ryedale.</p> <p>The Birdsall Estate wish to utilise their landholdings to deliver high quality, well designed housing to meet the needs of the community. The Estate considers good design to be an important element of creating a legacy, delivering great place to live and work for years to come.</p> <p>The Local Plan should seek to deliver growth in locations that can contribute to and enhance the character of a village. Good design at edge of settlement locations is key to this, particularly in schemes which identify the special qualities in an area and reflect these in the development. Although some landscape impact is likely in any edge of settlement locations, development should be located where this can be minimised. The Distribution of Development consultation paper indicates that any more large scale development in the Market Towns could negatively impact the landscape character or the area and the setting of the settlement. Distributing appropriate levels of well-designed housing development more broadly, to Villages across the District, could be one way to minimise this impact.</p> <p>In conclusion, we consider the following to be key elements of determining where growth should be delivered in Ryedale:</p> <ul style="list-style-type: none"> - Location in relation to sustainable transport options - Potential contribution to the vitality of rural settlements - Impact on the character of a village and the District more broadly - Ability to support the protection of heritage assets - Ability to support services in surrounding villages <p>Distributing more growth to rural settlements could ensure Ryedale continues to meet their housing requirement, delivering growth in sustainable locations and reducing the burden on the Market Towns of Malton and Norton whilst also supporting the Estate to fulfil their duty to protect the heritage assets within their ownership.</p>

Organisation	Answer to Question
<p data-bbox="91 678 331 861" style="writing-mode: vertical-rl; transform: rotate(180deg);"> Page 14 Savills obo Hovingham Estate </p>	<p data-bbox="383 172 2112 300"> The current distribution strategy of Ryedale is to concentrate new housing at the Market Towns, with a focus on Malton and Norton, and on the ten key Service Villages, including Hovingham. We broadly support this approach, which has allowed Ryedale to be successful in surpassing its Local Plan housing requirement (191% in Housing Delivery Test 2021). However, moving forward, we agree it is important to review this approach to ensure the Council can continue to meet its housing targets moving forward and to ensure the future vitality and viability of sustainable villages, such as Hovingham. </p> <p data-bbox="383 338 2112 497"> The Distribution of Development consultation paper identifies some of the constraints which would arise if the existing growth distribution strategy is taken forward in this Local Plan review with continued focus on development in Malton and Norton. Congestion in the Market Towns is one key issue, which would be exacerbated by significant levels of new development, if these settlements remained the focus for future growth. The existing infrastructure in these areas is clearly reaching capacity. The Distribution of Development Paper also outlines that high levels of additional growth will impact the character and landscape setting of the Market Towns. </p> <p data-bbox="383 536 2112 663"> Ryedale District is largely rural in nature, characterised by impressive landscapes and open spaces, with market towns and villages dispersed across the District. Towns and Villages in Ryedale are generally characterful and as such, along with agriculture, tourism is one of the key industries in the District. Any future distribution of development should seek to support and enhance the attractive character of the District, to ensure that the visitor economy is supported and Ryedale remains an attractive place to live and visit, whilst meeting the needs of residents. </p> <p data-bbox="383 702 2112 791"> The NPPF outlines that in rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs. Clearly locating development in service villages such as Hovingham can deliver benefit to these settlements. Hovingham is an active rural village, which benefits from a number of shops and services, including a GP and a Primary School. </p> <p data-bbox="383 829 2112 951"> It is extremely important to the Estate that Hovingham is living village. Growth in Hovingham will contribute to creating a strong, vibrant and healthy community, improving vitality and increased support for existing local facilities, services and businesses through increased footfall, developer contributions and visitor income. The ability to be able to truly enhance the vitality and viability of villages such as Hovingham should be taken into account when determining the future growth strategy. </p> <p data-bbox="383 989 2112 1149"> In a Ryedale context, settlements such as Hovingham are sustainable locations for growth. Hovingham is located a short distance from the abundant shops and services in both Malton and Norton, located circa 7 miles south east of Hovingham. Both Market Towns can be accessed by bus service. The size of the village also means that all of the shops and services at the village core, are within walking distance of dwellings in the area. The NPPF seeks to support sustainable development, which includes actively managing patterns of growth in support of sustainable travel objectives and focussing development in locations which are (or can be made) sustainable, through limiting the need to travel¹. </p> <p data-bbox="383 1187 2112 1276"> The Hovingham Estate wish to utilise their landholdings around Hovingham to deliver high quality, well-designed housing to meet the needs of the village. The Estate considers good design to be a vital component in creating a legacy, making Hovingham a great place to live and work for years to come. We would therefore strongly support more growth within Hovingham, which would enable the Estate to deliver this vision. </p> <p data-bbox="383 1315 2112 1474"> The Local Plan should seek to deliver growth in locations that can contribute to and enhance the character of a village. Good design at edge of settlement locations is key to this, particularly in schemes which identify the special qualities in an area and reflect these in the development. Although some landscape impact is likely in any edge of settlement location, development should be located where this can be minimised. The Distribution of Development consultation paper rightly indicates that additional large-scale development in the Market Towns could negatively impact the landscape character and the setting of the settlement. </p>

Organisation	Answer to Question
	<p>Therefore, by distributing appropriate levels of well-designed housing development more broadly to appropriate locations of Service Villages such as Hovingham, would help mitigate these concerns, whilst providing the much needed growth and injection of life into the village to help support and sustain its services and facilities.</p> <p>In conclusion, we consider the following to be key elements of determining where growth should be delivered in Ryedale:</p> <ul style="list-style-type: none"> - Location in relation to existing shops and services - Location in relation to sustainable transport options - Potential contribution to the vitality of rural settlements - Impact on the character of a village and the District more broadly - Impact on heritage assets - Impact on landscape considerations - Infrastructure capacity <p>Distributing more growth to Service Villages such as Hovingham could ensure Ryedale continues to meet their housing requirement, delivering growth in sustainable locations and reducing the burden on the Market Towns of Malton and Norton by distributing growth more broadly.</p>
Spawforths obo Ryedale Developments	The current Local Plan is based on a settlement hierarchy approach, however a more cogent strategy would be to consider the role and function of each settlement and its ability to grow sustainably. This approach would seek to balance economic and housing growth across the district.
Home Builders Federation	The HBF considers that it is important that the spatial distribution of sites follows a logical hierarchy, provides an appropriate development pattern and supports sustainable development within all market areas. The NPPF sets out how important it is that a sufficient amount and variety of land comes forward where it is needed and to meet the needs of groups with specific housing requirements.
North Yorkshire Local Access Forum	in easy walking access of facilities (shop, school, Doctor, Post office, community centre etc); easy access to open space/countryside for recreation; good broadband, use of all brown/empty sites to avoid further encroachment of countryside;
Network Rail	The impact of new development on nearby level crossings (and the efficient and safe operation of the railway). It is understood that there is already road traffic congestion in the vicinity of the Malton Level Crossing and the road over this crossing is a key access route between Malton and Norton.

Organisation	Answer to Question
North Yorkshire Police	Within Ryedale there is a response Police Team which will be based at Eden Camp development and one within the Community Safety Hub at Ryedale House at Malton. Ryedale is beset by geography and this impacts upon our 999 response times. To that extent I would prefer developments to be along the arterial routes – A64, A170, A169.
Heslerton Parish Council	Concern has been expressed at the capacity of local services infrastructure to cope with further development. This must be a condition of any planning permission that the capacity of services, Water/Electricity/Sewage etc. must be enhanced.
Wintringham Parish Council	Local opinion, infrastructure, impact on landscape and biodiversity
Malton Town Council	Traffic, Air Pollution, Infrastructure.
Chair Wintringham Parish Council	Protecting the green belt and the views of local people
Amotherby Parish Council	1. Access to services and infrastructure capacity - GPs, sewage etc 2.The REAL need for new housing in light of the upcoming review of housing targets by Mr Gove, Minister for Housing (see attached article from The Telegraph) 3.The views of local Parish Councils and residents

Organisation	Answer to Question
Pickering Town Council	<p>New housing is necessary for Pickering, but housing developments must be accessible for travel and must be able to access the appropriate infrastructure. It is important to recognise that some of the local road network does not have capacity for additional traffic and in Pickering the junction around Lidl and around the A170 are already at capacity. The need for improved infrastructure should be addressed so that appropriate land can developed for housing.</p>
<p>Page 147 Member of the public</p>	<p>New development should be spread evenly and proportionately across all Ryedale villages and towns in order to help sustain the economic viability of the services and facilities that exist in all those places. Catchment villages for local schools are equivalent village clusters that support the sustainability of <asc>39</asc>service village<asc>39</asc> facilities - be they the local bakery, pub, shop or village hall.</p> <p>Whilst it is true that only certain villages have school buildings, every village and town settlement in Ryedale - indeed every child of school age - has a local school. It is the catchment villages (the village clusters >) that support the schools, and the same catchment villages that support and sustain the facilities and shops etc in our so-called service villages.</p> <p>The idea that a village is somehow sustainable (or more sustainable) due to the presence of a shop or pub or a local bus, presents a distorted view of how modern rural communities and rural economies work and survive. It is an overly simplistic view of rural life which ignores the extent to which much local trade and shopping is now done online.</p> <p>The key to understanding and unlocking the potential and viability of all Ryedale villages (and towns) is to acknowledge the interconnectedness and interdependency of our communities.</p> <p>The populations of Ryedale other villages support the so-called service villages shops and pubs and village halls which, in turn, serve the other villages. It is a naturally occurring circular economy that has been the same for 100 years. There are no village shops in Ryedale service villages that are viable businesses without the custom (passing trade) they receive from tourists and cyclists and walkers, and without the support and custom they receive from their smaller cluster village cousins. From my experience of running a small rural-based enterprise for over 25 years, I doubt that there is a single village facility in Ryedale that could or would survive on the business it receives from its own village inhabitants.</p> <p>As people and places, we rely on each other. It is the majority of people living in small villages in Ryedale who underpin the sustainability and prosperity of the so-called service villages. We are mutually dependent.</p> <p>For the above reasons I believe all Ryedale villages should be treated equally and the distribution of new, unencumbered, housing spread evenly and proportionately across all the villages and towns in the district.</p>

Organisation	Answer to Question
Member of public	Existing Infrastructure, proximity to shops, schools, doctors, public transport, leisure activities. Impact on the environment and carbon footprint.
Member of public	<ol style="list-style-type: none"> 1) it should be close to local services - shops, healthcare, leisure, etc to minimise travel 2) housing should be near employment opportunities 3) public transport should be easily accessible
Page #18 Member of public	Infrastructure...shops, employment, doctors, public transport. It is important to conserve the countryside and heritage we have in Ryedale.
Member of public	Maintaining/improving biodiversity, assessing flood risk with reference to predicted climate changes; environmental impact
Member of public	Respect the rural nature of Ryedale by restricting development of villages while allowing growth to housing and infrastructure in its main towns, which would encourage residents to shop rather than travelling to York or Scarborough

Organisation	Answer to Question
Member of public	Affordable housing so local families can stay in the village or town they grew up in if they so wish.
Member of public	Developments should be sustainable with access to services and amenities.
Page 119 Member of public	Access to existing public services and transport links
Member of public	Balanced design & location. issue of local occupancy housing for rural village/open countryside needs to be re-addressed so the policy works to help sustain these villages & areas
Member of public	Maintaining the character of local villages

Organisation	Answer to Question
Member of public	Where there is a need and also an infrastructure of services to deal with additional housing and or Industrial development.
Member of public	Provide a high-quality environment and protect those attributes of the Ryedale Local Development Framework (LDF) Plan area which are considered to represent Critical Environmental Capital namely High Quality Agricultural Land and Areas of Outstanding Natural Beauty (AONB)
Page 120 Member of public	Local infrastructure - shop, transport including road access, school including distance to schools
Member of public	My thinking is that the "principal town approach is valid. Having lived in York and the North East previously I have witnessed the impact of concentrating investment on current assets in creating a sustained, vibrant community. Diluting investment across many sites tends to dilute impact.
Member of public	There has been lots of development in the major towns as part of the current Plan, which has altered them in many ways most notably that the amount of traffic has increased. Every house seems to have 1.5 cars on average but apart from minor interventions the infrastructure hasn't really changed to cope with this.

Organisation	Answer to Question
Member of public	<p>Current road infrastructure and amenities - such as shops, leisure opportunities, bus services, schools, work opportunities,</p> <p>Maintaining the integrity of local environment</p>
Member of public	<p>New houses should be built where there is demand and where the services can be supplied without significantly increased costs.</p>
<p>Page 124</p> <p>Member of public</p>	<p>The key is to ensure all communities remain active and that young people including those with young families have the opportunity to live and add to village life. Whilst the current plan has worked well in terms of getting infrastructure into the larger towns it has done nothing for the smaller villages where the policy has stagnated the villages providing no opportunity for younger people to acquire property and they are left waiting for people to die and then having to compete with second home buyers who have no restrictions on using a property as a second home or commercial holiday cottage (arguably this should need a change of use permission!).</p> <p>The combination of this is villages effectively becoming retirement villages with arguably greater demand on resources than school children needing to catch a bus to school.</p> <p>There is no need/desire for "estate" type building in the smaller villages and in fact new houses should be encouraged to have their own individual character as occurred when these settlements commenced.</p>
Member of public	<p>Bringing visitors into the Ryedale District is important as it generates income for many people in the hospitality industry. The Howardian Hills offers natural beauty, the villages are generally idyllic with lots of character - this is a draw card. The more you build them up, the less character they have. Other areas will be better able to compete with what can be offered here.</p>

Organisation	Answer to Question
<p data-bbox="91 534 293 598">Member of the public</p> <p data-bbox="91 678 136 861" style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 122</p>	<p data-bbox="383 132 2112 311">Given the Government’s commitment to combating climate change, the key factor should be sustainability. This means that all new housing should be located close to places of work, leisure and other facilities such as schools, major shops and healthcare so that there is no need to travel by car. Even electric cars require electricity to operate – and it will be a very major challenge to meet targets set for carbon reduction while producing sufficient electricity for all future uses in heating, transport and other uses. Major work will be required on the electricity grid system as well as in generation.</p> <p data-bbox="383 351 2112 598">This approach also allows for the efficient deployment of new infrastructure to a large number of properties with single developments, rather than piecemeal improvements in many small and widely dispersed locations. This applies to the provision of public transport, cycling and pedestrian ways, roads, electricity supply, gas mains, water supplies and internet access. I include gas because it is a Government aim to use hydrogen as a replacement fuel. This is likely to be more effective than air source heat pumps which still use a large amount of mains electricity, placing further demand on the network. Most current public transport options are insufficient. Even in towns such as Pickering, there is no public transport access to and from York in the later evening. All villages have a wholly inadequate public transport system as daytime services are infrequent and evening services are almost non-existent. A car becomes a necessity.</p> <p data-bbox="383 638 2112 710">New development should only be located where the road system is adequate and unlikely to increase accidents. Narrow country roads are therefore not suitable for increased housing development.</p> <p data-bbox="383 750 2112 853">Given recent events in Ukraine, it is clear that there needs to be a sea change in attitudes to the supply of food. This puts far greater emphasis on the preservation of agricultural land which should not therefore be used for housing. Brown field land should be extensively developed instead.</p> <p data-bbox="383 893 2112 965">With ever increasing requirements for housing driven largely by inward migration, it is critical to protect the rural environment and landscape from unacceptable and extensive development of any kind. This protection must be a key element of planning policy in Ryedale.</p>
<p data-bbox="91 1197 360 1228">Environment Agency</p>	<p data-bbox="383 1037 2112 1141">We recommend that the distribution of development should actively avoid / discourage new development in areas of that hold significant environmental value. For example, development should not occur within (or in close proximity) to areas with existing conservation designations and protected habitats or species.</p> <p data-bbox="383 1149 2112 1252">The distribution of development should aim to both protect and enhance the District's environmental resources for all including areas of international and national importance, the character and qualities of the Districts heritage, landscape and countryside and maximise the contribution they can make to the delivery of wider economic and social objectives.</p> <p data-bbox="383 1260 2112 1430">Ryedale’s network of surface water bodies (including streams, rivers, floodplains, wetlands, canals, ponds etc.) play an important role in contributing to the areas habitat network. They also provide wider ecosystem services. We recommend that the Local Plan review makes use of existing data – such as the detailed river network, Humber River Basin Management plan (RBMP), Water Framework Directive (WFD) surface water body data and the Ryedale district habitat network – to identify key areas where new development should be avoided (or at least carefully planned). Further detail is provided below.</p>

Organisation	Answer to Question
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 123</p>	<p>There is often a tendency to promote brownfield site redevelopment over greenfield site development. In most cases we support the effective and efficient re-use of previously developed land. However, there are circumstances where redevelopment of brownfield sites over greenfield sites may not be the environmentally optimal solution. In some instances previously developed land may hold (or have the potential to hold) significant environmental / ecological value. For example, a brownfield site can also be important stepping stone within an existing wildlife corridor, and therefore can be valuable in providing connectivity within ecological networks. This is particularly relevant where previously developed land lies next to rivers and streams – as these are the only location where the river environment can be improved to provide the blue infrastructure that is valuable (for health, wellbeing, biodiversity and climate change mitigation etc.). Based on the above we recommend that the presumption for development on brownfield sites over greenfield sites should be qualified with a statement that recognises the need to assess both the current and future / potential environmental value of the previously developed site prior to making the decision. For example, previously developed land immediately adjacent to river corridors, even if currently in a poor state, has a high environmental value – to unlock previously lost environmental value through de-culverting rivers and streams should be given weight when determining site selection.</p> <p>Flood Risk Flood risk will form an integral part of your decisions as to where to locate development, and to what scale and distribution. This should principally be informed by the SFRA(s) that are in preparation, ensuring that all sources of flood risk are taken into account and assessing flood risk now and in the future.</p> <ul style="list-style-type: none"> • Your Local Plan policies should be used to make it clear how flood risk within the authority area will be used to inform development proposals. We have made separate comments against the existing policy SP17 (Natural Resources). • Through the above, you will be able to use the Sequential and Exception Tests (where they apply) to help identify suitable sites for development. We draw your attention to the latest SFRA Guidance (https://www.gov.uk/guidance/local-planning-authorities-strategic-flood-risk-assessment), and also the recently published SFRA best practice guide (https://adeptnet.org.uk/system/files/documents/FRS18204%20SFRA%20Good%20Practice%20Guide_Final_Nov2021.pdf). <p>Ground water protection The Environment Agency would wish to see new development set away from sensitive groundwater settings, such as groundwater source protection zones (SPZs) where groundwater is utilised for potable water supply.</p>
<p>Natural England</p>	<p>We recognise that the decision making around the distribution of development is an important stage for the Local Plan. Natural England advises that in order to allocate the most appropriate sites to deliver high quality, sustainable development, environmental issues and opportunities should be considered as an integral part of the assessment process.</p>

Organisation	Answer to Question
<p>Historic England</p> <p>Page 124</p>	<p>We welcome the recognition given to the need to understand the capacity of the settlements to adapt/accommodate the amount of development and to understand what new infrastructure may be required to deliver that development, taking account of historic/cultural and environmental sensitivities that may be present at a place. This understanding of the capacity of settlements is critical in order for the Council to put forward a spatial strategy in the Local Plan that will deliver sustainable development, as required by paragraph 11 of the NPPF. The first paragraph on page 6 of the paper refers to looking at the environmental capacity and constraints of places. This review should include a consideration of the historic environment.</p> <p>The NPPF make is clear that enabling development is development that is not otherwise in accordance with adopted policy. Paragraph 202 of the NPPF states that “local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.” We would therefore urge caution with the use of the phrase enabling when discussing heritage unless you are fully satisfied that all of the necessary conditions are met. Advice on enabling development can be found on Historic England’s Good Practice Advice in Planning Note 4: https://historicengland.org.uk/imagesbooks/publications/gpa4-enabling-development-heritage-assets/</p> <p>We welcome the reference made to the consideration of landscape setting and impacts on the form and character of the settlement, including heritage and archology, in determining appropriate locations for land allocations in the Local Plan Review. We also support the preparation of background papers for each settlement subject to allocations as part of the evidence base to the plan review.</p>
<p>NYCC Strategic Policy and Economic Growth</p>	<p>Access to Services, green Space, Jobs and community are all factors which contribute to healthy, sustainable places and communities and should be considered when establishing a suitable approach to the spatial distribution of development. Ensuring that that the high quality homes, including affordable homes, are in locations that support the principles of healthy place shaping would be encouraged. This includes, but is not limited to, such considerations as the creation of Complete and Compact neighbourhoods; that places are connected and provide enhanced walkability and the provision on green and open space.</p>
<p>NYCC Minerals and Waste Management</p>	<p>When assessing sites of potential development Safeguarding policies in the emerging Minerals and Waste Joint Plan should be considered and acted upon if criteria have been met.</p> <p><u>Waste water infrastructure provision</u></p> <p>When considering new housing developments the capacity of the waste water and sewage infrastructure needs to be taken into consideration and whether any improvements would need to be made to accommodate the additional waste water and sewage which would be generated.</p>

Organisation	Answer to Question
<p>NYCC Adult and Social Care</p>	<p>Population projections evidence that Ryedale has an aging population that is increasing, alongside an increase in people requiring care homes or nursing care and people who are living with dementia.</p> <p>Population data also indicates that the number of people living with a learning disability are increasing.</p> <p>From an Adult Social Care perspective ensuring that developments have appropriate access to the local community with housing that is accessible for people with all disabilities or older people (including but not limited to):</p> <ul style="list-style-type: none"> • Affordable with housing benefit limits • level access / modern wheelchair accessible, • mix of individual occupancy and shared accommodation – extra care, supported living and support housing • essential safety features for people with complex needs including ligature safe accessories or sound proofing, damage proofing etc), • dementia and autism friendly accommodation • ☑ close to specialist health, social and educational services for younger / transitions

Question 2:

Option 1: Continue the existing approach of the Ryedale Plan- the more explicit growth strategy which focussed on the towns and the Principal Town in particular- concentrate new housing at the Market Towns and key 'Service Villages' with meeting local needs elsewhere.

Option 2: A less concentrated, more dispersed approach to distributing growth - with development focussed at the Market Towns and specific villages, including existing 'Service Villages' and selected additional villages.

Which of these options do you prefer and what are your reasons?

All Option 1 responses

Organisation	Option	Reason
Page 127 Planning obo the Vistry Group	1	<p>We support Option 1.</p> <p>The existing approach focuses growth in the Principal Towns and then the Market Towns. This approach ensures the majority of development is in the most sustainable locations with access to jobs, shops, services and public transport choices. These are the settlements that are most suited to growth and development in the higher order towns will support their role and function in a sustainable manner.</p> <p>In locating development in the most sustainable town this approach will help to reduce congestion and air quality issues as jobs, shops and services will be within walking and cycling distance without people being reliant on private car use. A dispersed approach will result increase travel to access shops and services in the higher tiers and thereby increase air pollution and congestion in the Principal Town.</p> <p>In following the settlement hierarchy, this also directs the majority of growth to the areas where the greatest need for affordable housing is. The distribution of the majority of new development in the Principal and Market Towns will therefore support the delivery of affordable homes where they are most needed.</p>
Evolution Town Planning	1	<p>Option 1 is the most sustainable option, it reflects the existing local plan which has been examined by an inspector and meets the requirements of national planning policy.</p>

Organisation	Option	Reason
Freeths LLP obo Fitzwilliam Trust Corporation	1	Option 1 is consistent with National Planning Policy. Malton should be the principal focus for new development as it is the most sustainable location with all necessary social and physical infrastructure to support growth. Moreover, a number of the Preferred Options for development that were identified in the preparation of the now adopted Ryedale Local Plan were not ultimately allocated because they were not required to meet housing requirements at that time but remain suitable and deliverable as part of the Local Plan Review. Option 2 is significantly less sustainable.
PB Planning	1	Whilst there is robust evidence to support maintaining the current strategy for the distribution of housing growth to Malton/Norton, the same evidence would also support an increase in the distribution of growth to the settlement area to 60%. Furthermore, the allocation of our client's land interest at Land Adjacent to Norton Lodge (Ref. 253) would enable the continued delivery of the District's previous/current successful and sustainable distribution of development strategy.
Page 28 ELG Planning	1	As set out above, FME's preference would be option 1, which focuses new development on the Market Towns, and they have put forward the site at Castle Howard Road as a sustainable extension to Malton. This approach is considered to be the most sustainable approach to future development (and as such, the approach most in line with the NPPF), and would allow for further strategic infrastructure improvements to take place which would be of benefit to the town, and indeed the wider area. FME are eager to work with Ryedale District Council to create a scheme that would complement the existing built environment at suitable scale that meets the needs of the local area and does not impact on the nearby AONB.
ArkleBoyce	1	By providing a dispersed approach to distributing growth and allowing for modest growth within Harome will allow key businesses within the village to be sustained through the local community and even encourage the location of additional services.
Pegasus Planning Group	1	We agree that a greater proportion of housing development should be focused on Market towns and service villages. However, in the last plan period, 74% of completions have been in the larger settlements, which demonstrates an over-focus has been placed on these. As seen in Appendix 2 of the consultation document, only 2 allocations were made in service villages.

Organisation	Option	Reason
Spawforths obo Keyland Development Ltd	Option 1b	<p>Option 1 is effectively a continuation of the current development plan. It assigns development levels dependent upon the size of the settlement, but it does not consider the role and function of that settlement, or the needs and aspirations for that settlement. It focusses most development in Malton and Norton (50%) followed by Pickering (25%), Kirkbymoorside (10%) and Helmsley (5%) with circa 10% in the Service Villages.</p> <p>Option 2 considers an extreme dispersal strategy expanding more growth into the Service Villages and smaller villages throughout the district.</p> <p>The Options report suggests that further growth to Malton and Norton at the rate from the current plan is not sustainable due to perceived technical constraints in accommodating that level of growth. However, the Options report does not consider other approaches to accommodating the housing need of the district.</p> <p>Keyland consider that a more appropriate and balanced option would be to review the spatial distribution between the Market Towns and increase and direct growth to those larger settlements, such as Pickering that can accommodate that growth. Redistributing growth between the Market Towns would direct growth in a sustainable manner to those settlements that already have services and facilities.</p> <p>Keyland consider this suggested Option 1b is the more appropriate approach for the district and reflects the Framework on promoting a sustainable pattern of development to meet development needs, whilst meeting as a minimum the objectively assessed needs for housing and other uses. Such an approach would also reflect paragraph 73 of the Framework which suggests providing sustainable extensions to existing towns and villages where they are well located to support a sustainable community with sufficient access to services and employment opportunities.</p> <p>Therefore, Keyland suggest that if Malton and Norton is not able to accommodate 50% of the new homes the district needs and requires, that the proportion that is not able to be accommodated is redistributed firstly to Pickering, which is the next largest and sustainable Market Town, followed by Kirkbymoorside and then Helmsley. Scenario testing should be undertaken to identify the most appropriate proportions and quantum.</p>
North Yorkshire Police	1	<p>The concentration of the populace in market towns shortens response times as they are on arterial routes. In addition there is a greater access to diversion and support services for the vulnerable in larger towns - many of the vulnerable we support feel isolated in villages without appropriate transport links.</p>

Organisation	Option	Reason
Heslerton Parish Council	1	Development needs to be tailored to meet the local employment opportunities with locations being driven by this factor.
Wintringham Parish Council	1	The existing plan has been successful, worked well, is easy to understand and explain to residents.
Chair Wintringham Parish Council	1	The current approach has worked well. It is clear, understandable and logical. This strategy has consistently exceeded Ryedale's new homes target over the past few years. There is much high value landscape in Ryedale.
Member of the public	1	It is likely that the non-service villages will not meet the criteria and will lack the important factors relating to existing infrastructure. Expansion in villages with no amenities will increase road transport. When considering Existing Infrastructure, proximity to shops, schools, doctors, public transport, leisure activities. Impact on the environment and carbon footprint.
Member of public	1	Services, transport, etc are all accessible in town. Children can walk to school. Employment is close by. Rail link and regular buses. Access to major roads. People want to live in market towns for convenience. Malton is highly regarded
Member of public	1	There is no point in developing areas which lack the necessary infrastructure...this will only cause further environmental and climate issues.

Organisation	Option	Reason
Member of public	1	Concentrate on 'brown field' sites to maintain countryside biodiversity and ensure support of the Environment Bill by commitments to both protecting and increasing woods and trees in Ryedale.
Member of public	1	Many of the villages have no facilities, poor road access, no public transport, and low quality technology connectivity. These will not be provided by either large or small builders.
Member of public	1	Market towns and service villages will have existing infrastructure. Future development can be carefully integrated into existing population centres to minimise community concern.
Member of public	1	Ensures that some affordable housing is provided in the larger service villages as well as at the towns
Member of public	1	Maintains the character of more local villages

Organisation	Option	Reason
Member of public	1	No point in increasing village sizes by adding housing where there is limited or no public transport for those who have no car. Equally no point in adding industrial sites where there is no unemployment problem.
Member of public	1	The existing policy is providing sustainable housing growth within the wider district.
Member of public	1	These villages have existing infrastructure that can support and sustain growth - increased housing in smaller less serviced villages will simply increase road usage at a time when we should be seeking to use less resources
Member of public	1	Malton/Norton are in need of further development and investment as the centre of the Ryedale area. Those villages which are identified as service villages can also expand in a controlled way and create viable communities.
Member of public	1	<p>We live in an AONB - wish to maintain this for everyone to enjoy.</p> <p>Not to loose the character of the villages</p> <p>Not to increase traffic on single track country roads. New housing in towns makes for a stronger economy and a commercial hub for surrounding population.</p>

Organisation	Option	Reason
Member of public	1	<p>Infrastructure already in place.</p> <p>More people in the larger towns mean more money generated to pay for the improved infrastructure.</p> <p>The additional people can support more restaurants, sports facilities and thus greater appeal.</p>
Member of the public	1	<p>Option 1 – continue the existing approach of the Ryedale Plan and focus the majority of housing towards the Principal Town and Market Towns. For the reasons discussed below, the majority of growth should be directed towards the Market Towns of Pickering and Kirkbymoorside. Malton and Norton, Pickering, Kirkbymoorside and Helmsley are home to approximately half of the District’s population. They provide jobs, services and education for the communities both within the towns themselves and also act as service hubs for the wider rural hinterlands. They benefit from the most frequent public transport facilities and are sustainable locations for growth. The majority of growth should therefore be directed towards these towns which will deliver affordable housing in areas where it is needed and support economic development. In 2019/2020 the majority of affordable completions were in the Market Towns, with only 5 affordable homes delivered in one Service Village and 1 affordable home elsewhere. If more growth were to be directed towards Service or other villages it is likely that affordable needs will not be met as these villages are less likely to be able to accommodate large sites which will contribute towards affordable housing. The Council has suggested that major investment in infrastructure may be needed to sustain the same scale of housing within Malton and Norton as has occurred in the current Plan Period if improvements to congestion and air quality are to be achieved in the future. Whilst Malton and Norton should still be a focus for growth, a higher proportion of growth should be directed towards the Market Towns. Helmsley is heavily constrained by its location within the North Yorkshire Moors National Park and so the majority of growth should be directed towards the Market Towns of Pickering and Kirkbymoorside.</p> <p>The remainder of the population is dispersed across over 100 villages across the District. The majority of these villages are small, rural villages and only a very limited number support a range of services or have good public transport links to Market or other towns. The limited number of villages which do support a range of services are defined as ‘Service Villages’ within the Local Plan and have a minimum range of services considered to help support a sustainable community. These facilities typically include a primary school, convenience store and reasonable bus service.</p> <p>Service Villages could therefore support a small amount of growth The SHLAA shows that the majority of new development has taken place in Market Towns and there has been a high proportion of completions on larger sites, which provides confidence in the existing approach</p>

Organisation	Option	Reason
<p>Member of the public</p>	<p>1</p>	<p>Option 1 – but with the whole focus on market towns – not even the service villages which are becoming over developed.</p> <p>The advantages of option 1 which are stated in the document are very powerful ones. I whole heartedly agree with the first 5 stated, but less so with the remaining 3.</p> <p>No village offers sustainable development. Access to cars is still a key requirement as public transport in all villages are limited to infrequent daytime trips to the nearest market town. Car travel is still required for trips to doctors, hospitals, leisure facilities and shops. Rather than cutting down on car travel, rural schools tend to increase it as many spaces at such schools are occupied by pupils from nearby towns whose parents believe the quality of education will be better. Once they reach secondary school age, children need to travel to nearby towns and their extra curricular and social lives require parents to act as taxi services with many additional car journeys. Village shops cannot supply the bulk of shopping requirements for villagers. At best, they act as somewhere to top up on basics or often luxury treats. They cannot compete on price with supermarkets and so main shops are still carried out in the towns.</p> <p>Even if new developments in villages helped sustain existing services, those services are unlikely to be sufficient to make the development truly sustainable.</p> <p>A key area of housing shortage is for young families trying to buy their first home. Villages can never fully provide for the needs of such families as regards work, secondary education and social facilities. They are better served living in towns, close to such facilities.</p> <p>Current housing levels in villages were set in earlier centuries when agriculture was a labour intensive industry. It is not now – so large numbers of houses are not required for this purpose. Where there is a requirement for housing for those working in this or other rural industries, such development is currently allowed by virtue of applying a local occupancy condition which also ensures the market value of the property is more affordable.</p> <p>Any housing allocations in villages will simply draw in those from elsewhere who wish to vacate the cities and does not serve the local population. They will often be retired and so will put added pressure on health and social care services.</p> <p>Apart from agreeing that there is a limited supply of sites at Service villages, I do not find the disadvantages for option 1 to be convincing. Improved infrastructure to create truly sustainable development will be required anywhere that new development happens – and that expenditure will be more efficiently and effectively spent in the towns rather than the villages.</p> <p>Having seen what some major landowners are considering by way of development opportunities (even within the AONB), it is very clear that by allowing some development it would open the floodgates to the destruction of the rural nature of many villages. Any expansion of villages (including the service villages) which would be truly sustainable would require such a level of expenditure on all aspects of infrastructure and services that it could only be justified by effectively turning them into new towns. This is unacceptable in the rural landscape of Ryedale.</p>

Organisation	Option	Reason

All Option 2 responses

Organisation	Option	Reason
Persimmon Homes Page 155	2	<p>Persimmon Homes support the view that the primary focus of housing delivery in Malton and Norton cannot be sustained. Instead, a more dispersed and less concentrated approach to distribution growth which would seek to deliver housing in the most sustainable locations across the region is more appropriate. Less emphasis on focusing the bulk of development in Malton and Norton will in tandem reduce the harm to their built form and character, as well as omit the need to require significant infrastructure investment to overcome the environmental impacts resulting from further inappropriate growth in those locations.</p> <p>Option 2 is supported which would result in an increased housing delivery being directed to the northern market towns of Pickering and Kirkbymoorside, as well as a dispersed distribution to the Service Villages and sustainable selected additional villages, to help sustain crucial local services and facilities.</p>
Rural Solutions obo Castle Howard	2	<p>Castle Howard's preferred option is option 2.</p> <p>The selection of option 2 would allow many of the important needs and opportunities for development referenced in relation to question 1 to be realised.</p> <p>Option 1 refers to the existing approach. This includes a more urban centric planning model with 85% of housing development proposed for allocation in the four main settlements in the adopted Local Plan.</p>

Organisation	Option	Reason
		<p>From discussions with Officers, we understand that there are some major allocated sites on the edge of major settlements which have not delivered allocated housing development. In these circumstances allocation of additional development to these larger settlements when existing allocations have not been met would appear to be sub-optimal.</p> <p>In addition, since the existing local plan strategy was adopted there have been a number of factors that suggest that option 2 is the preferable one. These factors include:</p> <p>i) Rising house prices, particularly in popular rural areas, such as Ryedale District, have created challenges for local communities in terms of affordability. House price increases make it more difficult for young people to live in rural settlements, thereby reducing the sustainability and vitality of these settlements. These changes have knock-on effects for rural businesses, such as Castle Howard, in terms of recruiting and retaining staff, as they find it difficult to accommodate new workers.</p> <p>The adoption of option 2 allows the issue highlighted above to be tackled effectively through the delivery of affordable housing as a proportion of new housing developments. A general increase in housing stock to include market housing will also provide opportunities for people to access the housing market in rural areas. In some cases, providing smaller housing will not only provide options for those wishing to get onto the housing ladder but also for more elderly people who wish to downsize, thereby freeing up larger houses for occupation by families.</p> <p>ii) One positive impact of the pandemic has been to accelerate the use of information technology and acceptability of people working from home. This presents an unparalleled opportunity for rural communities as more of the working age population can make housing location choices based on the ability to work from home, those residing in villages during the working day can also support rural businesses.</p> <p>This changing pattern has profound implications for planning and makes a dispersed level of growth a more strategically favourable option.</p> <p>The continuation of the existing approach (Option 1) could lead to all of the following negative impacts:</p> <ul style="list-style-type: none"> • The continuing ageing of the population in rural villages, without affordable housing (on developments of scale). • As a result of the above, pressure on local services such as schools and businesses. • Continued ‘in commuting’ to some villages to have children educated at village school, with pupil numbers from the village itself continuing to fall. NB. More information in relation to school rolls is provided in section three. • In commuting by staff to village businesses and the Castle Howard Estate operation, if indeed staff can be found who are willing to travel a distance to work. <p>For the reasons set out above and the responses provided in relation to question 1, it is considered that option 2 provides the most cogent spatial option for Ryedale. Option 2 is by no means a radical option, but it would deliver powerful benefits.</p> <p>For someone looking back in the future on both the Local Plan Strategy (2013) and Local Plan Review plan periods, the delivery of development under option 2 would simply be seen as a sensible and proportionate ‘rebalancing’ of the approach taken under the adopted Local Plan Strategy.</p>

Organisation	Option	Reason
KVA Planning	2	Less pressure on Malton and Norton which has issues with congestion and air quality, ensures affordable housing is delivered in service villages as well as towns supporting smaller communities, may help to sustain smaller villages
Page 137 Amotherby Parish Council	2	More houses needed - Amotherby PC prefer Option 2 for the following reasons:- <ul style="list-style-type: none"> • The concept of being a Service Village when falsely combined with another settlement is wrong. It has lead to Amotherby being given a totally unsuitable housing allocation in terms of numbers in the current Local Plan. We do not want any other allocations foisted on us. • There are other small villages where small scale development could be accommodated and would be welcomed.
Amotherby Parish	2	Give smaller local building firms ability to build rather than huge conglomerate building 50+ houses in one development. Allow some development in the villages to keep them "alive" and existing services there such as pub to continue to thrive
Malton Town Council	2	More development in the service villages will encourage the services to continue to exist.

Organisation	Option	Reason
Habton Parish Council	2	Although the present policy has certainly helped rejuvenate Malton it is so concentrated it will flood the existing infra structure and inadvertently help kill off some villages. Option 2 would be acceptable if it is reworded: "A less concentrated and more dispersed approach to distributing growth across the towns and villages of Ryedale", that a revision of the existing village and town development limits be initiated"
Steve Murray Associates Ltd	2	Delivery of smaller scale developments Enhanced opportunities for small / medium housebuilders
Barton Willmore	2	Our Client supports a more dispersed approach to development which will allow development in selected additional villages which are not currently designated in the Local Plan. Development in selected additional villages should be proportionate to the scale of the settlement and located within or adjacent to the built form of the settlement.
Carter Jonas	2	We consider that the 'Other Villages' such as Nunnington, Pockley, Thorpe Bassett, Westow and Wintringham are capable and as such, should be considered for expansion to accommodate future housing. Paragraph 79 of the NPPF identifies that planning policies should identify opportunities for villages to grow and thrive, and it is recognised that where there are groups of smaller settlements, development in one village may support services in a village nearby. We consider that development in 'Other Villages' would support nearby services in accordance with Paragraph 79. Furthermore, development within 'Other Villages' would also support Paragraph 80 of the NPPF, as development of this kind would not result in "the development of isolated homes in the countryside".

Organisation	Option	Reason
Edwardson Associates Ltd	2	As stated above, Ryedale is a rural district and there is a need to sustain the vitality of rural communities and support local services. A dispersed approach would facilitate this objective. Careful consideration of scale and other development management considerations can ensure development can be accommodated in a variety of smaller rural settlements
Northminster Properties	2	<p>It is important that there should be a more dispersed approach to distributing growth across all settlements within the district. This is for the following reasons:</p> <p>Small scale new development in the smaller settlements will attract new investment into areas where local services are reducing. New development will help to sustain local services and assist in bring in new services and local jobs.</p> <p>Since the Covid pandemic working practices have changed substantially. With more home working opportunities people to do not need to be living in the main settlements. With a more dispersed development strategy people will have a greater choice of where they would like to reside.</p> <p>Bringing new development to smaller settlements will bring in new people into this settlements helping sustain them for the future. There will be enhanced opportunities for smaller housebuilders and also for self-build opportunities across the district. It will be easier to the housing numbers required by having the ability to include a wider range and number of sites.</p> <p>By having a greater number of smaller sites in smaller settlements the district will not be reliant on the delivery of larger single sites. Thus diversifying the delivery of new housing and ensuring that delivery will take place as if the delivery of a single large site is delayed this will have a large impact on the district.</p> <p>It will bring a greater amount of choice to the population and requires less land to be released in towns which will struggle to identify large deliverable sites.</p>
	2	<p>With regard to the principle of the approach to distributing development in Ryedale, our client, the Church Commissioners for England, support Option 2: “A less concentrated, more dispersed approach to distributing growth – with development focussed at the Market Towns and specific villages, including existing ‘Service Villages’ and selected additional villages”.</p> <p>It is acknowledged that Option 2 would see some changes to the approach to the distribution from that currently within the Ryedale Plan, however, whilst it would continue to seek to deliver housing at the market towns with less emphasis on Malton and Norton, it would propose to deliver a greater proportion of housing at the villages in the District. Our client very much supports the more disbursed approach to development.</p> <p>Our client supports future growth in Ryedale and in particular that which supports the vitality and viability of a wider range communities, not just the Market Towns key ‘Service Villages’.</p>

Organisation	Option	Reason
<p data-bbox="91 427 293 528">Savills obo The Church Commissioners</p> <p data-bbox="91 676 136 863" style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 140</p>		<p data-bbox="571 135 2143 316">Whilst we acknowledge that, historically, the focus was placed on Malton and Norton to secure major infrastructural improvements in and at the two towns, and to deliver affordable housing where it was considered to be primarily needed, going forward it would be significantly more challenging to deliver the same scale of housing in future plan periods at Malton and Norton without the need for even more major infrastructure investment and improvements, which as a result, would significantly alter the settlements' character.</p> <p data-bbox="571 352 2143 496">In addition, the current adopted spatial policy has led to the delivery of only a number of modest housing completions outside of the Service Villages and Market Towns, with only 12% of housing completions between 2012 and 2021 being in such locations. As such, villages have been subject to very limited development, restricting housing opportunities and market choice for residents throughout the more rural areas of the district.</p> <p data-bbox="571 533 2143 815">To address such issues, it is considered that the most appropriate method would be to support modest development growth in a wider range of villages throughout the district to accommodate future development which is commensurate with the size of the existing settlement. This would continue to help meet the housing targets and development needs of Ryedale (a primarily rural area) whilst complying with paragraph 79 of the National Planning Policy Framework (NPPF) 2021 which states "To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby".</p> <p data-bbox="571 852 2143 959">Furthermore, since the adoption of the Ryedale Plan, the NPPF also now requires Local Planning Authorities to ensure that at least 10% of their housing allocation are on sites which are less than 1ha in size (paragraph 69a). Modest development in villages across the District will ensure that this national policy requirement is met.</p> <p data-bbox="571 995 2143 1246">The delivery of more smaller-scale housing schemes can help support/sustain a greater range of village services. As set out at paragraph 69 of the NPPF, small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. This also enhances opportunities for small/medium housebuilders to operate across a wider number of locations to improve choice in the housing market. As such, we do not agree with the assertion that small/medium sites create a less reliable land supply due to greater uncertainties around delivery. This can be said more about the larger strategic sites relying on infrastructure delivery etc. Small and medium sized sites should be supported throughout the district as part of the Local Plan Review.</p> <p data-bbox="571 1283 2143 1390">Having allocations and sites that vary in size brings a greater level of choice to the types of allocations available and housing types for residents. For larger scale development (10+ dwellings), it also ensures that affordable housing will be delivered in the more sustainable villages as well as the larger settlements in the District, rather than just relying on rural exception sites.</p>

Organisation	Option	Reason
		<p>In addition, due to the rural nature of the District, and the number of villages within it, villages, in line with paragraph 79 of the NPPF could be considered in clusters. For example, Sand Hutton and Claxton have a joint village hall and therefore combines could be considered together to house greater development. Please see our comments below for further detail on this matter.</p> <p>It is therefore considered that Option 2 is the most appropriate option in terms of future distribution of development which would also comply with national policy and guidance as referenced above.</p>
<p>Page 14 Villages obo The Settrington Estate</p>	<p>2</p>	<p>With regard to the principle of the approach to distributing development in Ryedale, our client, the Settrington Estate, very much supports and prefers Option 2: “A less concentrated, more dispersed approach to distributing growth – with development focussed at the Market Towns and specific villages, including existing ‘Service Villages’ and selected additional villages”.</p> <p>It is acknowledged that Option 2 would see some changes to the approach to the distribution from that currently within the Ryedale Plan. Whilst it would continue to seek to deliver housing at the market towns with less emphasis on Malton and Norton, it would propose to deliver a greater proportion of housing at the villages in the District. Our client very much supports the more dispersed approach to development.</p> <p>The Settrington Estate supports future growth in Ryedale and in particular that which supports the vitality and viability of a wider range communities, not just the Market Towns and key ‘Service Villages’.</p> <p>Whilst we acknowledge that, historically, the focus was placed on Malton and Norton to secure major infrastructural improvements in and at the two towns, and to deliver affordable housing where it was considered to be primarily needed, going forward it would be significantly more challenging to deliver the same scale of housing in future plan periods at Malton and Norton without the need for even more major infrastructure investment and improvements, which as a result, would significantly alter the settlements’ character.</p> <p>In addition, the current adopted spatial policy has led to the delivery of only number of modest housing completions outside of the Service Villages and Market Towns, with only 12% of housing completions between 2012 and 2021 being in such locations. As such, villages have been subject to very limited development, restricting housing opportunities and market choice for residents throughout the more rural areas of the district; thus impact on house prices and affordability by the nature of supply and demand.</p> <p>To address such issues, it is considered that the most appropriate method would be to support modest development growth in a wider range of villages throughout the district to accommodate future development which is commensurate with the size of the existing settlement. This would continue to help meet the housing targets and development needs of Ryedale (a primarily rural area) whilst complying with paragraph 79 of the NPPF 2021 which states “To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby”.</p> <p>Furthermore, since the adoption of the Ryedale Plan, the NPPF also now requires Local Planning Authorities to ensure that at least 10% of their housing allocation are on sites which are less than 1ha in size (paragraph 69a). Modest development in villages across the District will ensure that this national policy requirement is met.</p>

Organisation	Option	Reason
		<p>The delivery of more smaller-scale housing schemes can help support/sustain a greater range of village services. As set out at paragraph 69 of the NPPF, small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. This also enhances opportunities for small/medium housebuilders to operate across a wider number of locations to improve choice in the housing market. As such, we do not agree with the assertion that small/medium sites create a less reliable land supply due to greater uncertainties around delivery. This can be said more about the larger strategic sites relying on infrastructure delivery etc. Small and medium sized sites should be supported throughout the district as part of the Local Plan Review.</p> <p>Having allocations and sites that vary in size brings a greater level of choice to the types of allocations available and housing types for residents. For larger scale development (10+ dwellings), it also ensures that affordable housing will be delivered in the more sustainable villages as well as the larger settlements in the District, rather than just relying on rural exception sites.</p> <p>It is therefore considered that Option 2 is the most appropriate option in terms of future distribution of development which would also comply with national policy and guidance as referenced above.</p>
<p>Page 112 Johnson Mowat obo KCS Developments</p>	2	<p>Continuing with the existing approach in the Ryedale Plan which focuses on the towns and in particular the Principal Town of Malton and Norton is not considered to be the most appropriate option moving forward in the Ryedale Plan Review.</p> <p>KCS prefer the alternative Option 2 of a less concentrated, more dispersed approach to distribution growth, which would result in a lesser emphasis on housing delivery in Malton and Norton. Option 2 is supported by KCS on the assumption that this would result in more of the housing requirement being directed to the northern market towns of Kirkbymoorside and to a lesser extent Pickering (given the flooding and congestion constraints in Pickering). A dispersed distribution as proposed in Option 2 would need to ensure a focus to the Market Towns and the most sustainable villages.</p> <p>It is recommended that the wording of Option 2 is amended to make specific reference to a more focused delivery of housing to the sustainable Market Town of Kirkbymoorside.</p>
<p>Johnson Mowat obo Yorkshire Land Ltd</p>	2	<p>Continuing with the existing approach in the Ryedale Plan which focuses on the towns and in particular the Principal Town of Malton and Norton is not considered to be the most appropriate option moving forward in the Ryedale Plan Review.</p> <p>Yorkshire Land Limited prefer the alternative Option 2 of a less concentrated, more dispersed approach to distribution growth, which would result in a lesser emphasis on housing delivery in Malton and Norton. Option 2 is supported which would result in an increased housing delivery being directed to the northern market towns of Pickering and Kirkbymoorside, as well as a dispersed distribution to the Local Service Centres (Service Villages) and sustainable selected additional villages, to help sustain crucial local services and facilities. A dispersed distribution as proposed in Option 2 would need to ensure a focus to the Market Towns and the most sustainable villages.</p>

Organisation	Option	Reason
<p>Savills – On Behalf of Birdsall Estate</p> <p>Page 143</p>	<p>2</p>	<p>We strongly support Option 2, which proposes a more dispersed approach to distributing growth. Whilst we consider some growth to Market Towns is positive and necessary, the significant levels of growth located in Malton and Norton in recent years and the associated capacity issues and other constraints mean that more rural Villages should be allocated growth going forward, in recognition of the important contribution they can make to the District housing requirement and to ensure their on-going viability.</p> <p>The Distribution of Development consultation paper outlines a number of infrastructure capacity issues in Malton and Norton, any significant growth in these settlements would therefore be likely to require significant infrastructure improvements to facilitate it. This will undoubtedly slow the pace of delivery in the District. The Consultation Paper also identifies that there are limited sites available for further growth in these settlements, which are constrained by Flood Risk and the Howardian Hills AONB.</p> <p>In contrast, the Birdsall Estate have put forward a number of sites in Villages across the District, which would be suitable for an appropriate scale of housing. It is considered that in each instance, there is sufficient infrastructure to support an appropriate level of growth and this growth distribution strategy could relieve the pressure on Market Towns.</p> <p>We have also outlined within our response to Question 1 the numerous benefits that can be realised through the distribution of growth to these Villages. Cropton, Leavening, North Grimston, Scagglethorpe and Settrington all benefit from services which benefit local residents. Duggleby and Wharram- Le- Street are smaller settlements, however when viewed as a cluster, development in these locations would make a valuable contribution to the economic viability of nearby local services.</p> <p>Growth in Villages and other rural settlements, such as those listed above, will also ensure that an appropriate level of affordable housing can be delivered. High house prices in rural villages, driven by a lack of supply, often results in residents having to leave in order to secure more affordable homes. The distribution of growth to these areas will contribute an appropriate mix and tenure of homes to meet the housing needs.</p> <p>It is also important that the emerging Local Plan considers the market requirement in a post-Covid world. The pandemic has resulted in a shift in working practices, with more people working from home and a reduction in commuting or travelling for work. In turn, there has been an increase in demand for homes in countryside or village locations. A Savills research publication (Appendix 4) has demonstrated that the pandemic has resulted in a ‘race for space’ with a strong market of people upsizing to larger homes with gardens, in more rural area. It also demonstrates greater activity in the higher price bands with rise in the average size of home transacted.</p> <p>The Distribution of Development Consultation Paper identifies some disadvantages to a more dispersed distribution of development to villages across the District, however we do not feel these are significant constraints which should limit development. We address these in turn below:</p> <p>Rebuttal to Disadvantage 1: ‘Would involve the expansion of selected villages, which could put pressure on their character or some of their existing services’</p> <p>The Birdsall Estate have submitted a number of sites proposed for residential or employment uses through the Call for Sites process. Whilst many of these sites are small, infill plots which would deliver below the threshold considered for allocation, a number of larger sites have also been put forward which are located on the edge of settlements. The intention would be to deliver high quality housing schemes in these</p>

Organisation	Option	Reason
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 144</p>		<p>locations, which do not significantly impact the character of the Villages. It is also considered that existing services and facilities within close proximity to the sites (either in the same village or in a village located within a 5km radius) will benefit from the additional economic contribution.</p> <p>Rebuttal to Disadvantage 2: 'Would see a greater dispersal of development- this may increase some travelling to access services and facilities at the towns'</p> <p>It is important that the sustainability of Villages with existing services is recognised. The NPPF promotes development in rural settlements in order to contribute to a settlements vitality and sustainability. Whilst we recognise that local village services can only provide for limited needs of residents, all of the villages within which sites have been put forward by the Estate, are within a 5 mile radius of a Market Town or larger service village, meaning shops and services are readily available. All of the Villages also benefit from a local bus service running to Malton, which provides sustainable travel options to the plentiful services in the Market Town.</p> <p>Rebuttal to Disadvantage 3: 'Less reliable land supply with small/ medium sites as roll out due to greater uncertainties around delivery'</p> <p>The Birdsall Estate are committed to seeing an appropriate level of growth delivered on land within their ownership which could not be a more reliable supply. Small and medium sites are more appropriate in Village locations, yet still have significant potential to contribute towards the Districts Housing Land Supply. The NPPF is clear on the benefits of Small and medium sized sites2:</p> <p>'Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built out relatively quickly'</p> <p>The Framework suggests that small and medium sites should be encouraged, requiring 10% of a Districts housing requirements be delivered on sites no larger than 1 ha. Small and Medium sized sites should also be promoted given they can often be delivered by local housebuilders, supporting local trade.</p>
<p>Savills On behalf of Hovingham Estate</p>	<p>2</p>	<p>We strongly support Option 2, which proposes a more dispersed approach to distributing growth. Whilst we consider some growth to Market Towns to be positive and necessary, the significant levels of growth located in Malton and Norton in recent years and the subsequent capacity issues mean that Service Villages, such as Hovingham should be allocated higher levels of growth going forward, in recognition of the important contribution they can make to housing need.</p> <p>The Distribution of Development consultation paper outlines a number of infrastructure capacity issues in Malton and Norton, any significant growth in these settlements would therefore be likely to require significant infrastructure improvements to facilitate it. This will undoubtedly slow the pace of delivery in the District. The Consultation Paper also identifies that there are limited sites available for further growth in these settlements, which are constrained by Flood Risk and the Howardian Hills AONB.</p> <p>In contrast, the Hovingham Estate have put forward a number of sites within a key Service Village, which would could accommodate an appropriate scale of housing. It is considered that there is sufficient infrastructure to support the proposed level of growth and this growth distribution strategy could relieve the pressure on Market Towns.</p>

Organisation	Option	Reason
		<p>We have also outlined within our response to Question 1 the numerous benefits that can be realised through the distribution of growth to these Service Villages. Hovingham benefits from a number of services, such as a church, school, convenience stores, a bakery and café, a public house and a hair salon. Additional growth within the Village would make a valuable contribution to the economic viability of these local services.</p> <p>Growth in Service Villages, such as Hovingham, will also ensure that an appropriate level of affordable housing can be delivered. High house prices in the village, driven by a lack of supply, often results in existing residents having to leave in order to secure more affordable homes. The distribution of growth to these areas will contribute an appropriate mix and tenure of homes to meet the housing needs.</p> <p>It is also important that the emerging Local Plan considers the market requirement in a post-covid world. The pandemic has resulted in a shift in working practices, with more people working from home and a reduction in commuting or travelling for work. In turn, there has been an increase in demand for homes in countryside or village locations. A Savills research publication (Appendix 2) has demonstrated that the pandemic has resulted in a 'race for space' with a demand for homes in more rural location. Whilst this needs to be balanced with existing housing needs, there is the opportunity, through appropriate growth to provide a mix of homes to meet the varying needs and demand at a micro and macro scale.</p> <p>The Distribution of Development consultation paper identified some disadvantages to a focus on Service Villages, however we do not feel these are relevant to the distribution of additional growth to Hovingham.</p>
Savills	2	<p>Option 1 suggests a continuation of the current distribution strategy of Ryedale which is to concentrate new housing at the Market Towns, with a focus on Malton and Norton, and on the ten key Service Villages, including Ampleforth. Whilst we acknowledge that this strategy has allowed Ryedale to be successful in surpassing its Local Plan housing requirement (191% in Housing Delivery Test 2021), we consider the adoption of Option 2 is more realistic moving forward. Option 2 proposes a more dispersed approach to distributing growth, focussing growth in Service Villages such as Ampleforth.</p>
Home Builders Federation	2	<p>More development in the service villages will encourage the services to continue to exist.</p>

Organisation	Option	Reason
Member of the public	2	Although the present policy has certainly helped rejuvenate Malton it is so concentrated it will flood the existing infrastructure and inadvertently help kill off some villages
North Yorkshire Local Access Forum	2	<p>Amotherby PC prefer Option 2:- We do not want any other allocations foisted on us because we have been artificially linked with Swinton to be a "Service Village".</p> <p>There are other small villages where small scale development could be accommodated and would be welcomed.</p>
Page 146 Member of the public	2	"Give smaller local building firms ability to build rather than huge conglomerate building 50+ houses in one development. Allow some development in the villages to keep them ""alive"" and existing services there such as pub to continue to thrive"
Member of the public	2	Option 1 difficult to do in short term due to infrastructure issues. Infrastructure is critical and shouldn't be rushed. Some of the service villages have the capacity for new housing, therefore Option 2 is better. This should be combined with a review of the development limits in these locations.
Member of the Public	2	I do not think we should exclude the other villages from any development if there is demand for new housing. This implies accepting smaller developments which would attract local builders rather than the national house builders.

Organisation	Option	Reason
Member of the Public	2	Both options are very controlling and do not encourage the traditional mix of young and old in the smaller villages. Option 2 is the better option but it would be sensible to consider every village having potential and not "selecting"
Member of the public	2	Having read the notes on Option 1 and Option 2 and the subsequent questions, my first reaction would be to say, do we need the amount of growth of development, as envisaged and could we use brownfield sites, where possible. Broadly, I would agree with the dispersed approach to continuing growth, with development focussing on the market towns and service villages. Also, it is critical that non-service villages are protected wherever possible from too much development with the risk of spoiling their character. Therefore, on the whole, I would agree with Option 2 but with the two provisions mentioned above.
Member of the Public	2	New development should be spread evenly and proportionately across all Ryedale villages and towns in order to help sustain the economic viability of the services and facilities that exist in all those places.

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No position made

Children and Young People Services	-	CYPS does not have a preferred option between these two options on principle and would seek to provide sufficient school places in the areas where they are required.
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Historic England	-	<p>Whilst this section of the consultation paper identifies a number of potential barriers to the allocation of further growth in Malton/Norton, or to the identification of a new settlement, these two options should still be considered as reasonable alternatives as part of the Sustainability Appraisal process, and weighed against the other available options.</p> <p>The selection of a spatial strategy for the Local Plan Review needs to be based on a consideration of the relative economic, social and environmental implications of each available option (both positive and negative), along with their deliverability within the plan period. This decision needs to be informed by an appropriate and proportionate up-to-date evidence base.</p>
NYCC Adult and Social Care	-	<p>From an adult social care perspective the availability of social care services tend to be concentrated across the main market towns of Ryedale which causes issues with the availability of care provision in and around the rural villages. If investment is put into these areas to attract and grow communities, this could enable the improvement of accessibility to specialist services. If the 2nd option is agreed, villages must become vibrant hubs which are accessible for all who live and work there.</p>
<p>Member of the public</p> <p>Page 148</p>	-	<p>I do not think we should exclude the other villages from any development if there is demand for new housing. This implies accepting smaller developments which would attract local builders rather than the national house builders.</p>
Pickering Town council	-	<p>Ryedale District Council admit that Option 1 has done better than the planning department has hoped for and in Pickering this has worked reasonably well. Malton and Norton have seen the development of thousands of homes and these towns should now be given time to assimilate this new housing, so there is an argument for not just focussing on Malton and Norton from now on.</p> <p>A more dispersed approach to future development allows for other towns and villages to share some of the burden of new development but development must take place where there is capacity for this.</p>
	-	<p>We would note that within the main advantages and disadvantages for the two potential options provided there is limited recognition or steer on the relative environmental impact of each option. We advise that this is included when considering the best balance for sustainable development.</p> <p>Fisheries, Biodiversity and Geomorphology</p> <p>We would note that within the main advantages and disadvantages for the two potential options provided there is limited recognition or steer on the relative environmental impact of each option. We advise that this is included when considering the best balance for sustainable development.</p>

Environment agency		<p>General Comments</p> <p>We recommend that new development should mitigate its impacts on climate change by incorporating green and blue infrastructure provisions and improvements – including areas of green space and green and/or blue corridors, ecologically sensitive landscaping, tree planting and retention of existing trees, green roofs and walls and SuDS.</p> <p>With particular reference to the blue infrastructure and SuDS we recommend that new development also incorporates water efficiency measures and Natural Flood Management (over hard-engineered / traditional methods), where possible.</p> <p>Promoting development that include techniques to intercept, slow and temporarily store water – including through the restoration and enhancement of natural features within Bradford’s river catchments – will help to provide multiple benefits for people and wildlife, including greater natural resilience to present and future climate change.</p> <p>Added to this, policies should support nature based solutions to climate change adaptation such as reconnection of floodplain wetlands to reduce downstream risk of flooding. Where new development is proposed in areas that contain existing green and blue infrastructure, such features must be protected and enhanced as part of the new development. This includes, designated areas of open space, biodiversity assets (such as designated wildlife sites, SPAs, SACs, SSSIs, Local Wildlife Sites, existing habitat networks, priority habitats, trees and woodlands), and water assets (such as rivers, canals, lakes, ponds, floodplains, wetlands, reservoirs). We also recommend that new development in such areas should always include an undeveloped buffer zone between existing blue infrastructure networks (e.g. surface water bodies – including rivers and streams) and the proposed development.</p> <p>With regards to biodiversity enhancement, we support new development that can demonstrate the delivery of measurable, at least 10%, biodiversity net gain (BNG). This should be demonstrated through the use of the Defra Biodiversity Metric – see further information below.</p> <p>Broad Growth approach</p> <p>Two options are presented in the document:</p> <p>Option 1 (Pg. 7). Focus on the Principal Town of Malton & Norton, with some Service Villages. In terms of flood risk, Malton and Norton both have varying flood risk issues. A Level 2 SFRA will help you to better understand the spatial and contextual representation of flood risk in these towns. You should use that information to investigate whether there is sufficient space to allow for development to be located in areas of lowest overall flood risk. If flood risk within the Malton and Norton areas cannot be avoided, you should use your SFRA and Local Plan to indicate the scale and nature of development that will be supported.</p> <p>Option 2 (Pg. 7). This option indicates that growth will be dispersed, with development focussing on Market Towns and specific villages, including those on Pg. 4 and mentioned within specific questions (e.g. Pickering, Kirkbymoorside and Helmsley). These locations are again at varying degrees of flood risk, in terms of the nature, likelihood and severity if flooding were to occur. With the exception of the Level 2 SFRA covering Malton & Norton, these additional locations are all likely to be covered by the Level 1 SFRA. If development is being considered within flood risk areas, you may need to consider preparing additional Level 2 SFRA, as per the current SFRA Guidance (https://www.gov.uk/guidance/local-planning-authorities-strategic-flood-risk-assessment). The following locations are likely to have additional flood risk considerations:</p> <ul style="list-style-type: none"> • Pickering • Hovingham • Thornton le Dale
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		<ul style="list-style-type: none">• Helmsley <p>We would also highlight that changes to the NPPF make it much clearer that other sources of flood risk, including surface water, groundwater and artificial sources such as reservoirs and sewers, should be taken into account. You should therefore ensure that you consult with other relevant flood risk management authorities including the Lead Local Flood Authority, Internal Drainage Boards, service utility providers and reservoir owners.</p> <p>With respect to Pickering, the new upstream storage area and the associated storage reservoir do not appear on the recently updated Risk of Flooding from Reservoirs map. Further information on these new maps is available at https://www.gov.uk/guidance/reservoir-flood-maps-when-and-how-to-use-them.</p> <p>Given the current understanding of flood risk within Malton and Norton, Option 2 does seem to offer an opportunity to identify selected development growth areas at lower overall flood risk. If deciding to proceed with Option 2, we would highlight that the additional infrastructure demands may introduce further comments, for example new roads and/or river crossing infrastructure; or changes to local drainage pressures.</p>
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Question 3: In general, which settlements do you think could be expanded to accommodate future housing and by how much? What are the factors that you think we should consider when we are thinking about these matters?

Organisation	Answer to Question
<p>ID Planning obo The Vistry Group</p> <p>Page 151</p>	<p>We support the expansion of the Principal Town of Malton and Norton. Consideration should be given to the location of sites and support given to those which are well located in relation to existing facilities and which form a natural extension to the settlement. With the majority of growth directed towards Malton / Norton, this will also support the delivery of affordable homes which are needed in the top tier of the hierarchy.</p> <p>The adopted plan distributes 50% of the housing requirement to Malton and Norton. We consider that this remains an appropriate distribution for the Local Plan review to support the towns role and function. If a larger percentage of the housing requirement was to be distributed to lower tier settlements this will result in a disproportionate addition to these settlements and increase travel across the District as people have to travel to higher tier settlements to access jobs, shops and services.</p> <p>The consultation document highlights that the Council are seeking to achieve improvements to congestion and air quality but if a dispersed approach to distribution is proposed this will increase congestion and reduce air quality in the Principal Town as more people will travel longer distances to access shops and services when they can walk or use public transport if they are already living in the Principal Town.</p> <p>The scale of development sites is also an important consideration. In the context of Malton/Norton as a Principal Town, sites should be of a scale which is commensurate with the role and function of this settlement and which can be delivered in the short term to support the Council's 5 year housing land supply in the early part of the plan.</p>
<p>Evolution Town Planning</p>	<p>Malton and Norton should receive the majority of development in the Local Plan.</p>
<p>Freeths LLP obo Fitzwilliam Trust Corporation</p>	<p>Malton has significant potential for further growth with residential development at Site 264 - Land East of Rainbow Lane and south of Westgate Lane, Malton for circa. 175-245 new homes and residential development at Old Malton at Site 271 - Manor Farm Paddock and existing buildings on land north of Town Street for 30 plus new homes and Site 186 - Thackrays Yard, Town Street for circa. 30-35 new homes (promoted by Fitzwilliam Malton Estate) which would be commensurate with the role, function and scale of the settlement. As above such development would support the vitality and viability of the town centre and ensure development is delivered in close proximity to existing services and facilities.</p> <p>Additional supporting employment development of circa 20.23 hectares can be provided on Site 270a – Eden Camp East - East of A169 and Site 270 - Eden Camp East - East of A169 which is already identified as a preferred location for such uses in the adopted Ryedale Local Plan. The</p>

Organisation	Answer to Question
	<p>continued allocation of this land is essential in order to support ongoing investment in physical infrastructure such as roads and services that has been made thus far in bringing forward land to the west of the A169 for employment uses.</p> <p>As is set out in the accompanying covering letter to this consultation response the combined allocation of the above referenced sites provides the opportunity to deliver a highly sustainable land use strategy (delivering homes and jobs) for the next Local Plan period with substantial associated benefits including above policy provision of affordable housing, significant space for green and blue infrastructure supporting bio diversity net gain, new recreation opportunities to relieve pressure on the River Derwent area and improved flood resilience for the area. With no insurmountable technical constraint to early delivery.</p>
<p>Persimmon Homes</p>	<p>Persimmon Homes recognise that Pickering has the infrastructure and unconstrained land opportunities which will enable it to be expanded to accommodate future housing growth. This includes the land being promoted at Firthland Road. Therefore, whilst the current Ryedale Local Plan apports only 25% of the housing requirement to Pickering compared to 50% in Malton and Norton, it is considered that this should be adjusted so that 32.5% is apportioned to each of Malton/Norton and Pickering. 20% is then apportioned to Kirkbymoorside and then 15% to Helmsley and the Service Villages.</p> <p>The proportionate distribution needs to be based on recent evidence covering the infrastructure and environmental capacities and constraints, together with changing consumer demands for housing types and locations.</p>
<p>Rural Solutions obo Castle Howard</p>	<p>Castle Howard Estate considers that the following settlements could be expanded to accommodate future housing: Welburn, Slingsby, Bulmer and Ganthorpe.</p> <p>Reference should be had to the research information provided in section four of this response in relation to each settlement, as well as the notes below on each settlement.</p> <p>Welburn: Welburn is a relatively large village which, it is understood, only narrowly missed out on being allocated as a Local Service Centre in the adopted Ryedale Local Plan. There are clear opportunities for growth to the east of the village. New development can help to maintain and enhance the vitality of this rural community through the provision of new housing and services and arrest the ageing demographic of the village. The village has limited or no sports and recreation facilities it is understood, and these can be provided through new development.</p> <p>Slingsby: Slingsby is a Local Service Centre that has a good level of service provision but has an ageing demographic. There are clear opportunities for new development to the south and north west of the village to help enhance the vitality of the rural community. New development can provide for a village shop, enhanced sports facilities and a significant amount of affordable housing. Opportunities to enhance education infrastructure can also be reviewed in the delivery of new growth.</p> <p>Bulmer: Bulmer is closely related to Welburn and has opportunities for growth, particularly to the east. The village has an ageing demographic and relatively limited service provision, having historically lost services. New development can provide affordable housing and other housing to enhance the vitality of this</p>

Organisation	Answer to Question
	<p>rural community, as well as providing new services and facilities. The village has limited or no sports and recreation facilities it is understood, and these can be provided in new development.</p> <p>Ganthorpe: Ganthorpe is at present a small hamlet, with a number of estate owned properties. It is considered to hold opportunities for growth on a disused farmyard site and surrounding land. At present Ganthorpe has no services and facilities or public open space but these can be provided in new development. An off-road cycling and walking path to Terrington can be provided which will benefit new and existing residents. New development at Ganthorpe can help to enhance the vitality of nearby Terrington and help to meet affordable housing needs in the village, with benefits to both settlements.</p> <p>It should be noted that Castle Howard has not promoted in its answer to this question all settlements in which it owns land, and which could have the capacity for some development. It has only promoted settlements to accommodate new housing.</p>
KVA Planning	The ten key service villages listed in the consultation document as well as considering key infill sites in villages and altering development boundaries to include small parcels of land within settlement to join up existing built form
Eve Murray Associates Ltd Page 153	"Pickering would be a good location and could probably sustain further development of maybe 200 new and affordable homes over the plan period ! Ability to deliver"
Barton Willmore obo Barratt David Wilson Homes	Two thirds of the District is covered by national landscape designations such as Howardian Hills Area of Outstanding Natural Beauty and the North Yorkshire Moors National Park. A vast majority of the remainder of the District is covered by a local designation of area of high landscape value. The parts of the district covered by the national landscape designations should be afforded the greatest protection and growth directed away from these areas. Elsewhere, new growth should have regard to the areas of high landscape value but this local designation should not preclude growth in these areas. The Principal Town of Malton and Norton along with Market Towns of Pickering and Kirkbymoorside should be expanded to accommodate the majority of future housing. A high proportion should be directed to Pickering in particular given it is not constrained by national landscape designations and is the main service centre serving northern Ryedale. The Market Town of Helmsley will only be able to accommodate a small amount of new development given its growth is constrained by its location within the North Yorkshire Moors National Park.
Barton Willmore obo Tim Parkinson	Appleton-le-Street should be expanded to accommodate housing commensurate to the size of the settlement, located within or adjacent to the built form of the settlement. The settlement benefits from limited constraints. The village is located fully in Flood Zone 1, not within a conservation area with four listed buildings in the village. There are no ecological designations in, or within the vicinity of, the village. The

Organisation	Answer to Question
	<p>Howardian Hills AONB lies to the south of the village. As such, land exists to the south of the settlement outside of the AONB and to the north to accommodate residential development of a scale that is proportionate to the size of the village.</p> <p>Appleton-le-Street is located approximately 1.8km west of the Service Villages of Amotherby and Swinton. The 2018 SHLAA indicates that since 2011, 21% of housing delivery has been in Service Villages. Table 3 of the SHLAA also shows that between 17/18, 2 dwellings were delivered in Amotherby and Swinton, which is one of the lowest figures of housing delivery of all the Service Villages. Proportionate housing development in Appleton-le-Street would support the facilities and sustainability of this combined Service Village given the low delivery of housing in these settlements.</p> <p>As such, the constraints of a settlement and its proximity to other villages, particularly service villages to support the sustainability of these settlements as well as the smaller villages should be considered when redistributing development. Our Client has land interest in Appleton-le-Street which is available, achievable and deliverable for high quality small scale housing development on a site with limited land constraints. The high quality carefully designed development would reflect the character of the settlement whilst significantly improving the visual appearance and environmental conditions at the site which lies at the heart of the village.</p>
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 154</p> <p>ELG Planning obo Malton Fitzwilliam Estate</p>	<p>FME consider the most appropriate approach to be new housing development focused on the Principal Town of Malton & Norton, in line with the current local plan, and further housing allocations in the town will further contribute to the delivery of infrastructure improvements and will enable a choice of new homes in the most sustainable location. FME have presented the site at Castle Howard Road as being able to provide a sustainable extension to Malton, which is capable of delivering up to 500 new homes, including a potential retirement community and small-scale local centre. FME have also put forward other smaller sites in Malton & Norton for residential development, these include:</p> <ul style="list-style-type: none"> • Norton Road, Malton (Call for Sites Ref: 138); • Land at Bark Knotts, Norton (Call for Sites Ref:139); • Thackrays Yard, Old Malton (Call for Sites Ref: 186); and • Land at Sheepfoot Hill (Call for Sites Ref: 149) <p>Furthermore, Malton & Norton is the largest settlement in the District, and therefore should be the focus for growth as they could easily accommodate a continued growth in size, without any detrimental impacts on its character, as demonstrated by the table below.</p> <p>Malton & Norton 12,275 Pickering 6,830 Kirkbymoorside 3,040 Amotherby 399 Slingsby 665 Total Ryedale Population 51,000</p>

Organisation	Answer to Question
ArkleBoyce obo Andrew Pern	Harome. The sites put forward by our client (Refs 216 and 218) are for bespoke, high-quality dwellings with a strong environmental emphasis. By creating sites for self-build, smaller and medium housebuilders not only aligns with national policy, but also allows for a unique housing product that the district can be proud of.
Pegasus Planning Group	We believe there is scope to consider more development within the service villages to increase their sustainability. In particular, in Sherburn as it boasts a good range of services and facilities as well as opportunities for employment, making it a highly sustainable location to live. It will provide young families with more choice of housing and allow them to remain in the area.
Edwardson Associates obo Lutton landowners	Our clients have land in Terrington and Bulmer villages. Development of a small scale would help support local services in both the settlements mentioned and nearby settlements. Para 79 of the NPPF supports development in villages which support services in nearby villages too.
Page 155 Savills obo the Church Commissioner for England	<p>As set out above, a less concentrated, more dispersed approach to distributing growth supports the vitality and viability of more communities, not just the Market Towns and 'Service Villages' of the district. With regard to which settlements are considered suitable for future growth, our client, as a landowner in the area, supports modest growth and future development in Sand Hutton, Claxton and Gate Helmsley.</p> <p>These settlements are located in the southern half of the District and south west of the Market Towns of Malton and Norton but in close proximity to the City of York (all settlements less than 10 miles away from York). These are essential settlements in the area with an important role to play in the provision of a range and choice of dwellings across a wide price range.</p> <p>These villages could accommodate new small scale development without having a detrimental impact on the character of the existing village and surrounding countryside. The villages have seen very little progression over the last decade and therefore to support existing and future residents/ families, additional new homes are likely to be welcomed.</p> <p>We note in the consultation document that in relation to a greater amount of housing going to the villages, the Council will be considering:</p> <ul style="list-style-type: none"> • Their distance and relationship to neighbouring settlements; • The site specific constraints around some of our villages such as higher flood risk, designated heritage assets, national biodiversity designations; • What wider opportunities may be presented by specific development for environmental or historic environment considerations; • Sustainable building considerations; and,

Organisation	Answer to Question
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 156</p>	<ul style="list-style-type: none"> • What services and facilities they already have or have access to within a walkable distance. <p>In response to these matters, in respect of Sand Hutton, Claxton and Gate Helmsley, we can confirm that, as mentioned above, they are in close proximity to other larger settlements such as Malton and Norton, and York City (with its wide range of services and facilities). As such, it is considered that these settlements are sustainable when considering them in their wider context.</p> <p>Furthermore, whilst Sand Hutton and Claxton have Conservation Areas, this should not be a reason to preclude development. As per paragraphs 206 and 207 of the NPPF state, local planning authorities should look for opportunities for new development within Conservation Areas, and within the setting of heritage assets, to enhance or better reveal their significance. Not all elements of a Conservation Area will necessarily contribute to its significance. Appropriate development of suitable and careful design can actually enhance a conservation area. It is important to balance the importance of the heritage asset along with natural progression of the village over time.</p> <p>Development in villages could be argued to put pressure on their character or some of their existing services, however, it is considered that the opposite can actually occur. Unless some modest growth takes place, there is greater pressure on services and facilities closing due to restricting new residents and service / facility users.</p> <p>In terms of character, the impact of development can very much be addressed during the planning application process where the detailed design would be subject to appropriate assessment and consultation with the relevant Council departments (e.g. conservation officers).</p> <p>Furthermore, these villages also have several existing services and facilities whereby additional new homes / residents would help support their upkeep / use. Please see our answer to question 7 below for further detail on this matter.</p> <p>In short, it is considered that Sand Hutton, Claxton and Gate Helmsley could all accommodate modest residential development over the next plan period to help sustain the viability and vitality of the village and its community, and in particular, Sand Hutton and Claxton could be considered to be a cluster settlement as they already share local services and facilities which are connected by existing public transport.</p>
<p>Savills obo the Settrington Estate</p>	<p>As set out above, a less concentrated, more dispersed approach to distributing growth supports the vitality and viability of more communities, not just the Market Towns and 'Service Villages' of the district.</p> <p>With regard to which settlements are considered suitable for future growth, our client, as a resident and landowner in the area, supports modest growth and future development in Settrington.</p> <p>Settrington is located in the southern half of the District and is in close proximity to the Market Towns of Malton and Norton and other neighbouring 'Service Towns' such as Rillington and Amotherby and Swinton. Settrington is an essential settlement in the area with an important role to play in the provision of a range and choice of dwellings across a wide price range. Settrington could accommodate new small scale development without having a detrimental impact on the character of the existing village and surrounding countryside. The village has</p>

Organisation	Answer to Question
	<p>seen very little progression over the last decade and therefore to support existing and future residents / families, additional new homes are likely to be welcomed.</p> <p>The reason for such limited development in the past is due to existing adopted local planning policy and the settlement boundaries being drawn extremely tight around the existing built form. Creating flexibility and widening the settlement limits would help support modest development to Settrington. Please see our comment to question 17a below for future detail on this matter.</p> <p>We note in the consultation document that in relation to a greater amount of housing going to the villages, the Council will be considering:</p> <ul style="list-style-type: none"> • Their distance and relationship to neighbouring settlements; • The site specific constraints around some of our villages such as higher flood risk, designated heritage assets, national biodiversity designations; • What wider opportunities may be presented by specific development for environmental or historic environment considerations; • Sustainable building considerations; and, • What services and facilities they already have or have access to within a walkable distance. <p>In response to these matters, in respect of Settrington, we can confirm that, as mentioned above, Settrington is in close proximity to other larger settlements such as Malton and Norton, Rillington and Amotherby and Swinton. As such, it is a sustainable village in terms of considering the settlement in its wider context.</p> <p>Furthermore, whilst Settrington has a Conservation Area, this should not be a reason to preclude development. As per paragraphs 206 and 207 of the NPPF state, local planning authorities should look for opportunities for new development within Conservation Areas, and within the setting of heritage assets, to enhance or better reveal their significance. Not all elements of a Conservation Area will necessarily contribute to its significance.</p> <p>Appropriate development of suitable and careful design can actually enhance a conservation area. It is important to balance the importance of the heritage asset along with natural progression of the village over time.</p> <p>Development in villages could be argued to put pressure on their character or some of their existing services, however, it is considered that the opposite can actually occur. Unless some modest growth takes place, there is greater pressure on services and facilities closing due to restricting new residents and service / facility users.</p> <p>In terms of character, the impact of development can very much be addressed during the planning application process where the detailed design would be subject to appropriate assessment which would include, for example, assessment of the scheme in accordance with the Village Design Guide.</p> <p>Furthermore, Settrington also has several existing services and facilities whereby additional new homes / residents would help support their upkeep / use. Please see our answer to question 7 below for further detail on this matter.</p>

Organisation	Answer to Question
	<p>In short, it is considered that Settrington could accommodate modest residential development over the next plan period and beyond to help sustain the viability and vitality of the village and its community.</p>
<p>Johnson Mowat obo KCS Development</p> <p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 158</p>	<p>KCS consider that Kirkbymoorside is capable of being expanded to accommodate future housing. The current Ryedale Plan apportions 10% of the housing requirement to Kirkbymoorside, significantly less than Pickering (25%) and Malton (50%). It is considered a reapportionment is appropriate, reducing the proportion in Malton and Pickering and increasing the proportion in Kirkbymoorside.</p> <p>Based on the information of completions contained in Appendix 2 of the consultation document Kirkbymoorside has delivered considerably less new housing (3.5%) than the other market towns and less than the 10% apportionment contained in the Ryedale Plan. Whilst we are aware of commitments in the pipeline in Kirkbymoorside which may increase the percentage, it is considered that further additional and proportionate growth in Kirkbymoorside is justifiable.</p> <p>The proportionate distribution needs to be based on up-to-date evidence and we would welcome sight of the updated evidence on infrastructural and environmental constraints before commenting in more detail on the Council's proposed distribution at later Plan Review stages.</p>
<p>Johnson Mowat obo Yorkshire Land Ltd</p>	<p>It is considered that Pickering is capable of being expanded to accommodate future housing. The current Ryedale Plan apportions 25% of the housing requirement to Pickering, which is significantly less than Malton (50%). It is considered a reapportionment is appropriate, reducing the proportion in Malton and increasing the proportion in Pickering.</p> <p>The proportionate distribution needs to be based on up-to-date evidence and we would welcome sight of the updated evidence on infrastructural and environmental constraints before commenting in more detail on the Council's proposed distribution at later Plan Review stages.</p>
<p>Paul Butler obo Barratt Taylor Wimpey</p>	<p>Malton/Norton is the largest settlement in the District by population and the Council's SHMA identifies that the settlement area has the largest current and future demand for market and affordable housing in the District. This was a factor that was taken into account when the Council determined the distribution of development strategy for the current Ryedale Plan and which corroborates the grounds for maintaining at least 50% of new housing growth to be delivered to the settlement area within the emerging Ryedale Plan.</p> <p>The number of facilities, services and employment opportunities available within Malton/Norton render it the most sustainable settlement in the District by some distance. Its accessibility to the strategic road and rail network is also not shared by any other settlement in the District. Accordingly, the settlement area's sustainability credentials not only render it the most appropriate location for the delivery of 50%+ of the District's housing land requirements, but it also renders it as one of very few settlement areas in the District which can sustain large new</p>

Organisation	Answer to Question
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 159</p>	<p>housing developments of 300+ homes in scale. The delivery of new housing developments at this scale will increase the pace of housing delivery in the District, ensuring housing targets are met within the plan period, but they will also importantly lead to the delivery of enhanced socio-economic benefits in respect of: -</p> <ul style="list-style-type: none"> o Affordable housing. o Delivering a wider range of mix of new homes to meet identified housing needs. o CIL payments. o Highways and drainage infrastructure improvements. o Community infrastructure provision including new school places, new public open space and biodiversity gain. o Direct and indirect construction employment opportunities. <p>Malton/Norton is less constrained in respect of environmental protection areas than other parts of the District. Whilst the River Derwent SAC runs through the centre of the settlement area; the Howardian Hills AONB is located to the west; and the Yorkshire Wolds are located to the south, there are large areas of the settlement which are located to the east of Norton (and specifically our client's land interest at site Ref. 253) which could be developed and which would not impact on these important biodiversity and landscape areas. Particularly when site specific mitigation would be delivered as part of their development in a similar vein to that being proposed by our client's current application at the Norton Lodge site (Allocation Ref. SD3).</p> <p>With regard to sustainability, accessibility and environmental constraints, the same points made above could also be said in respect of future employment growth opportunities in the District. Meaning that the Malton/Norton settlement area has the opportunity to become even more sustainable in the future and accordingly new homes will need to be delivered to ensure that the labour supply required to deliver future employment growth is met within sustainable travel distances (including walking and cycling).</p> <p>On account of the above, whilst there is robust evidence to support maintaining the current strategy for the distribution of housing growth in the District, the same evidence would also support an increase in the distribution of housing growth in Malton/Norton. Particularly when the ability of the District's other larger settlements to deliver housing growth is considered. Indeed, Helmsley's potential for future growth is constrained by the National Park and other environmental designations, and Kirkbymoorside has not as of yet established that it can meet and/or sustain the delivery of its current housing requirement, with the latest Annual Monitoring Report confirming that only 30 homes (or 10% of its current Ryedale Plan housing target) have been delivered in the period 2012-2020.</p> <p>Accordingly, there is an argument that the distribution of housing development to Malton/Norton could increase to 60% to ensure that the District's future housing needs are met in its most sustainable, accessible, and deliverable location for new homes.</p>
<p>Savills obo Birdsall Estate</p>	<p>We strongly support the sensitive expansion of the following villages:</p>

Organisation	Answer to Question
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 160</p>	<ul style="list-style-type: none"> - Cropton - Duggleby - Leavening - North Grimston - Scagglethorpe - Settrington - Wharram-le- Street <p>As outlined above, we feel that each of the above listed settlements could accommodate appropriate levels of future housing growth. There are a number of suitable sites within the settlements and growth would present the opportunity to support the vitality and viability of these rural settlements and any existing businesses or facilities within the village or within the functional cluster of rural settlements.</p> <p>Important considerations, which are fully recognised by the Estate are:</p> <ul style="list-style-type: none"> - Potential landscape impact of any scheme - Potential heritage impact of any scheme - Potential impact on the character of a settlement - Ability to secure safe access to the site - Potential highways implications - Proximity of the development site to sustainable transport options <p>Any sites which are ultimately allocated for development, will be informed by a high quality design framework and a full suite of technical assessments which demonstrate that there are no insurmountable constraints to development. The Estate is committed to ensuring that the sites put forward for consideration are the most appropriate locations for growth in each Village, and can accommodate high quality schemes which respect the character of the settlement and its local area.</p>
<p>Savills obo Hovingham Estate</p>	<p>We strongly support the sensitive expansion of Hovingham. Hovingham is identified as a Service Village in the Local Plan and benefits from a number of services including local shops, school, GP practice, a church, a pub, a bakery and a café. There are a number of suitable sites within the settlement and growth would present the opportunity for expansion of local businesses to better serve the community.</p> <p>Important considerations, which are fully recognised by the Estate are:</p> <ul style="list-style-type: none"> - Potential landscape impact of any scheme - Potential heritage impact of any scheme - Potential impact on the character of a settlement - Ability to secure safe access to the site

Organisation	Answer to Question
	<ul style="list-style-type: none"> - Potential highways implications - Proximity of the development site to shops and services - Proximity of the development site to sustainable transport options <p>We have previously outlined the Estates aspirations for Hovingham and the importance of delivering sensitive residential development which does not detract from the character of the village, or nearby heritage assets. Any sites which are supported for development in the village, will be informed by a full suite of technical assessments which identify and seek to mitigate against any negative impacts on existing highways and minimised harm to heritage assets.</p> <p>It is considered that the sites put forward for consideration within the Vision Document are the most appropriate locations for growth in the Village, and can accommodate high quality schemes which respect its character and that of the local area.</p>
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 161</p> <p>Savills obo Louise Kirk (Ampleforth)</p>	<p>Service Villages such as Ampleforth have deliverable and developable sites available which could make a vital contribution to the Districts Land Supply in the short term. These representations are made in respect of the Land at Back Lane, Ampleforth and the Land at Station Road, Ampleforth. Which have capacity to deliver circa 25 new dwellings and community parking facilities.</p> <p>The NPPF outlines that in rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs. Clearly locating development in service villages such as Ampleforth can deliver benefit to these settlements. Ampleforth is an active rural village, which benefits from a number of shops and services, including a GP and two schools. Growth in Ampleforth will contribute to creating a strong, vibrant and healthy community, improving vitality and increasing support for existing local facilities, services and businesses through increased footfall, developer contributions and visitor income. The ability to be able to truly enhance the vitality and viability of villages such as Ampleforth should be taken into account when determining the future growth strategy.</p> <p>In a Ryedale context, settlements such as Ampleforth are sustainable locations for growth. Ampleforth is located a short distance from the abundant shops and services in Helmsley, located circa 3.5 miles north east of Ampleforth. The Market Town can be accessed by bus service, as can York and Kirkbymoorside. The size of the village also means that all of the shops and services at the village core, are within walking distance of dwellings in the area. Paragraph 105 of the NPPF seeks to support sustainable development, which includes actively managing patterns of growth in support of sustainable travel objectives and focussing development in locations which are (or can be made) sustainable, through limiting the need to travel.</p> <p>Growth in Service Villages, such as Ampleforth, will also ensure that an appropriate level of affordable housing can be delivered. High house prices in the village, driven by a lack of supply, often results in existing residents having to leave in order to secure more affordable homes. The distribution of growth to these areas will contribute an appropriate mix and tenure of homes to meet the housing needs.</p> <p>It is also important that the emerging Local Plan considers the market requirement in a post-covid world. The pandemic has resulted in a shift in working practices, with more people working from home and a reduction in commuting or travelling for work. In turn, there has been an</p>

Organisation	Answer to Question
	<p>increase in demand for homes in countryside or village locations. A Savills research publication (attached) has demonstrated that the pandemic has resulted in a ‘race for space’ with a demand for homes in more rural location. Whilst this needs to be balanced with existing housing needs, there is the opportunity, through appropriate growth to provide a mix of homes to meet the varying needs and demand at a micro and macro scale.</p> <p>Finally, the distribution of growth to settlements such as Ampleforth is encouraged given the support such smaller sites in more rural village locations provide the opportunity for high quality developments delivered by local tradespeople. The Framework suggests that small and medium sites should be encouraged, requiring 10% of a Districts housing requirements be delivered on sites no larger than 1 ha. Small and Medium sized sites should also be promoted given they can often be delivered by local housebuilders, supporting local trade.</p>
<p>Page 162</p> <p>Spawforths obo Keyland Developments</p>	<p>Keyland consider Pickering is an appropriate sustainable settlement to accommodate future development. Pickering in the current Local Plan is one of the highest order settlements being a Market Town and is the second largest town in the district. It already has schools, health facilities, leisure centre services, shops and other services and facilities, including employment opportunities with business parks/industrial estates and public transport provision.</p> <p>It is evident that Pickering is one of the main towns in the district and is the main town for northern Ryedale. The town lies at the cross roads of the east-west A170 and the north-south A169. The current Local Plan describes Pickering as an important public transport node with north-south connections between Malton and Whitby and east-west connections between Helmsley and Scarborough.</p> <p>The current Local Plan strategy supports the identification of a supply of land for 750 new homes at Pickering, reflecting its status as the largest town in the north of the District, and a key provider of services, facilities and employment opportunities. The Council’s vision for Pickering is for its local facilities and services to be improved and the towns’ historic fabric and wider historic setting to be retained. Pickering is an important visitor destination in its own right and a gateway to the North York Moors National Park.</p> <p>Therefore, the delivery of new homes supports this Vision. There is also evidence of an affordability issue within Ryedale, which is constraining younger households from forming and in particular from buying their home. In relation to size and mix of new housing the greatest need is for 2 and 3 bed housing, which is towards meeting the needs of newly forming households and younger families. This perhaps indicates ones of the reasons for an increase in the over occupation of housing, growth of private renting and levels of concealed households. The delivery of new homes and a substantial increase in delivery of affordable housing to meet local needs and requirements is therefore recognised.</p> <p>The strategy for Pickering is therefore to ensure that the scale of development reflects the role of the town and the range of services/facilities it offers. Pickering provides one of the greatest range of shops, services and employment opportunities in the District. Therefore, as one of the most sustainable settlements in the Ryedale District it is currently identified as a prime location for development, which should continue going forward.</p> <p>Pickering should therefore continue to accommodate at least the current Local Plan strategy of 25 percent of new homes and a housing figure of 750 new homes. However, Keyland consider that given Pickering’s size and status within the District as the second largest settlement in the</p>

Organisation	Answer to Question
	district by some margin, the settlement can accommodate in excess of 25 percent of new homes. Therefore, Pickering could accommodate over 30 to 40 percent of new homes and well above 750 new homes over the emerging Plan period.
Heslerton Parish Council	Malton and Pickering.
Wintringham Parish Council	The towns and larger villages with facilities, infrastructure and services to support growth.
Malton Town Council	Service villages and additional villages.
Chair Wintringham Parish Council	Brown field sites in the larger service villages and market towns.
Amotherby Parish Council	Market towns - where access to services is readily available.

Organisation	Answer to Question
Member of the public	Consider any settlements where there are shops, schools, doctors, social and leisure facilities, proximity to places of work and existing public transport
Member of the public	Malton could accommodate at least 1500 houses particularly to the west and north. Important to consider access to roads and railway, flood risk, demand, opportunities for pedestrian access to town centre. Fewer houses should be built in Norton
Page 194 Member of the public	Expansion of Market towns and Service Villages is a sensible approach. Flood risk with predicted climate changes plus traffic and infrastructure implications. Many rural villages have no local facilities to support expansion.
Member of the public	There is scope for limited expansion to the service villages, but the main growth should be for Malton, Norton, Pickering and Kirkbymoorside.
Member of the public	Limited amount in most villages

Organisation	Answer to Question
Member of the public	Pickering - suitable for smaller scale development driven by local builders/companies to relieve pressure on Malton. Kirkbymoorside - larger scale development as delivered less completions compared to target.
Member of the public	"Beadlam and Nawton Amotherby and Swinton Proximity to existing Secondary Schools"
<p>Page 165</p> Member of the public	any existing village or town - it just needs a development strategy which is balanced and recognises the needs of each individual community
Member of the public	"Malton within the A64 by-pass. Transport connections and effect on rural communities"
Member of the public	Malton, Norton, Pickering, Kirkbymoorside

Organisation	Answer to Question
Member of the public	These villages have existing infrastructure that can support and sustain growth - increased housing in smaller less serviced villages will simply increase road usage at a time when we should be seeking to use less resources see above - I think the 10 have been chosen with these factors in mind
Member of the public	The service villages
Page 166 Member of the public	Rillington has space for development, good local services, a good regular bus route which is also located on a major A major road in the A64. This means short journeys to it if people are commuting to York, Leeds or Scarborough. Equally there are other villages eastwards. Hard to how much more housing, but development limits could be extended without much disruption.
Member of the public	"Malton and Norton Depending on availability of brown field sites Road & rail infrastructure already in place. Secondary education & sports facility, medical care Boost to high street economy/ greater variety of work opportunities and supermarkets"
Member of the public	Scagglethorpe comes to mind. The quantity would be dependent on demand.

Organisation	Answer to Question
Member of the public	I don't know enough about other towns.
Member of the public	<p>The number of houses that could or should be built across the district will be dictated, in the main, by central government. The above question is not one that the public can answer. The general public does not know (has not been told) the number of housing units that have been proposed through the site submissions for either the service villages or Ryedales wider settlements. The general public, therefore, cannot be expected to provide an evidence based response to the consultation question.</p> <p>As I stated in my answer to the first question in this document, I believe new housing should be distributed across all the villages and towns in Ryedale. I do not consider the hierarchical designation service villages and other villages has served any purpose other than to prevent unencumbered small-scale development in Ryedales other villages which has stymied their natural expansion since the adoption of the current Ryedale Local Plan in September 2013.</p> <p>New Ryedale planning policy should, in line with the NPPF 2021, encourage and support the creation of strong, vibrant and healthy communities, and promote the future economic prosperity and sustainability of ALL Ryedale's village communities. This can only be done by paying careful attention to the existing villages maps and their current (albeit outdated) development limits. It is clear to me that every village in Ryedale could accommodate a modest amount of new housing which would introduce the new blood and oxygen that these small communities need to survive.</p>
Member of the public	<p>It would seem sensible to consolidate development in Malton, Norton and Pickering for the reasons already stated for Q1. The preference should be for infilling within existing broad building envelopes and natural existing boundaries such as key roads rather than extending ever outwards. Flood risk should clearly also be a consideration in these locations.</p> <p>I am not a planner – so I will leave it to them to consider how many houses can be accommodated on sites put forward.</p>

Organisation	Answer to Question
Environment Agency	<ul style="list-style-type: none"> • Flood risk will form an integral part of your decisions as to where to locate development, and to what scale and distribution. This should principally be informed by the SFRA(s) that are in preparation, ensuring that all sources of flood risk are taken into account and assessing flood risk now and in the future. • Your Local Plan policies should be used to make it clear how flood risk within the authority area will be used to inform development proposals. We have made separate comments against the existing policy SP17 (Natural Resources). • Through the above, you will be able to use the Sequential and Exception Tests (where they apply) to help identify suitable sites for development. We draw your attention to the latest SFRA Guidance (https://www.gov.uk/guidance/local-planning-authorities-strategic-flood-risk-assessment), and also the recently published SFRA best practice guide (https://adeptnet.org.uk/system/files/documents/FRS18204%20SFRA%20Good%20Practice%20Guide_Final_Nov2021.pdf). Further specific commentary for towns and villages against the other questions are listed below.
Page 108 NYCC Children and Young People's Services	<p>Responding to this purely with reference to Educational provision there are some settlements where the existing schools currently have existing surplus school places and are projected to continue to have spaces going forward. See Appendix 1 for the table which shows the current position in Ryedale schools and the projected surplus or shortfall of places going forward.</p> <p>NYCC use a pupil yield calculation from new developments of one primary pupil per every four dwellings of two bedrooms or more.</p> <p>For secondary pupils the projected pupil yield is calculated at one pupil per every eight new dwellings.</p> <p>Therefore as an example if a school has a surplus of 25 primary places then it is projected that an additional 100 houses would place that school at capacity. For any settlement where the level of housing proposed is higher than the projected capacity we would expect the CIL strategy to include the provision of developer contributions towards Education infrastructure.</p> <p>Appendix 1 List of the schools with projected surplus capacity available</p>
NYCC Adult and Social Care	<p>When considering future accommodation for people who require health and/ or social care services, the following factors should be considered:</p> <ul style="list-style-type: none"> • Access to local health services – GP, hospital, mental health or learning disability services. • Access to local amenities – schools, transport, activities (social), groceries etc. • Access to good quality and local services. • Integration and socialisation – to avoid social isolation and loneliness and to reduce stigma / hate crime etc • Access to workforce – decline in working age population and an increase in aging population. Ryedale district currently has access to approximately:

Organisation	Answer to Question
	<ul style="list-style-type: none"> • 21 supported living accommodation, the majority of which is shared accommodation. 16 of which are in the Malton / Norton areas, 3 in Pickering and 2 in surrounding villages • 3 extra care housing schemes with a total of 135 affordable units • Deansfield Court, Norton (50 affordable units) • Mickle Hill, Pickering (24 affordable units – total 168 units) • Bransdale View, Helmsley (61 affordable units) – total 64 units) • ☒ 14 care homes with 434 beds, 5 of which are in Malton/ Norton, 7 in Pickering, 2 surrounding villages.
Northminster Properties	<p>All settlements should be considered to accommodate new housing development. The scale of development should be assessed when considering sites that are appropriate in that location for development. A well located site in a smaller village may be more suitable for more units than a less well located site in a larger settlement.</p>
<p style="writing-mode: vertical-rl; transform: rotate(180deg);"> Page 9 of 69 Pickering Town Council </p>	<p>All settlements should be considered for future housing. Proportional development across the whole of Ryedale is the way forward.</p>

Question 3a: For Malton and Norton- what further development (other than the existing allocations) can take place, and if so where is this?

Organisation	Answer to Question
<p>ID Planning obo The Vistry Group</p> <p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 170</p>	<p>The Vistry Group are promoting land for residential allocation to the west of Welham Road which lies adjacent to the settlement limits of Norton. The site is available and is being promoted by a national housebuilder who can facilitate the delivery of this site in the short term.</p> <p>The site was submitted to the Council as part of the Call for Sites in July 2021. The site extends to 5.3 hectares and lies in a sustainable location close to the centre of Norton. The site would form a natural extension to the settlement as there is residential development immediately to the north and east of the site and is of a scale that is in keeping with the role and function of Norton as a Principal Town. The following supporting technical reports were provided which evidenced deliverability of the site, with no technical constraints being identified:-</p> <ul style="list-style-type: none"> - Preliminary Ecological Appraisal/Biodiversity Impact Assessment - Technical Note prepared by Santec addressing Access and Highways, Ground Contamination & Flood Risk and Drainage - Heritage Technical Note <p>An indicative masterplan was also prepared which showed the site could deliver between 111-148 dwellings based on a net developable area of 3.7ha. At a density of 30 dph the site could deliver 111 dwelling. However, the site could deliver 148 dwellings based on a density of 40 dph through the provision of an increased proportion of 2 and 3 bed dwellings, which would reflect the demand for market housing identified in the Council’s Strategic Housing Market Assessment.</p> <p>The site is of a sufficient size to be able to make a meaningful contribution to boosting the supply of housing in the District and assisting the Council in meeting its identified needs whilst being of an appropriate scale in the context of the settlement. The site can deliver much needed market and affordable housing in a sustainable location adjacent to the Principal Town where</p>
<p>Evolution Town Planning</p>	<p>Development could take place to the south of Malton and Norton where there is land that is well connected to the town and which is well contained from the wider countryside.</p>

Organisation	Answer to Question
<p>Freeths LLP obo Fitzwilliam Trust Corporation</p> <p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 171</p>	<p>Malton has significant potential for further growth with residential development at Site 264 - Land East of Rainbow Lane and south of Westgate Lane, Malton for circa. 175-245 new homes and residential development at Old Malton at Site 271 - Manor Farm Paddock and existing buildings on land north of Town Street for 30 plus new homes and Site 186 - Thackray's Yard, Town Street for circa. 30-35 new homes (promoted by Fitzwilliam Malton Estate) which would be commensurate with the role, function and scale of the settlement. As above such development would support the vitality and viability of the town centre and ensure development is delivered in close proximity to existing services and facilities.</p> <p>Additional supporting employment development of circa 20.23 hectares can be provided on Site 270a – Eden Camp East - East of A169 and Site 270 - Eden Camp East - East of A169 which is already identified as a preferred location for such uses in the adopted Ryedale Local Plan. The continued allocation of this land is essential in order to support ongoing investment in physical infrastructure such as roads and services that has been made thus far in bringing forward land to the west of the A169 for employment uses.</p> <p>As is set out in the accompanying covering letter to this consultation response the combined allocation of the above referenced sites provides the opportunity to deliver a highly sustainable land use strategy (delivering homes and jobs) for the next Local Plan period with substantial associated benefits including above policy provision of affordable housing, significant space for green and blue infrastructure supporting bio diversity net gain, new recreation opportunities to relieve pressure on the River Derwent area and improved flood resilience for the area. With no insurmountable technical constraint to early delivery.</p>
<p>Persimmon Homes</p>	<p>Subject to further technical assessment, the land situated between Beverley Road and Langton Road to the south of Norton represents the most logical location for future growth, away from the town centre, flooding risks and sensitive landscapes.</p>
<p>Steve Murray Associates Ltd</p>	<p>Probably infill / brownfield sites</p>
<p>ELG Planning obo Malton Fitzwilliam Estate</p>	<p>As part of the recent call for sites exercise, FME have presented a number of sites which would be suitable for further development, and we would further reiterate that these sites are available, suitable and achievable within the next plan period, and FME are eager to work with the Council to achieve a high-quality development of traditional design and scale, which complements the existing built environment.</p>

Organisation	Answer to Question
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 172</p>	<p>The site at Castle Howard Road (Call for Sites Ref 181 and 181a) lies on the western edge of Malton, and as such is well linked to the existing urban area of Malton, with residential properties bounding the site to the east. Malton itself occupies a strategic location between York (29 miles south) and Scarborough (39 miles north) and both are accessible via the A64, which lies to the west of the site. Malton also has good transportation links, being the only settlement in Ryedale with a railway station, with both York and Scarborough accessible by train in approximately 25 minutes.</p> <p>Furthermore, the majority of post-war housing growth across the towns has occurred in Norton, and the current Local Plan Strategy sought to address this by placing a greater focus on locating new development in and around Malton, with an immediate focus on the release of Greenfield sites around Malton. However, in actual fact, the majority of development was focused in Norton, with two sites totalling 639 dwellings. The allocations in Malton solely featured housing commitments, totalling 483 dwellings, however many of these had already been completed when the Local Plan Allocations Document was adopted.</p> <p>Moreover, the existing housing allocations/commitments in the Malton have all been delivered, whereas the housing allocation at Beverley Road Norton is yet to come forward.</p> <p>There is therefore a need for further housing allocations in Malton.</p>
<p>Arter Jonas obo awton, Nunnington, Place Newton, Thorpe Bassett and Westow Estates</p>	<p>We have no response at this time.</p>
<p>Paul Butler obo Barratt Taylor Wimpey</p>	<p>Malton/Norton is the largest settlement in the District by population and the Council's SHMA identifies that the settlement area has the largest current and future demand for market and affordable housing in the District. This was a factor that was taken into account when the Council determined the distribution of development strategy for the current Ryedale Plan and which corroborates the grounds for maintaining at least 50% of new housing growth to be delivered to the settlement area within the emerging Ryedale Plan.</p> <p>The number of facilities, services and employment opportunities available within Malton/Norton render it the most sustainable settlement in the District by some distance. Its accessibility to the strategic road and rail network is also not shared by any other settlement in the District. Accordingly, the settlement area's sustainability credentials not only render it the most appropriate location for the delivery of 50%+ of the District's housing land requirements, but it also renders it as one of very few settlement areas in the District which can sustain large new housing developments of 300+ homes in scale. The delivery of new housing developments at this scale will increase the pace of housing delivery in the District, ensuring housing targets are met within the plan period, but they will also importantly lead to the delivery of enhanced socio-economic benefits in respect of: -</p>

Organisation	Answer to Question
Page 173	<ul style="list-style-type: none"> • Affordable housing. • Delivering a wider range of mix of new homes to meet identified housing needs. • CIL payments. • Highways and drainage infrastructure improvements. • Community infrastructure provision including new school places, new public open space and biodiversity gain. • Direct and indirect construction employment opportunities. <p>Malton/Norton is less constrained in respect of environmental protection areas than other parts of the District. Whilst the River Derwent SAC runs through the centre of the settlement area; the Howardian Hills AONB is located to the west; and the Yorkshire Wolds are located to the south, there are large areas of the settlement which are located to the east of Norton (and specifically our client's land interest at site Ref. 253) which could be developed and which would not impact on these important biodiversity and landscape areas. Particularly when site specific mitigation would be delivered as part of their development in a similar vein to that being proposed by our client's current application at the Norton Lodge site (Allocation Ref. SD3).</p> <p>With regard to sustainability, accessibility and environmental constraints, the same points made above could also be said in respect of future employment growth opportunities in the District. Meaning that the Malton/Norton settlement area has the opportunity to become even more sustainable in the future and accordingly new homes will need to be delivered to ensure that the labour supply required to deliver future employment growth is met within sustainable travel distances (including walking and cycling).</p> <p>On account of the above, whilst there is robust evidence to support maintaining the current strategy for the distribution of housing growth in the District, the same evidence would also support an increase in the distribution of housing growth in Malton/Norton. Particularly when the ability of the District's other larger settlements to deliver housing growth is considered. Indeed, Helmsley's potential for future growth is constrained by the National Park and other environmental designations, and Kirkbymoorside has not as of yet established that it can meet and/or sustain the delivery of its current housing requirement, with the latest Annual Monitoring Report confirming that only 30 homes (or 10% of its current Ryedale Plan housing target) have been delivered in the period 2012-2020.</p> <p>Accordingly, there is an argument that the distribution of housing development to Malton/Norton could increase to 60% to ensure that the District's future housing needs are met in its most sustainable, accessible, and deliverable location for new homes.</p>
Savills obo Louise Kirk (Ampleforth)	<p>The Distribution of Development consultation paper outlines a number of infrastructure capacity issues in Malton and Norton, any significant growth in these settlements would therefore be likely to require significant infrastructure improvements to facilitate it. This will undoubtedly slow the pace of delivery in the District. The Consultation Paper also identifies that there are limited sites available for further growth in these settlements, which are constrained by Flood Risk and the Howardian Hills AONB.</p>

Organisation	Answer to Question
Malton Town Council	None. The traffic is ridiculous. The air quality is suffering. Why can something not be done about either Bypass or consider appropriate slip roads. The infrastructure, for Schools, Doctors need expanding and residential rat runs are outrageous.
Amotherby Parish Council	"Police & Ambulance station sites when vacated. Part of Ryedale House area. Cattle market area."
Page 174 Member of the public	Need to look around the town boundaries and gaps in existing brownfield sites
Member of the public	Castle Howard Road, Rainbow Lane/Old Malton, Langton Road, Welham Road. No more than 2000 houses ideally. The influx of newcomers in recent years has added vitality to the town and improved businesses like shops, cafes, etc
Member of the public	Some areas of Malton are now constrained by infrastructure, future development will be influenced by this.

Organisation	Answer to Question
Member of the public	There is no harm in Malton & Norton continuing to expand - as long as the council makes developers improve the infrastructure. the towns need a proper ring road and link bridge between the two that can take modern vehicle density
Member of the public	Between the A64 and existing housing boundaries
Member of the public	I think any further development in Malton and Norton should be very carefully considered. Personally I could not suggest anywhere to place another large housing estate without making the area very urban which would be detrimental.
Member of the public	The planning period covered by this is a long one and the disruption caused by the pandemic will have changed the pattern of demand quite significantly so an open mind on the scale of future development should be taken and this could include development along the Scarborough Road
Member of the public	My view is that no new large-scale housing development should take place in Malton and Norton until critical new infrastructure has been provided.

Organisation	Answer to Question
Member of the public	See site submissions put forward.
Environment Agency Page 176	<p>Flood risk</p> <p>Flood risk is likely to continue to be a factor when considering any existing or additional allocation sites. This should be informed by the conclusions of the Level 2 SFRA that has been commissioned. As part of this, we also recommend that you review any existing allocated sites and ensure that they remain compatible with the Local Plan policies, and in light of any new contextual flood risk information.</p> <p>Ground water protection</p> <p>To the south east of Norton is the Norton SPZ. This is for a groundwater abstraction that is used for public water supply. We would not wish to see any new development that could detrimentally affect this potable water supply.</p>
NYCC Children and Young People's Services	As shown in the table in Appendix 1, at present there is projected to be some capacity within the existing primary provision within Malton to accommodate some further allocations without requiring expansion of primary provision. Additional development in Norton would support the demand for the proposed new school on the existing Local Plan site at Broughton Road. Any additional secondary provision that is required would need to be provided through the two existing secondary schools.
NYCC Adult and Social Care	NYCC's Care and Support Where I Live Strategy identifies Malton as a settlement which would support the development of an extra care housing scheme in addition to those already in the District mentioned above.

Organisation	Answer to Question
Member of the public	My main concerns would be over development, in particular the non-service and protecting their individual village character.

Question 3b: Do you think that there are any opportunities to grow the Town of Pickering and if so where and why?

Organisation	Answer to Question
Steve Murray Associates Ltd	Yes more specifically land south of Ings garth Grid reference SE 79210 83594. The land is held in one ownership. There are no constraints or barriers to deliver. Design & technical work completed.
Persimmon Homes	<p>As noted in the consultation document, Helmsley is constrained predominantly by the National Park, and heritage and flood risk issues, and therefore it should not be a focus for further housing growth as a result of a reduced focus on Malton and Norton. Pickering is therefore the most logical location for the delivery of more housing.</p> <p>There are two existing housing Allocations in Pickering, one east of Whitby Road which is currently under construction for 239 dwellings and land west of Malton Road for 110 dwellings which is yet to be started.</p> <p>The Local Plan Review will extend the end of the plan period from 2027 to 2038, which requires additional 11 years' worth of housing allocations. Even if the 25% proportion is maintained, Pickering will inevitably require additional housing sites and there are sites that are not constrained by flood risk, sensitive landscapes and biodiversity interests, amongst other considerations, that are available now.</p>
Barton Willmore obo Barratt David Wilson Homes	There are opportunities to grow the town of Pickering. Please refer to attached representations.

Organisation	Answer to Question
<p>Page 178</p> <p>Spawforth's ob Keyland developments</p>	<p>Keyland has submitted through the Call for Sites their site at Whitby Road, Pickering (Site Ref 217). Keyland has previously submitted the attached Vision Report, which shows the availability, suitability and achievability and therefore deliverability of the site. Keyland has also undertaken a full suite of technical assessments on the site to demonstrate its deliverability.</p> <p>The Vision Report highlights the key benefits of the site and masterplan strategies, including:</p> <ul style="list-style-type: none"> • Creating a green link to invite nature, wildlife and biodiversity into the town through a new green corridor. • Creating connectivity in this part of Pickering through enhancing pedestrian and cycle routes. • Integrating blue and green infrastructure and managing water in a responsible way. <p>The Whitby Road site therefore presents an opportunity to make a significant contribution to the housing need in Ryedale. The site creates an opportunity with Keyland's Six Capitals philosophy to bring forward an exemplar residential scheme to meet a diverse range of occupiers and stakeholders.</p> <p>The Vision Report shows that the Whitby Road site provides a unique opportunity for the delivery of a diverse range of new homes developed within the context of Keyland's Six Capitals philosophy. The proposed scheme will deliver a mix of housing to address an identified need in the area, which will include Custom and Self Build homes. This approach will diversify the housing market and accelerate delivery</p> <p>The Six Capitals approach has therefore shaped the illustrative masterplan. As the starting point of the proposed scheme is different this leads to a different outcome. The development has been designed from the outset to meet the differing housing needs in the area.</p> <p>Furthermore, to meet the social, human and environmental ambitions a significant proportion of the site has been identified for a range of environmental, recreational and water management activities.</p> <p>Keyland control the site, which is therefore available in accordance with national guidance. The site is suitable, being located in a sustainable location on the edge of an established residential area.</p> <p>The technical work undertaken to date has influenced the indicative masterplan for the site. It has been shown that there are no known constraints that could not be suitably mitigated that would prevent this site coming forward within the plan period. As such the development of the site, as shown in the indicative masterplan, is considered achievable.</p> <p>Furthermore the development of the site will bring forward additional economic benefits to the area. The relationship between economic performance in an area and housing development is complex, however having the right quantity, quality and balance of housing is necessary for economic growth. The development of the Whitby Road scheme can therefore support local economic growth, both through direct job creation through the construction phase and indirectly through creating sustainable local jobs opportunities.</p>

Organisation	Answer to Question
Johnson Mowat obo Yorkshire Land Ltd	<p>Given the constraints in Helmsley (predominantly within the National Park, and heritage and flood risk constraints) and the reduced focus to Malton and Norton as part of preferred Option 2, it is logical that Pickering should be the preferred first location to deliver more housing.</p> <p>Site 250 off Outgang Lane provides a logical, sustainable opportunity to grow Pickering to meet the future housing needs required across the extended plan period. The development of Site 250 will form an appropriate and sustainable extension to the south eastern edge of Pickering, adjoining existing built form. The growth of Pickering will align with whichever distribution option the Council choses, albeit, the preference is for Option 2, which disperses a lesser proportion of development to Malton and Norton.</p>
Heslerton Parish Council	Access by road and public transport needs to be enhanced as this town is a bottle neck at the best of times.
Wintringham Parish Council	Pickering seems to have has much less focus on development than Malton and Norton
Page 179 Malton Town Council	They have the smaller percentage of development.
Chair Wintringham Parish Council	It seems that near on 50% of all devt. has been in Malton/Norton so it would seem appropriate for Pickering to take more

Organisation	Answer to Question
Member of the public	Need to look around the town boundaries and gaps in existing brownfield sites
Member of the public	More limited development than Malton. There is no rail link, road access is poor, no hospital, limited local employment opportunities, etc.
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 180</p> Member of the public	Already huge traffic problems getting through the town
Member of the public	Pickering would be suited to smaller site i.e. less than 1Ha development to meet the 10% requirement for smaller plots. Many such sites are available through the call for sites.
Member of the public	if there is demand then expanding along the existing roads & in-fill

Organisation	Answer to Question
Member of the public	yes
Member of the public	I am not sufficiently well acquainted with the opportunities in Pickering, and i think this question is better left to Pickering residents
<p>Page 181</p> Member of the public	Pickering has grown outwards in the same timeframe as Malton and seems to be suffering a lot of traffic congestion near the Lidl. Every time I drive through Pickering there seems to be building work further and further out from the heart of the settlement. Generally it is not an area I know well though.
Member of the public	The answer to the question should be sought from the people of Pickering specifically and its Town and District and new North Yorkshire council elected members.
Member of the public	See site submissions and my response to Q3 above. Some sites put forward appear to extend the settlement too far: e.g 13, 23, 45, 217

Organisation	Answer to Question
<p data-bbox="91 523 264 592">Environment Agency</p> <p data-bbox="91 671 136 863" style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 182</p>	<p data-bbox="360 132 495 164">Flood risk</p> <p data-bbox="360 164 2128 323">Flood risk is likely to continue to be a factor when considering any existing or additional allocation sites. This should be informed by the conclusions of the Level 1 SFRA that is being produced. Of specific note to Pickering is that we expect there to be some residual risk from the upstream storage reservoir. Risk of flooding from reservoirs should be shown within your SFRA. At time of writing, new reservoir flood maps have been published, however the reservoir upstream of Pickering has not been mapped.</p> <p data-bbox="360 355 689 387">Ground water protection</p> <p data-bbox="360 387 2128 762">Part of Pickering and the surround area to the north is located within the Keld Head SPZ1 and SPZ2. This is for a groundwater abstraction that is used for public water supply. SPZ1 and SPZ2 represent the most sensitive groundwater setting and risk to groundwater quality. Ideally, we would not wish to see any new development within these zones. We would also not wish to see any new developments that would involve either the discharge to ground, or underground storage of either surface waters or treated effluents within these zones. Local Plans should consider the capacity and quality of water supply systems and any impact development may have on the environment, including understanding the supply and demand patterns now and in the future across the LPA area. Projected water availability should take account of the impact of a changing climate. Water companies hold information and data to help with this and LPAs should work closely with water companies when they are producing their Local Plans. This information should be reflected in the Sustainability Appraisal (SA) of the Local Plan. We encourage LPAs to ensure emerging Local Plans and major developments identify and plan for the required levels of water efficiency and water supply infrastructure to support growth, taking into account costs and timings/phasing of development.</p> <p data-bbox="360 762 2128 981">Water Cycle Studies and Infrastructure Delivery Plans can help with understanding of what is needed and are therefore an important part of the evidence base. Local Plans should consider the environmental capacity of the water environment using evidence sources such as the RBMPs. The quality and capacity of the existing wastewater treatment works and sewerage network should also be considered. Water companies hold information and data to help with this. Additional capacity may be required to serve increased housing numbers. Where this is the case LPAs should work with water companies and us to understand the impact increased development would have on the receiving water environment, and the practicalities of water companies providing necessary upgrades.</p>
<p data-bbox="91 1061 331 1166">NYCC Children and Young People's Services</p>	<p data-bbox="360 1061 2128 1166">As shown in the table in Appendix 1 there is surplus capacity in the primary schools within Pickering and there projected to be some limited surplus capacity going forward. There is also projected to be surplus capacity in the secondary school in Pickering. Therefore there may be opportunity for some further development in Pickering without the need for further education provision.</p>

Organisation	Answer to Question
NYCC Adult and Social Care	<p>There is certainly development opportunities for Pickering when you consider the lack of supported living / accommodation for people with Learning disability / Physical Disability. or older living in the area. Currently there is only access to 2 supported living. Due to the nature of supported living, people have their own tenancy and therefore, don't often move on, meaning that turnover in supported living is low.</p>
Pickering Town Council	<p>There is potential to continue to grow the town of Pickering with careful and proper consideration. The council has already commented on suitable locations for development through the consultation on site submissions process, and the council would hope that these comments would be considered when agreeing suitable sites for development.</p> <p>Pickering is an attractive place to live and work and has a range of facilities to offer residents. The town should take on a share of the required housing allocations, but to be able to accommodate a significant increase in housing there must be investment in infrastructure and services in the town.</p> <p>Pickering also has scope for smaller developments which often fit well with existing settlements and give an opportunity for local builders.</p>

Question 3c: Do you think that there are any opportunity to grow the Town of Kirkbymoorside and if so where and why?

Organisation	Answer to Question
Steve Murray Associates Ltd	Possibly
Johnson Mowat obo CS Development Page 184	<p>Given the constraints in Helmsley (predominantly within the National Park, and heritage and flood risk constraints), the constraints in Pickering (flood risk and known congestion issues), and the reduced focus to Malton and Norton as part of preferred Option 2, it is logical that Kirkbymoorside should deliver more housing.</p> <p>There is an existing housing commitment currently under construction on the western edge of the town, north of the A170 for 225 dwellings. The expansion of the western edge of the town south of the A170 would align with the approved development to the north and form a logical rounding off to the approach into Kirkbymoorside from the west. The delivery of circa 75 dwellings south of the A170, will form an appropriate moderate extension to the west of the existing settlement edge.</p> <p>Furthermore, the allocation of land adjacent to main roads (such as land south of the A170) will avoid congestion on the local highway roads within towns and villages for road users gaining access to the main roads for non-local trips.</p>
North Yorkshire Police	The current developments within Kirkbymoorside are outpacing the current infrastructure including transport and education facilities.
Wintringham Parish Council	Yes there has been very little development

Organisation	Answer to Question
Malton Town Council	Same reason as Pickering less % development to Malton and Norton.
Member of the public	Need to look around the town boundaries and gaps in existing brownfield sites
Page 185 Member of the public	Very limited based on local demands as amenities are limited and it is remote from hospitals, railway station, etc
Member of the public	Kirbymoorside appears to have delivered a low number of housing during the previous 5 years. Option 1 will require the town to provide larger scale development
Member of the public	if there is demand then expanding along the existing roads & in-fill

Organisation	Answer to Question
Member of the public	yes
Member of the public	I am not sufficiently well acquainted with the opportunities in Kirbymoorside, and i think this question is better left to its residents
Page 186 Member of the public	Kirbymoorside is very similar to Pickering in the sense that the boundary of the settlement seems to be extending further outwards from the centre. Similar to above it is generally an area I do not know well definitively.
Member of the public	The answer to the question should be sought from the people of Kirbymoorside specifically and its Town and District and new North Yorkshire council elected members.
Member of the public	See site submissions and my response to Q3 above. Some sites put forward appear to extend the settlement too far: e.g. 117

Organisation	Answer to Question
<p>NYCC Children and Young People's Services</p>	<p>NYCC are currently developing a proposal to expand Kirkbymoorside Primary school to 1.5 forms of entry. If this is successful then there would be some further capacity for development in Kirkbymoorside without requiring further Education provision.</p>
<p>NYCC Adult and Social Care</p>	<p>There is certainly development opportunities for Pickering when you consider the lack of supported living / accommodation for people with Learning disability / Physical Disability. or older living in the area. Currently there is only access to 2 supported living. Due to the nature of supported living, people have their own tenancy and therefore, don't often move on, meaning that turnover in supported living is low.</p>

Question 4a: Thinking about Malton and Norton- are there places where you would not want to see development take place- and why?

Organisation	Answer to Question
ID Planning obo The Vistry Group	Development should not take place on sites which are subject to flood risk in accordance with the NPPF. Development should also not take place on sites within Areas of High Landscape Value or Visually Important Undeveloped Sites as shown on the adopted Local Plan proposals map.
Evolution Town Planning	The best locations for development are to the south of the town on the edge of the existing built up area. These areas are well connected to the town and are contained from the wider countryside by the roads and woods to the south.
Steve Murray Associates Ltd	In greenbelt
ELG Planning obo Malton Fitzwilliam Estate	FME do not want to rule out development on any specific site at this stage but would point out that Malton itself is a fairly constrained town, with the Howardian Hills AONB to the north of the town, historic Old Malton to the east and areas which has previously been identified as 'Visually Important Underdeveloped Areas'. FME would suggest that development in these locations is avoided, in line with the current Local Plan. The site at Castle Howard Road (Call for Sites Ref 181 and 181a) is therefore the least constrained site, and the most appropriate area to focus further development and the accompanying masterplan for the site (See Appendix One) shows how the site could be developed, without impacting upon the nearby Howardian Hills AONB, as the development would be scaled back from that which was previously sort, and set behind existing hedgerows, which would minimise the impact on long distance views to/from the AONB to the west.

Organisation	Answer to Question
Network Rail	It is understood that there is congestion on the road over the Malton Level Crossing when it is closed for the passage of a train. To mitigate the impact of development in the vicinity of this crossing, opportunities to provide a new grade-separated access route across the railway line should be considered.
Malton Town Council	Both towns. Too much traffic, pollution and a lack infrastructure.
Member of the public	Not that I can identify
Member of the public	Open space should be protected along Old Malton Road. Old Malton village should not have to accommodate the larger housing estates. Land beyond the bypass should be protected apart from commercial development at Eden Camp east
Member of the public	Around the railway station (on Norton side) towards the golf course

Organisation	Answer to Question
Member of the public	No
Member of the public	Anywhere in open countryside outside of Malton and Norton is off limits for me. Building in these areas would be too much without proper infrastructure improvements whether it be cycle lanes, road junctions linking to the A64 and improved town services. Houses in these locations would also be a long way from the centre of town. Requiring more car journeys.
Page 100 Member of the public	Green field sites that provide amenities for residents, such as playing fields and access to the wider countryside
Member of the public	My view is that no new large-scale housing development should take place in Malton and Norton until critical new infrastructure has been provided.
Environment Agency	Flood risk areas, as informed by the updated Level 2 SFRA (when available) should be avoided, where possible. For sites at flood risk under consideration, they should apply the Sequential and Exceptions Test where required. We have made some recommendations with regards strengthening the Local Plan Policies where they interact with flood risk issues.

Organisation	Answer to Question
Member of the public	Central apartments - create a more European feel, increases potential for new/better restaurants and cafes to enhance Malton claim of the food capital of Yorkshire.
Member of the public	Beyond the A64 on NE and N, beyond the line of Whitewall on S and W of Beverley Road as I prefer the consolidation of towns within reasonable limits rather than excessive expansion of these limits.

Question 4b: Thinking about Pickering- are there places where you would not want to see development take place- and why?

Organisation	Answer to Question
Steve Murray Associates Ltd	North of Pickering due to its high visual importance
Persimmon Homes	In accordance with the adopted Ryedale Policies Map, future development in Pickering should avoid areas of high flood risk, visually important undeveloped areas, and areas of high landscape value.
Sawforths obo Keyland Developments	Keyland has undertaken an independent review of other sites put forward through the Call for Sites and will submit comments in due course.
Johnson Mowat obo Yorkshire Land Ltd	Development in Pickering should avoid areas of high flood risk, visually important undeveloped area, and areas of high landscape value. Crucially, Site 250 avoids all these criteria.
North Yorkshire Police	The current developments within Pickering are outpacing the current infrastructure including transport and education facilities. the current road network is reaching capacity with the A170 and A169 interchange at choking point already.

Organisation	Answer to Question
Malton Town Council	Fair share of Ryedale % development.
Member of the public	Not that I can identify
Page 193 Member of the public	The strip fields surrounding Pickering are of historical importance and are likely to constrain expansion of the town. Selection of sites within Pickering and adjacent to these fields will overcome this constraint
Member of the public	none in particular
Member of the public	No

Organisation	Answer to Question
Member of the public	Extending along Whitby Road & only limited northwards. They would be too visible in the landscape – especially approaching the Moors. Also – it should not expand much further than the existing building line in the south, making sites 23 and 45 unacceptable.
Environment Agency	Areas suitable for consideration will need to take flood risk into account. This should principally be informed by the results of the Level 1 SFRA.
<div data-bbox="98 676 143 863" style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 104</div> Member of the public	I don't know Pickering and its surrounds well enough.
Pickering Town Council	<p>There is potential to continue to grow the town of Pickering with careful and proper consideration. The council has already commented on suitable locations for development through the consultation on site submissions process, and the council would hope that these comments would be considered when agreeing suitable sites for development.</p> <p>Pickering is an attractive place to live and work and has a range of facilities to offer residents. The town should take on a share of the required housing allocations, but to be able to accommodate a significant increase in housing there must be investment in infrastructure and services in the town.</p> <p>Pickering also has scope for smaller developments which often fit well with existing settlements and give an opportunity for local builders.</p>

Question 4c: Thinking about Kirkbymoorside- are there places where you would not want to see development take place- and why?

Organisation	Answer to Question
Steve Murray Associates Ltd	Not sure
Malton Town Council	Fair share of Ryedale % development.
Member of the public	Not that I can identify
Member of the public	On the outskirts of the town in order to maintain the rural aesthetic character of the town

Organisation	Answer to Question
Member of the public	None in particular
Member of the public	Kirkbymoorside development questions should be answered by the people of Kirkbymoorside in conjunction with Town and District and new North Yorkshire council elected members.
Member of the public	I believe there should be a green barrier between Keldholme and Kirkbymoorside.

Question 5a: Could growth of Malton/Norton in a particular way/location deliver wider, key infrastructure?

Organisation	Answer to Question
ID Planning obo The Vistry Group	<p>The growth of Malton / Norton needs to be approach in a balanced manner. Whilst very large sites have the potential to deliver other infrastructure, because of their scale and the need for infrastructure to be delivered upfront such sites are longer term options with delivery taking place towards the end of the plan period and beyond. To ensure that houses can be delivered consistently over the plan period, the Council should therefore identify sites which do not require significant infrastructure improvements and can deliver dwellings in the short to medium term. This will support the Council in identifying a 5 year supply over the whole of the plan period.</p>
<p>Page 197</p> <p>Greeths LLP obo Fitzwilliam Trust Corporation</p>	<p>Malton has significant potential for further growth with residential development at Site 264 - Land East of Rainbow Lane and south of Westgate Lane, Malton for circa. 175-245 new homes and residential development at Old Malton at Site 271 - Manor Farm Paddock and existing buildings on land north of Town Street for 30 plus new homes and Site 186 - Thackray<asc>39</asc>s Yard, Town Street for circa. 30-35 new homes (promoted by Fitzwilliam Malton Estate) which would be commensurate with the role, function and scale of the settlement.</p> <p>Additional supporting employment development of circa 20.23 hectares can be provided on Site 270a – Eden Camp East - East of A169 and Site 270 - Eden Camp East - East of A169 which is already identified as a preferred location for such uses in the adopted Ryedale Local Plan. The continued allocation of this land is essential in order to support ongoing investment in physical infrastructure such as roads and services that has been made thus far in bringing forward land to the west of the A169 for employment uses.</p> <p>As is set out in the accompanying covering letter to this consultation response the combined allocation of these sites provides the opportunity to deliver a highly sustainable land use strategy (delivering homes and jobs) for the next Local Plan period with substantial associated benefits including above policy provision of affordable housing, significant space for green and blue infrastructure supporting bio diversity net gain, new recreation opportunities to relieve pressure on the River Derwent area and improved flood resilience for the area. With no insurmountable technical constraint to early delivery.</p>
Steve Murray Associates Ltd	Duelling of the A64 between York and Scarborough

Organisation	Answer to Question
Network Rail	It is understood that there is congestion on the road over the Malton Level Crossing when it is closed for the passage of a train. To mitigate the impact of development in the vicinity of this crossing, opportunities to provide a new grade-separated access route across the railway line should be considered.
Malton Town Council	No it has grown to its full capacity.
Member of the public Page 198	Roads already quite congested but better public transport and improved rail services would help. Seems to make sense to develop services at Malton Hospital and the Derwent Medical Practice
Member of the public	Yes. Large scale housing should incorporate link road access. For example - Broughton Road-Castle Howard Rd-York Road. Or Beverley Rd-Langton Rd-Welham Rd. Wool growers/river corridor should have rail/river bridges
Member of the public	Retail park and park and ride facilities on the outskirts of the town allowing for possible relocation of larger retail outlets such as supermarkets.

Organisation	Answer to Question
Member of the public	No
Member of the public	yes - around the railway station (on norton side) towards the golf course
<p>Page 199</p> Member of the public	There needs to be a proper ring road around Malton and Norton to reduce the traffic through the centres, allowing businesses to flourish.
Member of the public	Yes
Member of the public	For any future development in Malton and Norton the infrastructure should come first. In recent developments it has invariably been part of the development of a site (or done afterwards) rather than the precursor. Maybe if infrastructure improvements were front loaded into the equation and signed off before the houses were built the system would work better.

Organisation	Answer to Question
Member of the public	"Could lead to a more frequent and better used rail system to York and Scarborough, taking pressure off the A64 Upgrading of the A64"
Member of the public	At some time a new Doctors surgery with related services should be planned on the Norton side of the railway tracks as most of the population of the two towns live on the south side of the railway.
Page 260 Member of the public	The growth of Malton and Norton should only be considered AFTER the delivery of previously promised critical (key) infrastructure including new slip roads on/off the A64 at the B1257 Broughton Road, and a new roundabout at Musley Bank. This new infrastructure should be completed prior to any new housing development in Malton and Norton.
Member of the public	Keeping towns compact presumably makes new infrastructure development more efficient as it can serve more properties – both new and existing.
Environment Agency	If a site can be shown to pass the Sequential and Exceptions Tests, and therefore be developed safely without increasing flood risk elsewhere, we would be supportive of considerations given to contributions that may be required for flood risk and drainage infrastructure. This may be on a case-by-case basis. Development sites that are likely to be reliant on existing or additional infrastructure are likely to be at high flood risk and therefore less likely to be suitable for development. We would recommend that you consider how any contributions to flood and drainage infrastructure may be linked with development – for example if there are direct or indirect benefits. By indirect, we mean aspects that may provide wider community benefit and therefore potentially contribute to overall

Organisation	Answer to Question
	reduction in flood risk. Contributions to infrastructure may therefore be financial or non-financial; and direct or indirect with respect to any specific site.
Member of the public	Yes, more incomes and spending.
<p data-bbox="98 730 136 911">Page 201</p> <p data-bbox="98 943 297 970">NYCC Highways</p>	<p data-bbox="383 708 2089 954">Malton and Norton Infrastructure and Connectivity Improvements Study (2017) WSP were also commissioned in December 2017 by Ryedale District Council (RDC) and North Yorkshire County Council (NYCC) to undertake a study into potential options for improvements (both highway and non-highway) to infrastructure and facilities in the towns of Malton and Norton. The aim of any improvements was to minimise the adverse impact of congestion and poor connectivity in the towns, which are primarily considered to result from the railway level crossing, limited crossing points over the river and the traffic-signalled crossroad junction of B1248/B1257; known locally as Butcher Corner. The study also considered the impacts that poor connectivity and existing congestion may have on future development plans for the area, although this may have changed since the report was published.</p> <p data-bbox="383 995 2101 1134">This Options Assessment Report provided a summary of the existing evidence base – analysis relating to the issues and problems experienced in the study area. It considered existing conditions in addition to the forecasted future situation, culminating in an initial view on the need for intervention. By reviewing the current and future issues, the Options Assessment Report sought to identify potential options for addressing the adverse impacts relating to congestion in and around Malton and Norton.</p> <p data-bbox="383 1176 2040 1241">Depending on the options selected within the Distribution of Development Consultation, this report may be useful and help steer decision making when preferred sites are assessed.</p>

Organisation	Answer to Question
Pickering Town Council	Addressing these three questions as one, it is a deeply held belief that Ryedale and the wider area has been poorly served by infrastructure delivery. The Plan needs to address the problems caused by poor rail links and congestion on the A64 which hinders the development of Ryedale as an attractive place to live and discourages businesses from investing in the area and providing new job opportunities. Without this investment towns like Pickering will just become commuter towns with an increasing number of houses but few local employment opportunities.

Question 5b: Could growth of Pickering in a particular way/location deliver wider, key infrastructure?

Organisation	Answer to Question
Persimmon Homes	<p>Persimmon Homes believes that development in Pickering should be harmoniously integrated into character and appearance of the village, and should not be located in areas of high landscape value, flood risk or that of biodiversity importance.</p> <p>Land closely related to the settlement limits, to the south of the town, should be preferred for development. New housing should deliver a quantum of affordable housing and provide a package of contributions which the wider community will ultimately benefit from (which could include section 106 contributions for public open space, health facilities, education and highway infrastructure). Additional housing in Pickering will have significant economic benefits, with increased expenditure contributing to the vitality and viability of services in Pickering Town centre.</p>
Steve Murray Associates Ltd	Possibly although there is a good infrastructure already in place to support development
Arter Jonas obo Lawton, Nunnington, Place Newton, Thorpe Bassett and Westow Estates	We have no response at this time.
Spawforths obo Keyland Developments	Keyland has highlighted within their Vision Statement and indicative masterplan the opportunity to positively contribute to the urban fabric of Pickering and enhance biodiversity and landscape opportunities by enhancing connectivity around Pickering through a publically accessible green corridor, which will link the Community Park to the north of the town towards the town centre through the Whitby Road site.
Johnson Mowat obo Yorkshire Land Ltd	The delivery of additional housing at Site 250 west of Outgang Lane will deliver a quantum of affordable housing and provide a package of contributions which the wider community will ultimately benefit from (which could include contributions for POS, education, Highways and health provision). Additional housing in Pickering will have significant economic benefits, with increased expenditure contributing to the vitality and viability of services in Pickering town centre.

Organisation	Answer to Question
Heslerton Parish Council	Improve public transport provision.
Malton Town Council	Yes
Member of the public	No personal knowledge to add
Member of the public	A170 bypass is essential
Member of the public	Insufficient local information.

Organisation	Answer to Question
Member of the public	not particularly - other than a scheme that would help improve/contribute towards traffic management easing away from the centre of town
Member of the public	Yes
<p>Page 205</p> Member of the public	I am not sure what infrastructure improvements would help Pickering,
Environment Agency	As with any new infrastructure, flood risk should be taken into account. If there are options being prepared then we would encourage you to think about how it interacts with flood risk early on, and seek any relevant comments from the Environment Agency and other risk management authorities.
Pickering Town Council	Addressing these three questions as one, it is a deeply held belief that Ryedale and the wider area has been poorly served by infrastructure delivery. The Plan needs to address the problems caused by poor rail links and congestion on the A64 which hinders the development of Ryedale as an attractive place to live and discourages businesses from investing in the area and providing new job opportunities. Without this investment towns like Pickering will just become commuter towns with an increasing number of houses but few local employment opportunities.

Question 5c: Could growth of Kirkbymoorside in a particular way/location deliver wider, key infrastructure?

Organisation	Answer to Question
Carter Jonas obo Nawton, Nunnington, Place Newton, Thorpe Bassett and Westow Estates	We have no response at this time.
Johnson Mowat obo KCS Development	The expansion of the western edge of Kirkbymoorside, in particular the KCS controlled land south of the A170 will provide the opportunity to deliver an enhanced area of publicly accessible open space with significant biodiversity enhancement opportunities. The provision of additional housing will deliver a quantum of affordable housing and provide a package of contributions which the wider community will ultimately benefit from (e.g. POS, education, highways, health).
Page 206 Dalton Town Council	Yes
Member of the public	Insufficient local information.
Member of the public	Development of housing for first time buyers

Organisation	Answer to Question
Member of the public	Not particularly
Member of the public	Yes
Member of the public	I don't know Kirkbymoorside well enough.
Pickering Town Council	Addressing these three questions as one, it is a deeply held belief that Ryedale and the wider area has been poorly served by infrastructure delivery. The Plan needs to address the problems caused by poor rail links and congestion on the A64 which hinders the development of Ryedale as an attractive place to live and discourages businesses from investing in the area and providing new job opportunities. Without this investment towns like Pickering will just become commuter towns with an increasing number of houses but few local employment opportunities.

Question 6a: What infrastructure improvements are needed to support additional development at Malton/Norton?

Organisation	Answer to Question
<p>ID Planning obo The Vistry Group</p> <p>Page 208</p>	<p>The consultation document suggests that major investment in infrastructure would be required to support large scale growth in Malton and Norton. The consultation document does not set out exactly what the infrastructure constraints are or provide options for how constraints could be addressed.</p> <p>At this stage it is therefore impossible to set out what improvements might be needed. This information should form part of the evidence base at the next consultation stage and the Council should look to identify solutions which will support the growth of Malton and Norton given these towns are the most sustainable and should be where the majority of growth is location.</p> <p>We are not aware of any specific infrastructure improvements that are required to support additional development in Malton / Norton at this stage. Any improvements required will depend on the quantum of new dwellings proposed in the settlement and the cumulative impact of the sites proposed which will be considered as part of the Council's evidence base in the future.</p> <p>The land being promoted by the Vistry Group to the west of Welham Road in Norton is of a scale that should there be an any impact on existing infrastructure such as school capacity or the local highway network, it is expected that these matters could be addressed and mitigated through the development proposals and planning obligations secured as part of any future planning permission.</p>
<p>Freeths LLP obo Fitzwilliam Trust Corporation</p>	<p>The Call for Sites submission on behalf of Commercial Development Projects and Fitzwilliam Trust Corporation provides a substantial amount of supporting information as to the ability to deliver growth on the promoted sites in Malton (and Old Malton) - principally sites 186, 264, 270, 270a and 271 noting that there is no material constraint in the form of infrastructure requirements (or otherwise).</p> <p>As above the continued allocation of sites 270 and 270a for employment uses is essential in order to support ongoing investment in physical infrastructure such as roads and services that has been made thus far in bringing forward land to the west of the A169 for employment uses.</p>
<p>Steve Murray Associates Ltd</p>	<p>Decent infrastructure already in place</p>

Organisation	Answer to Question
ELG Planning obo Malton Fitzwilliam Estate	Further assessment would be needed to fully determine what infrastructure improvements would be required, however, as set out above, the proposed development of the Castle Howard Road site would include a link road between York Road and Middlecave Road, and highways modelling for the previous application on site (which included employment uses which are no longer proposed) concluded that the traffic associated with the development could be accommodated on the surrounding road network, and the provision of the link road would be a benefit to the operation of the Castle Howard Road/York Road junction. This link road is also an aspiration of the draft Malton & Norton Neighbourhood Plan to assist in alleviating wider congestion in Malton.
Network Rail	A new grade-separated access route across the railway line should be considered - it is understood that the road over the Malton Level Crossing (a key access route between Malton and Norton) experiences traffic congestion when the crossing is crossed for the passage of a train.
Malton Town Council	Schools, Doctors, Dentists and proper Bypass.
Motherby Parish Council	Link B1257 to bypass. Ring road on Norton side of river.
Member of the public	Enhanced road system (long term ring road?). Expansion of Medical Services

Organisation	Answer to Question
Member of the public	1 or 2 primary schools, additional health centre, link roads as outlined above, railway station and crossing improvements
Member of the public	Much better traffic management or increase in public transport to local villages to help support existing.
Member of the public	A new multi-directional junction between the A64 and B1257 Broughton Road would alleviate traffic build-up at Butchers Corner. A new river crossing south of Talbot hotel would help eastbound traffic into Norton.
Member of the public	a new bridge & ring road around Norton, over the river and linking onto York road
Member of the public	Derwent Surgery and Malton hospital.

Organisation	Answer to Question
Member of the public	None
Member of the public	traffic flow and parking
<p>Page 211</p> Member of the public	<p>For more development there needs to be a segregated Cycle network implemented with traffic free bridges over the river and railway. There also needs to be new junctions on to the A64. The capacity of some services such as the Surgery, the Hospital and all schools should be increased as well. All this should be done before houses are built.</p>
Member of the public	Road and rail links
Member of the public	<p>"At some time a new Doctors surgery with related services should be planned on the Norton side of the railway tracks as most of the population of the two towns live on the south side of the railway. Yorkshire Waters services to the area need to be upgraded"</p>

Organisation	Answer to Question
Member of the public	More toilets, parking
Member of the public	<p>Minimum improvements needed to support additional development at Malton / Norton includes the provision of new slip roads on/off the A64 at the B1257 Broughton Road, and a new roundabout at Musley Bank.</p> <p>This new infrastructure should be completed prior to any new housing development in Malton and Norton.</p>
<p>Page 212</p> <p>Member of the public</p>	I will leave it to those more expert than I to address this.
Environment Agency	<p>In Malton, further improvements may be required for the River Derwent flood defences, to increase the Standard of Protection offered; and to associated pumping stations on tributaries. The specific details of improvements are not yet known. There are known issues in relation to surface water, groundwater and sewer flooding during times of flood that often require the deployment of multi-agency infrastructure. Varying proposals are in development to address these known issues and existing constraints. It will therefore be important to ensure that sufficient space is provided in the vicinity of watercourses and flood risk infrastructure to allow for existing operational and maintenance requirements; and future improvements (where required). The current 6 year capital programme (2021-2027) is available at https://www.gov.uk/government/publications/programme-of-flood-and-coastal-erosion-risk-management-schemes. Beyond this, additional projects and schemes may be identified within the lifetime of this Local Plan (identified as 2023 – 2038 on Pg.3).</p> <p>Other Risk Management Authorities may also have plans for future improvements to flood and drainage infrastructure that interact with those currently maintained or operated by the Environment Agency. We recommend that you also speak to the Lead Local Flood Authority and Yorkshire Water.</p> <p>Planned and prospective flood and drainage infrastructure improvements could be identified and link with the existing Local Plan policies in relation to identification or safeguarding of land (SP9) that may be required, and/or contributions that may be expected (SP17). This could also utilise potential links with upstream flood storage and Natural Flood Management.</p>

Organisation	Answer to Question
	<p>With regards infrastructure, consideration will also need to be given to any future requirements relating to key bridge crossings (whether existing or new), ensuring that they consider the implications of present day and future flood risk. This may also need to include, for example, the interaction between raising flood defences and existing bridges; ensuring that flood risk is not increased.</p>
<p>NYCC Highways</p> <p>Page 213</p>	<p>Malton and Norton Infrastructure and Connectivity Improvements Study (2017) WSP were also commissioned in December 2017 by Ryedale District Council (RDC) and North Yorkshire County Council (NYCC) to undertake a study into potential options for improvements (both highway and non-highway) to infrastructure and facilities in the towns of Malton and Norton. The aim of any improvements was to minimise the adverse impact of congestion and poor connectivity in the towns, which are primarily considered to result from the railway level crossing, limited crossing points over the river and the traffic-signalled crossroad junction of B1248/B1257; known locally as Butcher Corner. The study also considered the impacts that poor connectivity and existing congestion may have on future development plans for the area, although this may have changed since the report was published. This Options Assessment Report provided a summary of the existing evidence base – analysis relating to the issues and problems experienced in the study area. It considered existing conditions in addition to the forecasted future situation, culminating in an initial view on the need for intervention. By reviewing the current and future issues, the Options Assessment Report sought to identify potential options for addressing the adverse impacts relating to congestion in and around Malton and Norton. Depending on the options selected within the Distribution of Development Consultation, this report may be useful and help steer decision making when preferred sites are assessed.</p>
<p>NYCC Children and Young People's Services</p>	<p>At present some growth is projected to be possible within Malton and Norton without requiring additional Educational infrastructure at primary phase, although additional secondary places may be required.</p>
<p>NYCC Adult and Social Care</p>	<p>There are likely to be improvements/ capacity required within GP access and social care services (domiciliary care, residential/ nursing and specialist services).</p>

Organisation	Answer to Question
Pickering Town Council	Addressing these three questions as one, the question of infrastructure should really be looked at on a District level. Improving the A64 is key to any future development and the road infrastructure into Malton, Norton and Pickering needs improvement and this important issue should be addressed by the Local Plan.

Question 6b: What infrastructure improvements are needed to support additional development at Pickering?

Organisation	Answer to Question
Steve Murray Associates Ltd	Don't think any major infrastructure would be required
Spawforths obo Keyland Developments	Keyland notes that the Pickering Background Paper (October 2017) for the current Local Plan identifies the desire for more open space provision, especially for children and young people and enhanced green infrastructure. Keyland's site at Whitby Road includes green/blue infrastructure and pedestrian/cycle provision to connect the green spaces and enhance this area of Pickering.
North Yorkshire Police	Improved road network at A170/A169 although i have no idea how this could realistically be achieved.
Heslerton Parish Council	A by-pass would improve the town's environment and de-clog the central area.
Member of the public	No personal knowledge

Organisation	Answer to Question
Member of the public	By pass
Member of the public	Insufficient local information.
Member of the public	roads
Member of the public	None
Member of the public	I don't know Pickering well enough to know what is needed in detail.

Organisation	Answer to Question
Member of the public	I will leave it to those more expert than I to address this. Extension of evening bus services from York would improve sustainability of new development.
NYCC Children and Young People's Services	At present some growth is projected to be possible within Pickering without requiring additional Educational infrastructure.
Page 217 NYCC Adult and Social Care	There are likely to be improvements/ capacity required within GP access and social care services (domiciliary care, residential/ nursing and specialist services).
Pickering Town Council	Addressing these three questions as one, the question of infrastructure should really be looked at on a District level. Improving the A64 is key to any future development and the road infrastructure into Malton, Norton and Pickering needs improvement and this important issue should be addressed by the Local Plan.

Question 6c: What infrastructure improvements are needed to support additional development at Kirkbymoorside?

Organisation	Answer to Question
Steve Murray Associates Ltd	Not sure
Member of the public	No personal knowledge
Member of the public	No views
Member of the public	Insufficient local information.

Organisation	Answer to Question
Member of the public	Larger Supermarket
Member of the public	None
Member of the public	I don't know Kirkbymoorside well enough to know what is needed in detail.
Member of the public	I will leave it to those more expert than I to address this.
NYCC Children and Young People's Services	The expansion of the Primary school to 1.5 forms of entry would be required to support any further development.

Organisation	Answer to Question
NYCC Adult and Social Care	There are likely to be improvements/ capacity required within GP access and social care services (domiciliary care, residential/ nursing and specialist services).
Pickering Town Council	Addressing these three questions as one, the question of infrastructure should really be looked at on a District level. Improving the A64 is key to any future development and the road infrastructure into Malton, Norton and Pickering needs improvement and this important issue should be addressed by the Local Plan.

Question 7: If you live in a village, what would you say are the most important local village services/facilities to your community?

Organisation	Answer to Question
Steve Murray Associates Ltd	Shops, schools, amenity space, transport
Evolution Town Planning	Pub, bus service, village shop.
Rural Solutions obo Castle Howard	<p>Whilst this question is perhaps aimed at residents, Castle Howard, as a custodian of large parts of some villages, and with staff residing in these villages, offers a response to it.</p> <p>Reference should also be had to section four of this response which includes information on each settlement where Castle Howard is promoting land.</p> <p>Primary schools at Slingsby, Welburn and Terrington are considered to be important village services and facilities. It is important that these schools maintain a healthy roll, however, it is also important that the majority of this roll is from the village or area immediately surrounding it; if conversely this were not the case and the majority of the school roll was from further afield, they would lose their role as 'village schools'.</p> <p>It is considered important that retail facilities are available to residents of villages. On the basis of the scale of its development proposals for Slingsby, the Estate intends to create a new village shop (either on a development site or in an existing property) to compensate for the loss of the small shop in the village in recent years. The Estate considers that not every village in the area needs its own shop and as confirmed by Paragraph 79 of the NPPF, development in one village can support services in another. It is highly likely that the existing shop within Welburn village will be supported by Bulmer residents and the shop in Terrington by Ganthorpe residents, with an off-road walking and cycling link between the villages to be provided.</p>

Organisation	Answer to Question
Carter Jonas obo Nawton, Nunnington, Place Newton, Thorpe Bassett and Westow Estates	We have no response at this time.
ArkleBoyce obo Andrew Pern	The Star Inn and Pheasant Public Houses are the heart of the village and valued community assets. They create a vibrancy to the locality and are well used by existing residents, but the modest growth of the village will ensure that these vital community assets can be supported and sustained for many generations to come.
Edwardson Associates obo Lutton landowners	Bus route, village shop, doctors surgery, schools, public house, Village Hall (all located in the village of Terrington and walking distance
ELG Planning obo Mandale Homes	<p>The need to support and enhance rural communities is a key aim of national policy. Services and facilities play a key role in this. There is no single service or facility that should automatically mean a village is capable of accommodating additional development. Instead, the LPA need to recognise that sense of community is on the increase, with growing demand and recognition of the need for local produce, services and facilities. The delivery of new housing appropriate to the scale of the Service Villages will help retain and enhance these important rural communities.</p> <p>The Council's recent Village Services Audit identified a wide range of services and facilities in Ampleforth, including schools, pubs, a café, church, doctor's surgery, village hall and sports centre (Ampleforth College). A housing development of comparable scale to the previous allocation will evidently be able to benefit from and support these.</p>
Savills obo the Church Commissioner for England	<p>It is considered that educational facilities are extremely vital in a rural district but these are not the only important local village services/facilities to a community.</p> <p>Sand Hutton and Claxton would benefit from some modest development to help sustain the likes of St Mary's Church, the Sand Hutton and Claxton village hall, and more importantly Sand Hutton Church of England Primary School. The villages also have a regular bus service passing through them (the Castleline) with services running to Malton and York, which without use, would be subject to review.</p> <p>Similarly, Gate Helmsley, albeit is subject to Green Belt protection in parts, would benefit from some modest development to help sustain St Mary's Church, Gate Upper Helmsley Village Hall as well as the public transport connections via the existing bus services.</p>

Organisation	Answer to Question
Savills obo the Settrington Estate	Settrington would benefit from some modest development to help sustain the likes of All Saints Church, the village hall, the Bowls, Cricket and Tennis Clubs and more importantly Settrington All Saints' Church of England Primary School. The village also has a regular bus service (Service 190 ran by North Yorkshire County Council) and without use would be subject to review.
Savills obo Hovingham Estate	<p>Hovingham benefits from a number of local services/ facilities, all of which play an important role in village life and are well used by the community and visitors. These include:</p> <ul style="list-style-type: none"> - Hovingham GP Surgery - Hovingham Primary School - Hovingham Village Hall - Supermobile Library (alternate Monday evenings) - Mobile Post Office - Hovingham Inn - Park Street Café, Hairdresser and Beauty Salon - Hovingham Bakery and Café - Village Shop - Self-catering properties - Worsley Arms Hotel - Wath Court Nursery - Hovingham Fireplaces - Park/ Recreational Ground - Allotments
Savills obo Louise Kirk (Ampleforth)	In contrast, Service Villages such as Ampleforth have deliverable and developable sites available which could make a vital contribution to the Districts Land Supply in the short term. These representations are made in respect of the Land at Back Lane, Ampleforth and the Land at Station Road, Ampleforth. Which have capacity to deliver circa 25 new dwellings and community parking facilities.
KVA Planning	access to public transport, public house, post office, shop, doctors, church
North Yorkshire Local Access Forum	community hub (could be shop, pub, village hall, church, school etc), access to countryside, broadband, maintenance of utilities (including road, power, rights of way, car & cycle parking , public lavatories etc)

Organisation	Answer to Question
Heslerton Parish Council	Better public transport services to reduce car reliance.
Wintringham Parish Council	Our only remaining facility is the Community Hall. The Church is no longer used for services.
Chair Wintringham Parish Council	We only have a village hall, no other services apart from a request bus on a Friday
Motherby Parish Council	Bus service
Member of the public	Public transport, shops, doctors, school, pavements, leisure activities eg pub/restaurant/Gym, street lighting, play area for children.
Member of the public	Shops and public transport.

Organisation	Answer to Question
Member of the public	There are no local facilities in Wintringham.
Member of the public	Wintringham only has one facility, which is our Village Hall
<p>Page 225</p> Member of the public	"Primary and Secondary Schools Public House Farm Shop and Cafe"
Member of the public	the ability for any village to provide good housing to both the young + older generations - otherwise housing just gets bought up by the elder cash rich demographic (who are then surprised the village dies sociologically).village hall. playground
Member of the public	Shop church post office pub

Organisation	Answer to Question
Member of the public	Doctors, shop, pub, public transport, primary school, village hall.
Member of the public	Good internet and phone signal
Member of the public	Shop
Member of the public	Grocery shop, doctor, village hall
Member of the public	"Village shop Mobile post office Village Hall Doctors surgery"

Organisation	Answer to Question
Member of the public	<p>"We don't have one but a pub/restaurant is important for community bonding. Potential to bring more visitors to see the town and take advantage of walks in the area. Village hall"</p>
Member of the Public	<p>By choosing to live in a village one makes the decision that there is going to be some travel to reach most services. The key is a thriving community whether based around Village Hall/Pub or something else. Other than mains water, electric and access to the internet there are no other essential services.</p>
<p>Page 227</p> <p>Member of the public</p>	<p>Within walking distance of the village shop.</p>
Member of the public	<p>The Post Office (which is also a bank). Brawby and Great Barugh are served by the mobile Post Office. Also, the village buses (Community buses) which enable non-car drivers / owners to access the market towns (on market days) for shopping and social activities. Brawby village hall is a well used and a well known facility. We (by which I mean my family) buy bread from the village bakery in Hovingham. We eat and drink at the Worsley Arms Hotel, Hovingham, the Grapes Inn, Slingsby and attend art events in Hovingham and Brawby and Kirbymisperton village halls, and Helmsley Arts Centre and Milton Rooms, and Gilling East village hall. The list is long and we use facilities in an array of other Ryedale villages, including the Chinese restaurant in Amotherby and Indian restaurants in Pickering and Nawton Beadlam.</p> <p>Brawby is served by all the major supermarkets and shops including Next. My new jeans arrived today (ordered yesterday) and delivery cost £3.99. We buy fish and chips from the mobile fish and chip van and also in Malton and Kirkby Moorside.</p> <p>Not forgetting the milkman who also delivers the Gazette & Herald and our window cleaner who comes from Great Habton. Eggs from Steve at Norfolk Lodge. This list could easily double in size. Hard to say which facility would be the most important to another person.</p>

Organisation	Answer to Question
	<p>Superfast Broadband is a hugely important facility and in Ryedale we are lucky. In Brawby we can receive Superfast Fibre Broadband from BT and Superfast Radio Broadband from Beeline Broadband based in Brawby. High speed internet enables people living in villages like Brawby to work and/or run their businesses from home if they so wish.</p>
<p>Member of the public</p>	<p>Access to the countryside Beautiful rural landscape – not ruined by over development Uncongested roads Limits on extent of on road parking by non residents</p>

Question 8: What services and facilities do you consider to be essential/need sustaining, please explain your answer?

Individual/Organisation	Answer to Question
Steve Murray Associates Ltd	Good transport links, educational facility, local shops, play area. Ability to come and go to the wider area, education for local children. Areas to play & relax. Shop for local products
Evolution Town Planning	Pub, bus service and village shop.
Rural Solutions obo Castle Howard	<p>Castle Howard address below the 'need sustaining' part of the question. Question 9 deals with matters of whether or not specific services and facilities are essential.</p> <p>Castle Howard notes that NPPF Paragraph 79 states that: "housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services."</p> <p>Castle Howard notes that there are a number of different services and facilities within the villages where the Estate owns land. In many cases services are shared between villages and as confirmed below in relation to question 9, development in one village can help to sustain services in another.</p>
ArkleBoyce	As outlined within the response to Q7, we consider that The Star Inn and Pheasant Public Houses are the heart of the village, valued community assets and important employers within the area. They create a vibrancy to the locality and are well used by existing residents.
Edwardson Associates	Even if a particular settlement does not have any services of its own, settlements nearby with services that need to be supported and sustained. Local Planning Authorities need to adopt Paragraph 79 of the NPPF approach to housing delivery - development in one village can support services in a village nearby - such as local school, pub, village store/Post office.

Individual/Organisation	Answer to Question
ELG Planning	<p>The need to support and enhance rural communities is a key aim of national policy. Services and facilities play a key role in this. There is no single service or facility that should automatically mean a village is capable of accommodating additional development. Instead, the LPA need to recognise that sense of community is on the increase, with growing demand and recognition of the need for local produce, services and facilities. The delivery of new housing appropriate to the scale of the Service Villages will help retain and enhance these important rural communities.</p> <p>The Council's recent Village Services Audit identified a wide range of services and facilities in Ampleforth, including schools, pubs, a café, church, doctor's surgery, village hall and sports centre (Ampleforth College). A housing development of comparable scale to the previous allocation will evidently be able to benefit from and support these.</p>
Savills obo the Church Commissioner for England	<p>As per our comments to question 7 above, guiding new housing to villages will help to sustain communities and their services in the longer term. For example, Sand Hutton Church of England Primary School, play groups help in village halls, local sports clubs and public transport will only survive if there is community to support and use them.</p>
Savills obo the Settrington Estate	<p>Guiding new housing to villages will help to sustain communities and their services in the longer term. For example, Settrington All Saints' Church of England Primary School, the sports clubs and public transport will only survive if there is community to support and use them.</p>
Savills obo Hovingham Estate	<p>The mix of services and facilities listed in response to Question 7 are essential and need sustaining in recognition of the valuable contribution they make to village life in Hovingham.</p> <p>The beauty of Hovingham lies within its special village character as an Estate Village, which Hovingham Hall forms the centrepiece. First and foremost, it is crucial that this heritage is preserved and conserved for future generations to enjoy, like the many visitors to Hovingham do today.</p> <p>It is the Estate's intention to not only support and sustain all the existing facilities that exist, but to improve and enhance the offer as part of its wider masterplan through expansion of existing facilities and provision of new visitor facilities, such as a dedicated car park for the village.</p> <p>The growth proposed within the village, will therefore not only support and sustain those services and facilities that exist, but also create the opportunity for additional facilities that there is great demand for.</p> <p>The Vision Document proposes a holistic vision for the future of the village that puts businesses, the community and design at its heart.</p>

Individual/Organisation	Answer to Question
	<p>Housing growth is clearly a key component in sustaining such services, with Paragraph 79 of the NPPF recognising that housing development can be used to enhance or maintain the vitality of rural communities and calls on plan makers to identify opportunities for villages to grow and thrive.</p> <p>The sites put forward through this Local Plan consultation represent the most appropriate sites within the village and coupled with the Estate's dedication to high quality design and leaving a positive legacy, represent a key opportunity for the sensitive growth of the village.</p>
KVA Planning	public transport, doctors, post office/shop and pub - in order for communities to be able to access basic services without the need to commute
North Yorkshire Local Access Forum	all of the below: community hub (could be shop, pub, village hall, church, school etc), access to countryside, broadband, maintenance of utilities (including road, power, rights of way, car & cycle parking , public lavatories etc)
Wintringham Parish Council	The community hall as our only facility is essential to the village
Chair Wintringham Parish Council	Access to a Drs surgery, already difficult in Sherburn and Rillington. Sewerage infrastructure is also struggling and our unclassified country road is already overused by traffic in particular HGVs
Member of the public	Public transport, shops, doctors, school, pavements, leisure activities eg pub/restaurant/Gym, street lighting, play area for children. All of the above. We currently have none of these in Wintringham where we live.

Individual/Organisation	Answer to Question
Member of the public	Shops and public transport. As above. My village has no services. I am reliant on my car to access any facilities in Ryedale.
Member of the public	Improved traffic management; electric charge points to enable required switch to electric vehicles; better public transport
Page 232 Member of the public	We accept limited services because we are a small village. No development should take place until there is a shop, public transport, healthcare services
Member of the public	"Public Transport links Many people, especially the elderly, do not have access to cars"
Member of the public	Community buildings, sports facilities, playgrounds. to help the quality of life personally & for the village/towns sake

Individual/Organisation	Answer to Question
Member of the public	Shop and post office - to enable daily life to continue
Member of the public	Doctors surgery and Village shop.
Member of the public	Good internet and phone signal
Member of the public	shop - bus service - village hall
Member of the public	<p>"Grocery shop - provides a service to residents and is a locus for visitors Doctor - provides access to healthcare for those without transport (no bus service in Terrington) Village hall - much used and appreciated by residents. Also provides entertainment opportunities to people from beyond the village"</p>

Individual/Organisation	Answer to Question
Member of the public	All of the above - to create a community and help the less mobile residents who live in a rural location that is not served by a bus service
Member of the public	"Village hall Sports facilities for kids, a flat playing field, playground that is available in the weekends, i.e. not out of bounds to kids as dogs are being trained on it or a car boot sale takes place."
Member of the public	All facilities in villages need sustaining to enable village life to continue to be a rich and good life.
Member of the public	The beauty of the landscape and easy access to the countryside Good agricultural land
NYCC Adult and Social Care	<p>As stated previously:</p> <ul style="list-style-type: none"> • Access to local health services – GP, hospital, mental health or learning disability services. • Access to local amenities – schools, transport, activities (social), groceries etc. • Access to good quality and local services. • Integration and socialisation – to avoid social isolation and loneliness and to reduce stigma /hate crime etc • ☒ Access to workforce – decline in working age population and an increase in aging population

Individual/Organisation	Answer to Question

Question 9: Are there specific facilities/ services that a village should have before we consider allocating land for housing at the village?

Individual/Organisation	Answer to Question
Steve Murray Associates Ltd	Yes - Good transport links / bus service
Evolution Town Planning	Pub, shop, bus service, and primary school.
Rural Solutions obo Castle Howard	<p>Castle Howard does not consider that there should be a prescribed list of facilities and services that a village should have before new land is allocated, for a number of reasons:</p> <ol style="list-style-type: none"> 1. The NPPF (para. 79) states that: “To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby. (emphasis added)” There is an acknowledgement at a national level that services and facilities are often spread across different villages. Creating a prescribed list of facilities and services would not be in accordance with the more nuanced views of rural geographies as set out in national policy. 2. The NPPF’s acknowledgement of services being ‘shared’ between settlements, and an acceptance that development can take place in settlements without a prescribed list of services and facilities is seen to be based on the findings of the Living Working Countryside: The Taylor Review of Rural Economy and Affordable Housing (DCLG) 2008. This introduced the concept of a ‘sustainability trap’ for smaller settlements (and thereby those without a prescribed list of services and facilities, whereby they were considered too small to accept new development, and therefore entered a spiral of decline, where the demographic of the village would continue to age (without new development, including affordable housing) and existing services and facilities are placed under threat. The introduction of a prescribed list of services and facilities in all villages to receive allocation could leave some villages in this situation. 3. The specific geography of the Castle Howard area creates a hub and spoke type relationship with a number of villages on the periphery of the Estate corresponds to the national approach. Services are shared between villages in some cases, for example the village of Terrington has no public house but does have a GP surgery and sports facilities (tennis courts). The village of Welburn has a public house, but no GP service and it is anticipated the residents

Individual/Organisation	Answer to Question
	<p>could use the tennis courts at Terrington. All villages in the area around Castle Howard can make use of the retail (farmshop), social space (café) and recreation facilities (extensive walks) that the centre of the Estate provide.</p> <p>4. The requirement for specific facilities/services to be in place before consideration is even given to allocating land for housing, overlooks the potential for the allocation of land to provide these services. For example, if Ryedale considered that a pub or café and village hall was a requirement for land to be allocated, this would overlook the opportunity that some of the Estate's sites hold to provide (if considered essential) these types of services.</p> <p>5. Changing retail, working and socialising patterns, means that increasingly people use services and facilities in a different way. Services can also be provided in a different way, for example, Castle Howard has considered the use of an 'electric shop' facility to serve some of the villages which do not currently have a shop.</p>
Persimmon Homes	<p>Persimmon Homes believe that unlike larger urban areas, villages do not necessarily have to accommodate all the necessary infrastructure and services in order for housing allocations to be considered in that village. However, there should be relevant infrastructure and services within a sustainable distance from the village, and any new housing development within it. New development should be of a size and scale which is proportionate to the village, and the infrastructure and services available.</p>
Arter Jonas	No
Edwardson Associates	<p>Yes - Not necessarily. There may be small scale sites worth allocating which can deliver planning gain to a particular settlement and help to support services in settlements nearby. Just because a particular village has no or limited services, development can still be sustainable if it can support facilities in settlements nearby.</p>
ELG Planning	<p>The need to support and enhance rural communities is a key aim of national policy. Services and facilities play a key role in this. There is no single service or facility that should automatically mean a village is capable of accommodating additional development. Instead, the LPA need to recognise that sense of community is on the increase, with growing demand and recognition of the need for local produce, services and facilities. The delivery of new housing appropriate to the scale of the Service Villages will help retain and enhance these important rural communities. The Council's recent Village Services Audit identified a wide range of services and facilities in Ampleforth, including schools, pubs, a café, church, doctor's surgery, village hall and sports centre (Ampleforth College). A housing development of comparable scale to the previous allocation will evidently be able to benefit from and support these.</p>

Individual/Organisation	Answer to Question
Savills obo the Church Commissioner for England	It is considered that for a settlement to accommodate some growth it should have some facilities and services, albeit perhaps limited if it could be considered as part of a cluster of settlements. This ensures that development is located in sustainable locations as much as possible whilst still providing a housing choice to residents throughout the district. Examples of important services and facilities to quantify sustainable development could include educational facilities and access to public transport. For example, whilst Claxton does not have as many services as Sand Hutton, they do rely on shared facilities such as the village hall. As such, the development in one village would help support that of another in line with paragraph 79 of the 2021 NPPF.
Savills obo the Settrington Estate	It is considered that for a settlement to accommodate some growth it should have some facilities and services, albeit perhaps limited if it could be considered as part of a cluster of settlements. This ensures that development is located in sustainable locations as much as possible whilst still providing a housing choice to residents throughout the district. Examples of important services and facilities to quantify sustainable development should include educational facilities and access to public transport.
Savills obo Birdsall Estate	<p>Yes –</p> <p>We have previously set out the services and facilities available in each settlement. As previously mentioned and in the context of the rural character of much of Ryedale, we would support the progression of ‘Functional Cluster Model’ which would recognise that development in settlement can support the vitality and sustainability of that settlement, as well as services and facilities in settlements nearby.</p> <p>2.28. This approach would be in line with Paragraphs 78 of the NPPF which recognises that where there are groups of smaller settlements, development in one village may support services in a village nearby.</p>
Savills obo Hovingham Estate	<p>Yes - We would support the distribution of large levels of growth to villages which benefit from existing services and facilities, such as Hovingham. As we have already outlined within these representations, Hovingham is an active rural community which benefits from a large number of key shops and services which are located within walking distance of homes in the Village. The village is also served by a bus service which provides sustainable travel options to Malton.</p> <p>Growth in such villages will also support appropriate levels of growth within smaller villages in the locality. The adoption of a ‘Functional Clusters Model’ would allow the Council to realise the more broad distribution of growth in line with Option 2 as set out in the Distribution of Growth Consultation Paper. This approach is also supported by paragraph 79 of the NPPF which states that ‘where there are groups of smaller settlements, development in one village may support services in a village nearby’.</p>
KVA Planning	<p>Yes -</p> <p>At least one of the services above should be within the settlement (infill sites should be included albeit size dependent) prior to allocation</p>
Heslerton Parish Council	<p>Yes -</p> <p>Availability of local shops, medical services, schools etc.</p>

Individual/Organisation	Answer to Question
Wintringham Parish Council	Yes - Public transport to reduce vehicle dependency, a shop and pub are very important.
Chair Wintringham Parish Council	Yes - Good public transport, good sewerage provision, a post office or shop. Local surgeries that have capacity
Amotherby Parish Council	Yes - A good size shop with a wide range of products and reasonable prices that saves journeys to a supermarket - eg. Hovingham, or such a shop within easy access/close proximity.
Member of the public	Yes - All of the above but with the emphasis being on public transport, shops, doctors and school. Given that many villages are remote a good and safe road system is important as people will have to travel to reach amenities.
Member of the public	Yes - Good public transport and road links, superfast broadband

Individual/Organisation	Answer to Question
Member of the public	Yes - Needs shops, public transport, employers.
Member of the public	Yes - Improved mains facilities particularly drainage and sewage; update of electricity and telecommunications; improved traffic management to cope with increased road usage.
Page 240 Member of the public	Yes - The only roads into Wintringham from the A64 are too narrow for increased traffic (two HGVs can't pass each other at present)
Member of the public	Yes - Public Transport links
Member of the public	No

Individual/Organisation	Answer to Question
Member of the public	Yes - shop
Member of the public	Yes - Public transport, pub, etc as above
Member of the public	No
Member of the public	Yes - Shop - Bus service and school
Member of the public	Yes - Bus service

Individual/Organisation	Answer to Question
Member of the public	<p>Yes - Good communications, including bus service and more than single track roads as main access</p> <p>Leisure opportunities for young people</p>
Member of the public	No
<p>Page 242</p> <p>Member of the public</p>	Yes - Restaurant/cafe/bar,
Member of the public	<p>No.</p> <p>I do not mean that I do not want to see housing land allocated in a particular village. My answer simply means that I'm not in the slightest bit interested or concerned if a village currently has services or facilities or not. There are services and facilities in and around all Ryedale villages, in our cluster villages, and local towns and almost everything imaginable is available to purchase or access online.</p>
Member of the public	<p>As indicated in my response to Q1 and 2, for truly sustainable development and delivery of our climate change objectives, a very high level of services and facilities is required. These include:</p> <p>Public transport – at least hourly from 7am to 10am to and from nearest large towns</p> <p>Full range of leisure and sports facilities for all ages within the village itself – no need to travel elsewhere</p> <p>GP surgery</p> <p>Shop capable of doing a weekly food shop using fresh ingredients – at a competitive price</p> <p>Gas mains – so hydrogen can be used once developed</p>

Individual/Organisation	Answer to Question
	<p>Electricity infrastructure capable of handling the needs of all existing oil fuel and LPG households converting to heat pumps in future (they will be inefficient) – and also electric car charging – so huge expansion in green electricity required Primary and secondary school sustainable by local children only – no commuting in from elsewhere Wide opportunities for work Sufficient off road parking Uncongested roads</p> <p>These could not be justified in a village unless the extent of development was so large as to turn it into a town – which is unacceptable in that it destroys valuable agricultural land and urbanises the rural landscape. Small primary schools, very limited bus services and expensive small shops which can only be used for the occasional top up are wholly inadequate. New development should therefore be limited to existing towns and cities.</p> <p>No housing should be allocated to villages without full consultation with and a majority agreement of residents.</p>
<p>NYCC Children and Young People's Services</p>	<p>As stated in response to question 1 from the perspective of the CYPS ensuring that developments are able to be supported with appropriate sustainable Education provision is a very important factor. In addition it is preferable if pupils are able to live close enough to Educational establishments that they can easily access on foot.</p> <p>It is preferable that development occurs where school places are available or where the impact of the development can be mitigated for example by expansion of an existing school or by providing a new school.</p>
<p>NYCC Adult and Social Care</p>	<p>For specialist accommodation we would want some infrastructure so people can live independently (shops, leisure etc. if possible) as well as good public transport to bigger centres for work, socialising etc. as many people we support do not drive.</p>

Question 10: If you live in a village, would you like to see more housing development if it brought wider improvements such as public open space, biodiversity enhancements as well as address as a minimum any infrastructure requirements of the development?

Individual/Organisation	Answer to Question
Steve Murray Associates Ltd	No
Carter Jonas	Yes
ArkleBoyce	Yes
Edwardson Associates	Yes
Savills obo the Church Commissioner for England	Yes – Our client is a landowner in the district, in and around a range of villages, and would support the delivery of more housing in Sand Hutton, Claxton and Gate Helmsley. Subject to viability of a scheme, particularly if it was small in scale, our client would support future development if it brought wider improvements to the area.
Savills obo the Settrington Estate	Yes – Our client is a resident and landowner in the village and would welcome more housing in Settrington. Subject to viability of a scheme, particularly if it was small in scale, the Settrington Estate would support future development if it brought wider improvements to the area.

Individual/Organisation	Answer to Question
Savills obo Hovingham Estate	<p>These representations are made in the context of the Estate’s wider development ambitions for Hovingham, which seeks to make Hovingham a high quality place to live and visit. The Worsely family have also demonstrated a wider commitment to environmental stewardship, as part of their custodianship of the Estate. This commitment will be carried forward to any development in order to enhance biodiversity and address infrastructure requirements of a development.</p> <p>Sustainability benefits of any proposed development will be carefully considered through each development, including consideration of how the site will adopt the energy hierarchy of the Local Plan Strategy and deliver biodiversity net gain.</p> <p>The holistic development strategy presented within the Vision Document at Appendix 1 also identifies a number of key locations for tree planting and for delivering additional community facilities, which are focussed around the natural environment, such as a forest school, planting and allotments. The Hovingham Estate are taking a high-level, long-term view to the evolution of the village, which allows for the consideration of matters such as Public Open Space and biodiversity enhancements from the outset.</p>
Savills obo Louise Kirk (Ampleforth)	<p>The distribution of growth to settlements such as Ampleforth is encouraged given the support such smaller sites in more rural village locations provide the opportunity for high quality developments delivered by local tradespeople. The Framework suggests that small and medium sites should be encouraged, requiring 10% of a Districts housing requirements be delivered on sites no larger than 1 ha. Small and Medium sized sites should also be promoted given they can often be delivered by local housebuilders, supporting local trade.</p> <p>For the avoidance of doubt, we strongly support the distribution of growth to Service Villages such as Ampleforth, which will realise a number of benefits for the village whilst also contributing to the housing supply of the District in a sensitive manner.</p>
Epslerton Parish Council	Yes
Wintringham Parish Council	No
Chair Wintringham Parish Council	No

Individual/Organisation	Answer to Question
Amotherby Parish Council	No
Member of the public	No

Individual/Organisation	Answer to Question
Member of the public	Yes
Member of the public	Yes
Member of the public	Yes
Member of the public	No
Member of the public	No

Individual/Organisation	Answer to Question
Member of the public	No
Member of the public	No
Page 248 Member of the public	No
Member of the public	<p>No. By answering NO I simply mean I think it wholly unnecessary for small scale developments or small builders to have to address or get tangled-up with the provision of providing new open spaces. Ryedale's rural villages tend to be just that - rural - and in the middle of open countryside. I think the question is appropriate to the towns and maybe the very large, so-called 'service villages'.</p>
Member of the public	<p>I do not wish to see more development under any circumstances. There is no need for public open spaces if the existing open spaces and wider countryside are not ruined by over-development. Biodiversity enhancements should be mandatory in any case – without the bribe of allowing extra housing development.</p>

Question 10a: Following on from the above question, if you are as an individual or as a community answered yes to the above question what is the village called, and what type (market housing/ affordable housing/ self-build housing) and size of housing development would be likely to be supported?

Individual/Organisation	Answer to Question
Carter Jonas	We have no response at this time.
ArkleBoyce	Harome.
Edwardson Associates	Yes, even small scale housing schemes can make a contribution to improving the sustainability of settlements such as Terrington. A flexible approach which, subject to appropriate scale, allows for market housing. Market housing can provide contributions to local projects such as a new community centre, playing pitches, affordable housing and biodiversity enhancements etc.
Savills obo the Church Commissioner for England	<p>Our client is a landowner in Sand Hutton, Claxton and Gate Helmsley and would support future housing development in these villages. As part of the Call for Sites consultation in 2021, we submitted several sites (12 to be exact) that are considered suitable for small scale development. These sites include:</p> <ul style="list-style-type: none"> • Site 238 – Land to the north of Clematis Cottage Sand Hutton • Site 239 – Land to the West of Upper Helmsley Road Sand Hutton • Site 240 – Land at White Syke Farm Sand Hutton • Site 241 – Land to the Northwest of Pine Wood Lodge Sand Hutton • Site 242 – Land to the North of Claxton Ings Farm Claxton • Site 243 – Land north of Whinny Lane Ings Farm Claxton • Site 244 – Land to the south of Whinny Lane Claxton • Site 245 – Land west of Claxton Ings Farm Claxton • Site 246 – Land east of Green Hills Claxton • Site 247 – Land north of Risewood Gate Helmsley

Individual/Organisation	Answer to Question
	<ul style="list-style-type: none"> • Site 248 – Land east of the Lane Gate Helmsley • Site 249 – Land to the rear of 10-14 Sand Hutton <p>It can be confirmed that these sites continue to be available, suitable, achievable and deliverable for development over the Local Plan Review period and we would welcome the opportunity to discuss these sites further with the Council when deemed appropriate.</p>
Savills obo the Settrington Estate	<p>Our client is a resident and landowner in Settrington and would support future housing development in the village. As part of the Call for Sites consultation in 2021, we submitted three sites that are considered suitable for small scale development in the village. These sites include:</p> <ul style="list-style-type: none"> • Land at the Mill Yard- Settrington (Call for Sites Reference - Site No. 272) • The Old Orchard Site, Settrington (Call for Sites Reference - Site No. 273) • Francis Johnson Close, Settrington (Call for Sites Reference - Site No. 274) <p>It can be confirmed that these sites are available, suitable, achievable and deliverable for development over the Local Plan Review period and we would welcome the opportunity to discuss these sites further with the Council when deemed appropriate.</p>
National Trust	<p>NT is supportive of an approach which allows for affordable housing within the village of Nunnington.</p>
Heselton Parish Council	<p>People live in villages to avoid urban sprawl. Development would destroy this.</p>
Member of the public	<p>"Beadlam and Nawton Market housing/affordable housing. 30 to 50 houses"</p>

Individual/Organisation	Answer to Question
Member of the public	Barton-le-street & Newton-on-Rawcliffe. well designed and built open market housing which can be bought by young locals (and i don't just mean those from the village - the Ryedale area as a whole). OM so the banks will lend & they can be sold
Member of the public	Terrington – would only support the conversion of existing buildings not new building on green field sites

Question10b: If you answered no, is this in relation to a specific settlement? If so, please identify the settlement and your reasons for why you would not wish to see new housing delivered there.

Individual/ Organisation	Answer to Question
Steve Murray Associates Ltd	Pickering which is well serviced
Wintringham Parish Council	In Wintringham there has been a lot of infill development within the development limit of the village. Proposals are seeking to build outside this limit which would change the character of the village
Chair Wintringham Parish Council	Yes Wintringham. There are no services. The proposals are outside the development limits of the village and 3 are in areas of high landscape value. The other lies adjacent to An SSSI and several water courses/wetland areas.
Amotherby Parish Council	Amotherby - These improvements are easily "fiddled" in a planning application and may actually bring no benefit to the village. We have already been allocated an unacceptable number of dwellings for the size of the village and available facilities

Individual/ Organisation	Answer to Question
Member of the public	Wintringham has absolutely no amenities at all and is serviced by one single already overused and dangerous narrow road.
Member of the public	Wintringham...it is a conservation area and would be spoilt by further development.
Member of the public	Wintringham. Development would have a negative impact on biodiversity as it supports a wide variety of habitats for rare and uncommon bird and amphibian species. The Wolds Way goes through the village providing an important public space.
Member of the public	The only roads into Wintringham from the A64 are too narrow for increased traffic (two HGVs can't pass each other at present)

Individual/ Organisation	Answer to Question
Member of the public	Terrington, we do not have the infrastructure in our village to accommodate more housing.
Member of the public	"TERRINGTON Please see attached letter pdf"
Member of the public	Terrington. The current public open space, biodiversity are sufficient. The road infrastructure would require improvement
Member of the public	"Building houses on green field sites takes away biodiversity and public open space Terrington - building on a paddock used as a local amenity, accessed by a single track road. Access to both ends of the village is also by a single track road"

Individual/ Organisation	Answer to Question
Member of the public	As the village is small, it has the open spaces for walking which should be advertised/marketed more. If you turn all the small villages into not so small villages then you lose potential visitors and thus spend in the area.
Member of the public	We reside in Leavening and my answers to Qu. 9 and 10 refer to this. Also, my wife and I recently moved to Leavening and we bought a house next to a site designated by the Council in 2018 as 'in an area of High Landscape Value'.
Page 2155 Member of the public	No – this relates to all villages including service villages.

Question 11: Would you like to see development in the smaller villages? If so, what would be your reasons for this?

Organisation	Full Answer to Question
Steve Murray Associates Ltd	Yes. For local people to continue to live where they were born/brought up.
Evolution Town Planning	No.
Persimmon Homes	Yes
Rural Solutions obo Castle Howard	<p>Castle Howard considers it very important that some smaller villages below Local Service Centre level receive new development. If new development is not directed to these villages, then their demographics will continue to age and services and facilities will be lost. Information provided in section four points to this conclusion.</p> <p>Paragraph 79 of the NPPF states that:</p> <p>“To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.”</p>

Organisation	Full Answer to Question
	<p>The first two sentences of the policy wording do not distinguish between smaller or larger rural settlements but acknowledges that all settlements have scope for growth and villages of different scale may grow and thrive. The final sentence acknowledges that development in smaller settlements can support services in nearby villages, which is the case in the villages where Castle Howard owns land.</p>
<p>Barton Willmore obo Tim Parkinson</p>	<p>Our client supports development in the smaller villages. The council acknowledge that there is currently a limited supply of sites at the service villages and therefore development in smaller villages would support the overall growth of the district and ensure housing development continues to be delivered where there is a limited supply of sites in the towns and service villages.</p> <p>Appleton-le-Street is located approximately 1.8km west of Amotherby and Swinton, which are both allocated as service villages. However, with limited sites available in these settlements, the Council should place greater emphasis on the way villages interact with each other to help secure their future sustainability and therefore, accommodate for housing provision in some of the smaller settlements to support the sustainability of services and facilities located in the larger service villages, particularly where there is a limited supply of sites in the service villages.</p>
<p>Carter Jonas obo Nawton, Nunnington, Place Newton, Thorpe Bassett and Westow Estates</p>	<p>Yes. The Estates represented by Carter Jonas LLP would welcome the benefits of development in the smaller villages to be acknowledged within policy formulation.</p> <p>If the latter approach were not to be adopted, it will mean the distribution of housing would be inequitable and would lead to no or very limited development taking place in villages over the Plan period, resulting in a lack of housing opportunity, keeping prices high and constraining the viability of local services. We consider that rather than ignoring villages and settlements such as Nunnington, Pockley, Thorpe Bassett, Westow and Wintringham, a far more effective way of providing for local housing needs would be to allocate modest and appropriate sites for residential development within them, thereby providing for certainty and managed growth at the outset, rather than being left to ad hoc windfall development.</p>
<p>ArkleBoyce obo Andrew Pern</p>	<p>Yes. It is imperative, particularly in smaller villages with access to facilities, such as Harome, that some growth is directed there. The NPPF is supportive of this approach. Paragraph 78 of the Framework supports development which will provide the opportunity for rural communities to 'grow and thrive, especially where this will support local services'.</p>

Organisation	Full Answer to Question
Edwardson Associates obo Lutton landowners	Yes. Yes to enhance and maintain the vitality of rural communities; responding positively to Para 79 of the NPPF. Small scale high quality development can provide a mix of much needed housing in rural settlements.
Savills obo the Church Commissioner for England	Yes.
Savills obo the Settrington Estate	Yes.
Page 258 VA Planning	Yes. If this met a specific local need and could be offered as such.
Weslerton Parish Council	Yes.
Wintringham Parish Council	No. Not unless there is actual infrastructure investment.
Chair Wintringham Parish Council	No. Unless they had the services to support them.

Organisation	Full Answer to Question
Amotherby Parish Council	Yes. Some have been asking for small scale development for many years. More people living there would possibly help to maintain bus services, local pubs etc.
Member of the public	No. Only if the requisite amenities exist.
Member of the public	No. Nothing beyond local needs to protect their identity.
Member of the public	No. There is no infrastructure to support development.
Member of the public	No. Many have insufficient infrastructure and facilities but sit in areas of high landscape value and are more appropriate for concentrating biodiversity improvements such as tree planting and habitat improvements.

Organisation	Full Answer to Question
Member of the public	No. Ryedale's rural character must be protected.
Member of the public	Yes. So housing stock here does not become so limited its price excludes local families staying there.
Page 260 Member of the public	No. Likely to be unsustainable and not in character.
Member of the public	No. Maintain rural character.
Member of the public	Yes. Not all development is bad. villages need to expand for their own population and provide themselves with better facilities - which can usually only come from development charges.

Organisation	Full Answer to Question
Member of the public	No. To maintain the character of the villages.
Member of the public	No. Could attract second home buyers.
Member of the public	No.
Member of the public	Yes. Growth can be accommodated in small projects to keep villages sustainable.
Member of the public	No. The relative impact of a parcel of new housing on smaller villages is greater than that on larger settlements.

Organisation	Full Answer to Question
Member of the public	Yes. I think villages always benefit from continuous development and new blood, clearly if it is a smaller village without services this will be tougher to justify, but where there are some services there is maybe scope for more to be added. The services such as village shops, post offices, pubs, fish and chip shops and butchers always require custom.
Member of the public	No. Maintain the character of the villages and the surrounding countryside (AONB). Increased road traffic, including more residents commuting, home deliveries which has already dramatically increased. Concerned about the number of second homes in Howardian villages.
<div data-bbox="98 676 138 863" style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 262</div> Member of the public	Yes. I do not think it should be barred. I think a small development of a few dwellings could be designed to meet local interests.
Member of the public	No. Spoil the character and beauty – these little villages brings visitors and spend into the area.
Member of the public	Yes, As previously stated. The current policy makes for stagnant and aging communities.

Organisation	Full Answer to Question
Member of the public	<p>I do not believe that smaller villages should be further developed for the reasons as given above. - By their very nature, non-service villages have green areas either to explore, walk or cycle and further development would only diminish this asset. I believe that we need to find ways of protecting the wildlife and the green areas. Perhaps incentivising local people to work with the farming community, charities and the local Council on various environmental projects could be a way forward.</p>
Member of the public Page 263	<p>Yes.</p> <p>New housing development should be spread evenly and equitably across all Ryedale villages and towns to support sustainable, vibrant and healthy rural communities. Allocating appropriate numbers of new houses to all Ryedale villages, both large and small, will also <asc>39</asc>share the load<asc>39</asc> with our market towns and ‘service villages’ which are all threatened with overdevelopment.</p> <p>All people (including Ryedale people) should be able enjoy the same basic human right to live where they choose, with whom they choose, without being forced to artificially justify their choice, or somehow qualify’ their suitability to live in one Ryedale house or village or another. The discriminatory and unfair use of the Local Needs Occupancy Condition in Ryedale as a blunt tool to control a/ where houses get built, and b/ who qualifies to live in them, I believe is both disgraceful and discriminatory and a violation of a person’s basic human rights.</p> <p>The Local Needs Occupancy Condition devalues a person s private property and renders the development of small scale housing in Ryedale s small villages unviable. It is an unpopular and unreasonable planning policy that is not fit for purpose.</p>
Member of the public	<p>No – it is not sustainable in any circumstances and so should not be allowed – except in very limited circumstances for very local needs which are well supported by evidence.</p>
NYCC Children and Young People's Services	<p>Yes. In smaller villages which have schools, some development could provide additional pupil numbers which may help with sustainability. A list of the schools with projected surplus capacity is provided in Appendix 1.</p>

Organisation	Full Answer to Question
NYCC Adult and Social Care	Yes. To enable people with disabilities to have access to their own accommodation within their own village, without having to move locality or out of area.
Northminster Properties	Yes. It is important that there should be a more dispersed approach to distributing growth across all settlements within the district. This is for the following reasons: Small scale new development in the smaller settlements will attract new investment into areas where local services are reducing. New development will help to sustain local services and assist in bring in new services and local jobs. Since the Covid pandemic working practices have changed substantially. With more home working opportunities people do not need to be living in the main settlements. With a more dispersed development strategy people will have a greater choice of where they would like to reside. Bringing new development to smaller settlements will bring in new people into these settlements helping sustain them for the future. There will be enhanced opportunities for smaller housebuilders and also for self-build opportunities across the district. It will be easier to meet the housing numbers required by having the ability to include a wider range and number of sites. By having a greater number of smaller sites in smaller settlements the district will not be reliant on the delivery of larger single sites. Thus diversifying the delivery of new housing and ensuring that delivery will take place as if the delivery of a single large site is delayed this will have a large impact on the district. It will bring a greater amount of choice to the population and requires less land to be released in towns which will struggle to identify large deliverable sites.

Question 12: Land allocations at the villages have been made to help provide affordable housing in the rural area and to help sustain local services. They could also be used to help support our local landed estates in conserving important heritage assets and landscapes. Do you think that this is something we should be looking to directly support in Ryedale, through the review of the Plan?

Organisation	Answer to Question
Steve Murray Associates Ltd	Yes. For local people to remain.
Persimmon Homes	Yes.
Rural Solutions obo Castle Howard Page 265	Castle Howard agrees with this approach. The international importance of its heritage assets, some of which are on the heritage at risk register is well known. Estate-led development will not provide heritage benefits (and affordable housing and local service benefits as the question acknowledges). It also provides economic benefits as many of those involved in the management and conservation of heritage assets will be based locally, creating a circular economy type pattern. Landed estates in multi-generation ownership are also very concerned with delivering development of the highest quality so the support of development by them will result in enhancement of the future built environment.
Carter Jonas obo Nawton, Nunnington, Place Newton, Thorpe Bassett and Westow Estates	Carter Jonas LLP knows first-hand from the Estates represented in this consultation that the release of small housing sites within the villages mentioned above can provide a vital source of revenue, which is an important element in ensuring their long-term viability, recognising the role of diversification of activities and assets. However, restricting development to affordable housing schemes can sometimes act as a disincentive to sites coming forward for residential development due to the reduced returns associated with this form of development, having a negative impact on housing supply.
Edwardson Associates obo Lutton landowners	Yes. Landed estates are an important asset with various land and buildings. There should also be this approach to agricultural holdings which are owned and are capable of delivering a variety of developments including market and affordable housing.

Organisation	Answer to Question
Savills obo the Church Commissioner for England	<p>Rural Exception Sites are small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection.</p> <p>A proportion of market homes may be allowed on the site at the local planning authority's discretion, for example where essential to enable the delivery of affordable units without grant funding. Whilst we support such proposals, as these are in line with national policy, Rural Exception Sites should not be the only form of residential development supported in the smaller settlements. For vitality and viability some modest market growth should be supported across the district. This would provide a greater housing choice to all residents in Ryedale and by supporting some larger scale housing sites across the District, by virtue of policy would require a proportion of such housing to be affordable in tenure in any event.</p>
<div style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 256</div> Savills obo the Settrington Estate	<p>Rural Exception Sites are small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection.</p> <p>A proportion of market homes may be allowed on the site at the local planning authority's discretion, for example where essential to enable the delivery of affordable units without grant funding. Whilst we support such proposals, as these are in line with national policy, Rural Exception Sites should not be the only form of residential development supported in the smaller settlements. For vitality and viability some modest market growth should be supported across the district.</p> <p>In terms of enabling development, this is development that would not be in compliance with local and/or national planning policies, and not normally be given planning permission, except for the fact that it would secure the future conservation of a heritage asset. Whilst only applicable in certain circumstances, enabling development can be a useful tool. Making the case for enabling development can involve a considerable investment as there are inevitably a number of detailed information requirements. Again, while we support such proposals in principle, having greater flexibility in the Local Plan will be beneficial to such circumstances.</p>
Savills obo Birdsall Estate	<p>Yes. The allocation of sites which are located to support local landed estates can provide an extremely important source of secure income which can be used for the upkeep and conservation of important heritage assets and landscapes and so this approach is very much supported. There are a number of important estates within Ryedale which attract visitors from across the country, supporting the tourism industry, generally in rural areas. Many of the estates include heritage assets which are of local or national importance. The duty to protect and conserve these assets, in a manner appropriate to their significance, is placed upon the landowner and often their upkeep can require a significant sum of money. The support through allocations of land will be a great support in delivering conservation efforts.</p> <p>As part of their Enabling Development Programme, the Birdsall Estate have calculated that around £78 million will be required for conservation projects over the next 20 years. This is on top of the £3.5 million spent on conservation and restoration works since 2010. Agriculture is the</p>

Organisation	Answer to Question
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 267</p>	<p>principal industry and revenue stream for the Estate currently, with land farmed and let to tenants. Increasing costs, legislation changes and forestry in decline, the Estate needs to find alternative streams of income to continue to meet its conservation obligations. The allocation of sites on estate owned land, which falls in a number of villages surrounding Birdsall, will provide a secure source of income to contribute towards the heritage deficit.</p> <p>This approach would also align with the Option 2 Growth Strategy outlined within the Distribution of Development Consultation Paper. We have already outlined that growth distributed to villages can also deliver benefits for local communities and local services.</p> <p>In seeking to support landed estates, it is important that any allocations in villages include market housing in order to maximise the land receipt, which can be re-invested into the upkeep of the Estate. This should be balanced with a policy compliant level of affordable units, subject to viability. These affordable units are often much needed in a village context, but cannot form the full extent of any allocation (ie. rural exception), otherwise the land receipt will be significantly reduced.</p> <p>Recognising the policy support required by these landed estates is an important consideration for the Local Plan, and this approach is supported by Paragraph 190 of the NPPF, which requires plans to set out a positive strategy for the conservation and enjoyment of the historic environment. The NPPF also recognises that this approach can also bring social, cultural, economic benefits and deliver developments which make a positive contribution to local character and distinctiveness. The allocation of sites presented in our supporting Vision Document, would therefore have a number of benefits, not only supporting the long term conservation efforts of the Estate, but also supporting any local shops and services nearby, and create more active rural communities.</p>
<p>Savills obo Hovingham Estate</p>	<p>The allocation of sites which are located to support local landed estates can provide an extremely important source of secure income which can be used for the upkeep and conservation of important heritage assets and landscapes and so this approach is very much supported. There are a number of important estates within Ryedale which attract visitors from across the country, supporting the tourism industry, generally in rural areas. Many of the estates include heritage assets which are of local or national importance. The duty to protect and conserve these assets, in a manner appropriate to their significance, is placed upon the landowner and often their upkeep can require a significant sum of money. The support through allocations of land will be a great support in delivering conservation efforts.</p> <p>Given the location of many historic landed estates, such as the Hovingham Estate, much of the housing allocations required to support the conservation efforts will be placed in village locations like Hovingham. This would also align with the Option 2 Growth Strategy outlined within the Distribution of Development Consultation Paper. We have already outlined that growth distributed to villages can also deliver benefits for local communities and local services.</p> <p>In seeking to support landed estates, it is important that any allocations in villages include market housing in order to maximise the land receipt, which can be re-invested into the upkeep of the Estate. This should be balanced with a policy compliant level of affordable units, subject to viability. These affordable units are often much needed in a village context, but cannot form the full extent of any allocation (ie. rural exception), otherwise the land receipt will be significantly reduced.</p>

Organisation	Answer to Question
	<p>Recognising the policy support required by these landed estates is an important consideration for the Local Plan, and this approach is not only welcomed, but supported by Paragraph 190 of the NPPF, which requires plans to set out a positive strategy for the conservation and enjoyment of the historic environment. The NPPF also recognises that this approach can also bring social, cultural, economic benefits and deliver developments which make a positive contribution to local character and distinctiveness. The allocation of sites within Hovingham, as presented in our supporting Vision Document, would therefore have a number of benefits, not only supporting the long term conservation efforts of the Estate, but also supporting local shops and services in the Village, to allow the community of Hovingham to remain the active rural community it currently is.</p>
KVA Planning obo CPRE	<p>Yes. Several estates within the area have historically relied upon workers to ensure landscape/farmland is maintained etc. Often these workers are required to live locally to their employment and traditional roles should be preserved if poss.</p>
Heslerton Parish Council	<p>No. Affordable housing for local people yes. Estate owners are well able to finance the properties that they own without public financial support.</p>
Wintringham Parish Council	<p>No.</p>
Chair Wintringham Parish Council	<p>No. Allowing our local landed estate to develop these sites is not conserving the heritage and landscape it is trashing it!</p>
Amotherby Parish Council	<p>Yes. Worth examining the possibilities.</p>

Organisation	Answer to Question
Member of the public	Yes. Where existing facilities exist or could be easily and quickly developed then this would be fine but I expect that not to be possible in many small villages.
Member of the public	Yes. Local estates are a vital part of village success in many cases.
Member of the public	Not sure I understand what you mean by this.
Member of the public	No. Allocating land in local villages is unlikely to achieve these aims. Further development of land in these areas is more likely to worsen, rather than conserve landscapes and heritage assets.
Member of the public	No. The landed estates should follow the same planning rules as everyone else.

Organisation	Answer to Question
Member of the public	Yes. To support local families staying in their area of birth.
Member of the public	Yes. Protecting the countryside.
Page 270 Member of the public	Yes. To support & diversify – however the concept of affordable housing is so flawed it needs to be revamped and become useful in promoting small dwelling development.
Member of the public	Yes. Would only support the conversion of existing buildings not building on green field sites.
Member of the public	No. Clearly there is no need for affordable housing based on Castle Howard selling off most of their rented housing which initially was for estate workers.

Organisation	Answer to Question
Member of the public	No.
Member of the public	Yes. Seems a sensible approach.
<p>Page 271</p> Member of the public	No. I think the landed estates should be responsible for conserving heritage assets and landscapes without resorting to selling parcels of land for housing development.
Member of the public	No. I find the link between affordable housing in villages and helping conserving important heritage in landed estates a little incongruous. I don't think it is something that should be supported in the review of plan and seems to be diverting away at a tangent from the real issues.
Member of the public	Yes. Affordable housing is important in any community – but more so where work is available.

Organisation	Answer to Question
Member of the public	Yes. Sustaining local services, improving and upgrading the buildings in AONB whilst being careful about the environment seem worthwhile, but should not be done with the intention of helping landed estates.
Member of the public	<p>No. There is one family that owns a lot of land in the area, the facility at Castle Howard is relatively expensive, I don't see how people in affordable housing will be in a position to take advantage of this heritage asset/landscape.</p> <p>There seems to be a lot of land surrounding this facility – it's a shame this can't be utilised!</p>
<p>Page 272</p> <p>Member of the public</p>	Yes
Member of the public	The requirement for the provision of affordable housing is a good point to raise and should be supported, especially if the need is found. However, the development in non-service villages for affordable housing could be difficult because of the lack of infrastructure and public transport. The point regarding helping the landed estates in conserving important heritage assets could be welcomed with some innovative ideas.
Member of the public	Sadly, once again this is several questions in one that requires several separate answers.

Organisation	Answer to Question
<p data-bbox="91 555 293 619">Member of the public</p> <p data-bbox="91 730 136 914" style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 273</p>	<p data-bbox="383 132 2134 459">No. Landed estates should have no special treatment. Rural landscapes in one area should not be urbanised and ruined in the name of protecting such assets. You do not preserve historic landscapes by developing huge tracts of land around the estate villages. Indeed, the extent of land put forward by estates such as Castle Howard for this review shows just how little they can be trusted to maintain the rural landscape and it may be a better solution if these properties were put in the hands of the National Trust. Indeed, the fact that the Estate admits to having neglected maintenance to the extent that it now needs £50m to restore the historic buildings and also admits that the Mausoleum is one of the UK's most important historic structures – yet they have allowed it to decay to a point where it is on the at risk register, suggests that neither the historic buildings nor the rural landscape are safe in their hands. The vistas toward Castle Howard in villages such as Welburn were carefully designed by ancestors of the current owners as part of the heritage setting and should not be destroyed by increasing the size of villages by a multiple of four or more. In particular, no such development should be allowed in a National Park or AONB.</p> <p data-bbox="383 499 1715 531">Any such development in villages would be completely unsustainable for the reasons stated in Q1 and 2 above.</p> <p data-bbox="383 571 2134 778">Estates claim they need some development to provide housing for employees. This is a nonsense as most villages had adequate amounts of housing in the 19th C to accommodate the vastly greater rural working population pre the mechanisation and automation of farming. The small extent of development already allowed in villages using the local occupancy condition could be used by these estates to provide housing for local need such as this if proven to be required - with no need for further provision. After all, they already own the land so could offer such properties to rent to employees at an attractive rate. However, despite protestations about the need for houses for employees, one local estate is currently selling houses in Slingsby while claiming to need new houses for employees!</p> <p data-bbox="383 818 2134 890">In many cases, the owners of these estates own a considerable amount of agricultural land which will become increasingly important to retain as such following the necessary shift in global food production away from states such as Russia which can currently hold the world to ransom.</p> <p data-bbox="383 930 2134 1034">The owners of these estates should look to maximising the return from other assets such as buildings which they have allowed to fall into disrepair or converting existing disused agricultural buildings into homes for staff and should not be allowed to spoil the remainder of the countryside and agricultural land simply because of poor maintenance regimes and bad management in the past.</p>

Question 13: Do you think we should deliver more housing than the Government requires in its 'Standard Method' to deliver other aspirations such as more affordable housing (including social rent), infrastructure, and support wider economic development in the district?

Organisation	Answer to Question
ID Planning obo The Vistry Group	Yes. We support the identification of a housing requirement figure in excess of the standard method figure in order to support the delivery of affordable housing and to ensure the economic and housing strategies in the District are aligned.
Evolution Town Planning	Yes. The delivery of affordable housing should be given significant weight and that requires more market housing to ensure delivery.
Page 274 Persimmon Homes	Yes.
Rural Solutions obo Castle Howard	<p>Castle Howard considers that Ryedale District Council should consider delivering more housing than the current 'standard method' would dictate (184 dwellings per year, with a land supply buffer). The reasons for this are:</p> <ul style="list-style-type: none"> • The delivery of option 2 would help to deliver on a 'once in a generation' need and opportunity faced by rural communities and their populations. This follows a period where development in the district has followed a more urban-centric approach. The restriction on the needs and communities being met across the district by a standard calculation method being employed is not considered to be justified. • The restriction of housing numbers in the area's settlements on the basis of a national government formula could impact on: <ul style="list-style-type: none"> - Affordable housing need being met, as inferred by the question. - The delivery of a greater level of services and facilities as part of new development. Development sites of scale provide opportunities for new services and facilities to be provided; the delivery of these services and facilities on smaller sites is unlikely to be viable. - The delivery of specialist housing types such as accessible single storey properties, which can help to meet the housing needs of communities.

Organisation	Answer to Question
	<ul style="list-style-type: none"> • At Castle Howard there is considered to be a clear capacity to deliver housing development at scale. Landscape Significance Study assessment work and consultation with key stakeholders, both of which Ryedale Officers are aware of, suggests that there is capacity for large scale development in the area without unacceptable impacts and this therefore reduces the emphasis on restricted housing numbers. • The scale of new housing delivered over the Local Plan Review period will be factored into the amount of housing required in future local plans. Therefore any 'overprovision' during the upcoming plan period, could reduce the requirement for housing in a future Local Plan, so there would be no inherent negative implications from additional provision.
Steve Murray Associates Ltd	Yes. More housing creates more jobs through the construction and supply chain whilst enhancing the local economy, also bringing much needed finance to local government and benefits to the community.
Page 27 Barton Willmore obo Barratt David Wilson Homes	<p>Yes.</p> <p>The standard method uses a formula to identify the minimum number of homes expected to be planned for. It identifies a minimum annual housing need figure rather than a housing requirement figure.</p> <p>The standard method is a minimum starting point and the Council should deliver more housing than the standard method identifies. The minimum figure which Ryedale is required to plan for is 184 dwellings per annum, which is almost 20 dwellings per annum lower than the requirement set out in the existing Local Plan.</p> <p>We reserve the right to provide more detailed representations once the Council has finalised its Strategic Housing Market Assessment which will establish local housing needs and once the OAN for the District has been established.</p>
Barton Willmore obo Tim Parkinson	<p>Yes.</p> <p>The standard method uses a formula to identify the minimum number of homes expected to be planned for. It identifies a minimum annual housing need figure rather than a housing requirement figure.</p> <p>The standard method is a minimum starting point and the Council should deliver more housing than the standard method identifies. The minimum figure which Ryedale is required to plan for is 184 dwellings per annum, which is almost 20 dwellings per annum lower than the requirement set out in the existing Local Plan.</p>

Organisation	Answer to Question
	We reserve the right to provide more detailed representations once the Council has finalised its Strategic Housing Market Assessment which will establish local housing needs and once the OAN for the District has been established.
ELG Planning obo Malton Fitzwilliam Estate	Yes. FME would [therefore] suggest that additional housing sites should be allocated (over and above the current Local Plan requirement), which would deliver more market housing, and in turn provide additional affordable housing to meet the needs of the District, subject to the Council updating their evidence base. They would encourage the Council to consider a wide range of evidence to determine the future employment growth of Ryedale, which would also inform the future housing growth of the District.
ArkleBoyce obo Andrew Pern	Yes. We would support a more ambitious housing target to enable economic growth in the district.
Pegasus Planning Group	Yes. To encourage economic development and to maintain/enhance the services and facilities in the area. Delivering more housing would also provide opportunities to accommodate a larger choice of housing in the area, including increased affordable housing provision.
Edwardson Associates obo Lutton landowners	Yes – if the Local Authority has certain aspirations then it should be clear and justify the approach it feels is best and most valuable.
ELG Planning obo Mandale Homes	Yes. It is important that the Local Plan supports and delivers growth in the service villages to ensure that the villages like Ampleforth continue to thrive and support local services in line with the NPPF. This growth delivers a mix of housing including affordable units to meet current housing needs which continue to change. Therefore we would support the delivery of more housing than the Government requires in its standard method in order to deliver these important benefits.

Organisation	Answer to Question
Savills obo the Church Commissioner for England	<p>Yes. It is considered that it is appropriate to plan for a higher figure than the standard method indicates if exceptional circumstances have been demonstrated in that the figure identified within the Standard Methodology does not, for example, take into account projected growth.</p> <p>As required by the NPPF, the Local Plan must define the overall level of growth over the Plan period, based on the requirement to meet the Districts objectively assessed needs (OAN). The standard method alone could have implications for housing targets in some areas of the country (principally in the north of England), where economic growth strategies may not be supported by local authorities that plan for the minimum number of additional dwellings as indicated by the standard methodology. By only using the proposed methodology it could lead to the District not planning enough homes to support any economic growth strategy. If the Council does not seek to meet the most appropriate level of development needed it is considered that the District would suffer significantly from out-migration, reduced / limited employment opportunities and have a detrimental impact on the existing supply of local services and facilities.</p> <p>Our Client therefore supports an approach to identify and meet an objectively assessed housing need in Ryedale rather than solely relying on the standard method figure.</p>
Savills obo the Settrington Estate	<p>Yes. It is considered that it is appropriate to plan for a higher figure than the standard method indicates if exceptional circumstances have been demonstrated in that the figure identified within the Standard Methodology does not, for example, take into account projected growth.</p> <p>As required by the NPPF, the Local Plan must define the overall level of growth over the Plan period, based on the requirement to meet the Districts objectively assessed needs (OAN). The standard method alone could have implications for housing targets in some areas of the country (principally in the north of England), where economic growth strategies may not be supported by local authorities that plan for the minimum number of additional dwellings as indicated by the standard methodology. By only using the proposed methodology it could lead to the District not planning enough homes to support any economic growth strategy. If the Council does not seek to meet the most appropriate level of development needed it is considered that the District would suffer significantly from out-migration, reduced / limited employment opportunities and have a detrimental impact on the existing supply of local services and facilities.</p> <p>Our Client therefore supports an approach to identify and meet an objectively assessed housing need in Ryedale rather than solely relying on the standard method figure.</p>
Johnson Mowat obo KCS Development	<p>Yes. The Standard Method establishes the minimum number of homes needed and should be considered as the starting point rather than the housing target of the Plan. Given the acute affordable housing need in the District it is anticipated that evidence would justify the Ryedale Plan</p>

Organisation	Answer to Question
	Review to plan for the delivery of more housing than the Standard Method minimum need. A flexible policy approach is recommended, seeking a minimum housing requirement.
Johnson Mowat obo Yorkshire Land Ltd	The Standard Method establishes the minimum number of homes needed and should be considered as the starting point rather than the housing target of the Plan. Given the acute affordable housing need in the District it is anticipated that evidence would justify the Ryedale Plan Review to plan for the delivery of more housing than the Standard Method minimum need. A flexible policy approach is recommended, seeking a minimum housing requirement.
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 278</p> <p>Savills obo Birdsall Estate</p>	<p>Yes.</p> <p>Appendix 3 of the Distribution of Development Paper identifies a housing requirement of 184 dwellings per annum calculated using the Standard Methodology. This is 16 dwellings per annum lower than the existing requirement as set out within the adopted Local Plan. Paragraph 61 of the NPPF clearly sets out that the minimum number of homes needed in a Local Authority Area should be driven by the standard method in National Planning Guidance- ‘unless exceptional circumstances justify an alternative approach which also reflects current and future demographic trends and market signals’.</p> <p>In accordance with PPG this minimum annual figure should reflect current and future demographic trends and market signals. The 2021 Housing Delivery Test results demonstrates that Ryedale have consistently delivered over their annual housing requirement, with 191% of the Districts housing need delivered over the past 3 years (2018 – 2021). Clearly, the market in Ryedale is strong and we urge the Council to be ambitious in their growth targets in line with Paragraph 16(b) of the NPPF.</p> <p>The existing over delivery of housing in Ryedale demonstrates that the Standard Methodology figure may be too low. In progressing with a more ambitious housing target, the Council have the opportunity to support economic growth in the District, whilst also ensuring that market requirements are met and housing needs (including affordable housing needs) are fulfilled.</p> <p>The most recent available Strategic Housing Market Assessment (SHMA) for Ryedale (2016) suggests that there is a net annual deficit of 79 affordable homes (2014-2035). This represents 43% of the annual housing need for the District. Adopted Policy SP3 (Affordable Housing) requires 35% on site provision of affordable dwellings on new developments. Should the Council choose to progress using the housing requirement set out in the Standard Method, clearly there will be a shortfall in affordable housing delivered and needs will go unmet. Paragraph 11 of the NPPF requires plan makers to meet the development needs of their area. The likely under delivery of affordable homes will should therefore be considered to be an exceptional circumstance to justify a higher housing requirement in the emerging Local Plan.</p> <p>Notably, Appendix 3 of the Distribution of Development consultation paper identifies that an estimated 2,500 homes will be needed between 2027 and 2038. This equates to 227 dwellings per annum, an increase on the Standard Method calculations. This approach is supported in order to meet the housing needs and ensure economic growth for the District.</p>

Organisation	Answer to Question
<p data-bbox="91 622 324 694">Savills obo Hovingham Estate</p> <p data-bbox="91 726 145 917" style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 279</p>	<p data-bbox="380 167 448 199">Yes.</p> <p data-bbox="380 239 2128 422">Appendix 3 of the Distribution of Development Paper identifies a housing requirement of 184 dwellings per annum calculated using the Standard Methodology. This is 16 dwellings per annum lower than the existing requirement as set out within the adopted Local Plan. Paragraph 61 of the NPPF clearly sets out that the minimum number of homes needed in a Local Authority Area should be driven by the standard method in National Planning Guidance- ‘unless exceptional circumstances justify an alternative approach which also reflects current and future demographic trends and market signals’.</p> <p data-bbox="380 454 2128 598">In accordance with PPG this minimum annual figure should reflect current and future demographic trends and market signals. The 2021 Housing Delivery Test results demonstrates that Ryedale have consistently delivered over their annual housing requirement, with 191% of the Districts housing need delivered over the past 3 years (2018 – 2021). Clearly, the market in Ryedale is strong and we urge the Council to be ambitious in their growth targets in line with Paragraph 16(b) of the NPPF.</p> <p data-bbox="380 630 2128 742">The existing over delivery of housing in Ryedale demonstrates that the Standard Methodology figure may be too low. In progressing with a more ambitious housing target, the Council have the opportunity to support economic growth in the District, whilst also ensuring that market requirements are met and housing needs (including affordable housing needs) are fulfilled.</p> <p data-bbox="380 774 2128 997">The most recent available Strategic Housing Market Assessment (SHMA) for Ryedale (2016) suggests that there is a net annual deficit of 79 affordable homes (2014-2035). This represents 43% of the annual housing need for the District. Adopted Policy SP3 (Affordable Housing) requires 35% on site provision of affordable dwellings on new developments. Should the Council choose to progress using the housing requirement set out in the Standard Method, clearly there will be a shortfall in affordable housing delivered and needs will go unmet. Paragraph 11 of the NPPF requires plan makers to meet the development needs of their area. The likely under delivery of affordable homes will should therefore be considered to be an exceptional circumstance to justify a higher housing requirement in the emerging Local Plan.</p> <p data-bbox="380 1029 2128 1141">Notably, Appendix 3 of the Distribution of Development consultation paper identifies that an estimated 2,500 homes will be needed between 2027 and 2038. This equates to 227 dwellings per annum, an increase on the Standard Method calculations. This approach is supported in order to meet the housing needs and ensure economic growth for the District.</p>
<p data-bbox="91 1276 302 1388">Spawforths obo Keyland Developments</p>	<p data-bbox="380 1204 448 1236">Yes.</p> <p data-bbox="380 1276 2128 1348">The Framework (paragraph 35) is clear that to be considered positively prepared and therefore ‘sound’. The Plan must, as a minimum, meet the Plan Area’s objectively assessed needs, Footnote 21 confirms for housing, that such needs should be assessed using a clear and justified method.</p> <p data-bbox="380 1380 2128 1492">The Framework, paragraph 61, is clear when determining the ‘minimum’ number of homes strategic policies should be informed by a local housing need assessment, with reference to the standard methodology. However policy and guidance is clear that the standard methodology is a starting point for preparing the housing requirement. The PPG explicitly</p>

Organisation	Answer to Question
	<p>states that the standard methodology does not produce a housing requirement figure¹. It is also clear that the affordability adjustment within the standard methodology is just to ensure that the minimum housing need starts to address affordability of homes. It therefore does not fully address affordability issues².</p> <p>PPG goes on to identify the circumstances when it is appropriate to plan for a higher housing need figure than the standard methodology identifies.</p> <p><i>'The Government is committed to ensuring that more homes are built and supports ambitious authorities who want to plan for growth. The standard method for assessing local housing need provides the minimum starting point in determining the number of homes in an area...it does not predict the impact of future government policies, changing economic circumstances or other factors that might have an impact on demographic behaviour. Therefore there will be circumstances where it is appropriate to consider whether actual housing need is higher than the standard method indicate. This will need to be assessed prior to and separate from considering how much of the overall need can be accommodated. Circumstances where this may be appropriate include, but are not limited to situations where increases in housing need are likely to exceed past trends because of:</i></p> <ul style="list-style-type: none"> • <i>Growth strategies for the area that are likely to be deliverable, for example where funding is in place to promote and facilitate additional growth;</i> • <i>Strategic infrastructure improvements that are likely to drive an increase in the homes needed locally; An authority agreeing to take on unmet need from neighbouring authorities, as set out in a statement of common ground. There may occasionally be situations where previous levels of housing delivery in an area, or previous assessments of need (such as a recently produced SHMA) are significantly greater than the outcome from the standard method. Authorities will need to take this into account when considering if it is appropriate to plan for a higher level of need that the standard model suggests'</i>³. <p>It is important to recognise that the development of new housing will bring forward additional economic benefits to the area. The relationship between economic performance in an area and housing is complex, but having the right quantity, quality and balance of housing in an area is necessary for economic growth. This is recognised within the Framework, paragraph 82.</p> <p>The development of new housing can therefore support local economic growth, both through direct job creation through the construction phase of the scheme, but also through the increased population which will create sustainable local jobs from the increased demand for goods and services. This provides an important sustainable development opportunity for Ryedale.</p> <p>Importantly the HBF released in July 2018 its report on the Economic footprint of house building in England and Wales, which shows that housebuilding in England and Wales was worth £38bn a year, supporting 700,000 jobs. House building activity contributes economically in different ways including providing jobs, tax revenues and contributing funding for local infrastructure and communities. House building supports the economy in a wider sense through being a driver for economic growth; delivering jobs and economic value; supporting labour market mobility; creating skills and employability; enhancing place competitiveness; creating quality of place and reusing brownfield land.</p>

Organisation	Answer to Question
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 281</p>	<p>An important conclusion of the report and the wider economic benefits is that a healthy, well-functioning labour market requires a good supply of housing that is affordable for local people to enable them to move jobs freely and match up skills supply with employer demand. A dysfunctional housing market can inhibit labour market mobility, in turn stifling economic growth. This relationship is recognised within the regional strategies, the North Yorkshire LEP economic strategy and in particular the circular economy, which notes the importance of attracting and retaining a working age population, and ensuring there is sufficient housing to support the needs of existing residents and new residents.</p> <p>The Government published the revised standard methodology for assessing local housing need on 16th December 2020. The approach changed partly in response to the Covid-19 pandemic, however the aims of the revisions remain as set out in the ‘changes to the current planning system’. The Government reaffirm their commitment ‘to the delivery of 300,000 new homes a year, a focus on achieving more appropriate distribution of homes, and targeting more homes in areas where there are affordability challenges’. The Government has indicated that they are committed to seeing 300,000 homes per year delivered by the mid 2020’s and has reiterated that the local housing need figure ‘does not present a ‘target’ in plan-making, but instead provides a starting point for determining the level of need for the area’. Local authorities remain responsible for determining how many homes to plan for, and this should take account of local circumstances.</p> <p>Keyland maintains that there are clear circumstances in Ryedale which demonstrate that housing need in is higher than the figure that results from the ‘Standard methodology’. These include:</p> <ul style="list-style-type: none"> • The growth strategy and investment; • Infrastructure improvements; • Past delivery rates; and • Affordable housing need; <p>In relation to historical delivery rates Ryedale has been consistently above 200 dwellings per annum since 2012. Provision since 2014/15 has been at least 25 percent above the housing requirement. This shows that housing can be delivered at higher levels. Indeed, Appendix 2 of the consultations paper shows that Ryedale has sustained the delivery of new homes above the plan requirement at an average of 257 new homes per year. Therefore, evidence is available for the delivery of new homes to continue at least at this rate for the foreseeable future.</p> <p>Furthermore, affordability is a significant issue in Ryedale with the affordability ratio being one of the highest in the north. The SHMA (2016) indicates a need for 78 affordable dwellings per annum, whilst affordable housing delivery has been consistently below this since 2013/14. The SHMA also shows there is a particular need for older person accommodation within the District.</p> <p>Growth and investment is critical. The North Yorkshire Strategic Economic Plan “Better Jobs, More Homes, New Investment” highlights the ambition to grow the economy strongly, create jobs and deliver major economic opportunities for the future. The Strategic Economic Plan that housebuilding is “real priority for our area”. The five priorities being:</p> <ul style="list-style-type: none"> • Profitable and ambitious small businesses • A global leader in the bio-economy • Inspired people

Organisation	Answer to Question
	<ul style="list-style-type: none"> • Successful and distinctive places • A well-connected economy <p>It is recognised within the SEP that without action, North Yorkshire could become an economy characterised by high living costs, low wages and an ageing population. A positive approach is therefore needed to “unlock the housing growth the area needs” and diversify the housing offer and delivery model. The SEP highlights the ambition for 21,900 more jobs and 1,900 more homes a year, which is a 71 percent increase in homebuilding. Combining these ambitions with the LEP’s campaign for a circular economy in North Yorkshire will build stronger communities and more inclusive connections and businesses.</p> <p>Therefore, Ryedale needs to increase the number of new homes above the standard methodology for affordable housing, past delivery and economic growth.</p>
KVA Planning	Yes. This needs to be based on a properly evidenced OAN in order to deliver the number of homes and affordable homes needed. The SM is a starting point but may alter. RDC need to be flexible but also realistic given landscape constraints.
Home Builders Federation	Yes. The HBF considers that the Council should deliver more housing than the Government requires in its Standard Method to deliver other aspirations such as more affordable housing, infrastructure, and support wider economic development. The HBF considers that this would be in line with the Government’s objective to boost the supply of housing. The Council should consider the circumstances where housing need may be higher than the Standard Method identified Local Housing Need (LHN) as set out in the PPG these include where there are growth strategies; strategic infrastructure improvements; meeting an unmet need; where previous levels of housing delivery are higher; or previous assessments of need, which may mean that housing requirement should be a higher figure than the LHN indicated by the standard method.
Wintringham Parish Council	No. The beauty of Ryedale is its sparsity of population very rare in England today. To over deliver would be criminal.
Malton Town Council	No. We have enough.

Organisation	Answer to Question
Amotherby Parish Council	This is a predominantly rural area and should remain so. Affordable housing should be part of permitted developments in accordance with policy & developers not allowed to wriggle out of this obligation by paying to do so. ACTUAL housing/affordable housing need should be investigated by carrying out a NEW Ryedale-wide Housing Needs questionnaire.
Member of the public	Yes. To overachieve would be good but I expect that to do so would be neither achievable or realistic.
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 283</p> Member of the public	Yes. It is vital to allow towns to grow and develop in order to sustain and grow local services and amenities. There is currently a shortage of housing stock for sale in Malton – this is driving up prices.
Member of the public	No. Ryedale currently exceeds its housing target.
Member of the public	No. As a primarily agricultural district, Option 1 concentrating on the Market towns and key villages with existing services and infrastructure meets Government requirements.

Organisation	Answer to Question
Member of the public	No.
Member of the public	Yes. First time buyers.
Member of the public	The authority should establish its own needs not just mill along with the national standard – it is too vague.
Member of the public	No.
Member of the public	No.

Organisation	Answer to Question
Member of the public	No.
Member of the public	Yes. To diversify our communities.
<p>Page 285</p> Member of the public	No. Planners should be careful the accumulated money from bigger sites over the next few years benefits locally once the Council takeover happens. It would be a colossal aberration if sites were built locally in Ryedale producing money for infrastructure, then seeing the money spent somewhere far away like Harrogate on their road projects.
Member of the public	No. Policy of build, build, build isn't sustainable in the present climate – a more environmental approach needs to be taken.
Member of the public	Yes. We should not be restricted by the Government's suggestion and we should have our own views on the opportunities and plans for the local area.

Organisation	Answer to Question
Member of the public	Yes. There is a real need for affordable housing, and looking at the rising living costs, then will continue to be needed.
Member of the public	Yes
Member of the public	No. This is several questions rolled into one that demands more than one answer.
Member of the public	No. This should and can be accommodated within the Government requirements.
NYCC Adult and Social Care	Yes, affordable housing across Ryedale district is lacking. Collaboration with County Council is required for specialist housing requirements for older people and/or disabled people and people with behaviour that challenges.

Organisation	Answer to Question
Pickering Town Council	<p>There should be some elasticity in the yearly delivery target, and there would be benefits in delivering more than the Government standard model if this allowed for the delivery of all types of additional affordable and social housing, which is needed in Ryedale. It is recognised that there is also a need for significant investment in infrastructure and job creation and if there is to be more development than the Government standard model then there should be investment in infrastructure, and this should be delivered alongside the development of new housing. It should also be acknowledged that it is difficult for towns like Pickering to assimilate new population growth, particularly with the high targets set, without losing a sense of place and a sense of identity.</p>

Questions 14 and 14a: Should we continue to use the Local Needs Occupancy condition? If yes, should we continue to use it in its current form or with changes to the way in which we operate the condition?

Organisation	Answer to Question
Steve Murray Associates Ltd	Yes. For key workers. Don't see any reason to change it, other than perhaps for key workers.
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 288</p> <p>Rural Solutions obo Castle Howard</p>	<p>No.</p> <p>Castle Howard considers that the Local Needs Occupancy condition should not be maintained.</p> <p>Firstly, it is important to note that Castle Howard is clearly embedded in the local area, including local villages. It understands the reasons why the condition was introduced in the existing Local Plan. Many of its staff live in villages and the importance of local people being able to continue to live in the communities (and schools to have a healthy percentage of children attending from the local area). However, Castle Howard considers that the restrictive nature of the condition stymie housing delivery.</p> <p>There are two clear reasons why the occupancy restriction stymies delivery:</p> <ol style="list-style-type: none"> 1. Reduction in values – the effect of value reduction is understood to be well in excess of 35% of property value. Whilst for single dwellings in high value areas, where the builder or occupier has access to capital, this may make for a viable development. However, on a multiple house site, such as those promoted by Castle Howard, where there are infrastructure costs, rising material costs, service provision requirements and affordable housing to deliver, this would render development unviable, and certainly at the highest quality of design and sustainability which Castle Howard aspires to; and, 2. In addition to viability in costs and value terms, the majority of lenders are unwilling to provide developer finance or mortgage finance on restricted property. For those seeking a mortgage, such as young families and those without large assets, this means that houses would be inaccessible. <p>The demographic information in section four of this report clearly shows that the adopted local plan strategy, which includes the local occupancy restriction has not been successful in maintaining vibrant communities in villages in the Castle Howard area. On that basis, a 'step change' is required in terms of how the Local Plan Review addresses rural planning issues and it is considered that this must involve the removal of the restrictive condition.</p> <p>It must be noted that even with the occupancy condition removed a proportion of housing on larger sites will effectively have a 'local occupancy' type restriction as occupants of new affordable housing will have to demonstrate a local connection.</p>

Organisation	Answer to Question
Persimmon Homes	Yes. No change.
Carter Jonas obo Nawton, Nunnington, Place Newton, Thorpe Bassett and Westow Estates	<p>No. Carter Jonas does not consider it necessary or appropriate to continue to use the Local Needs Occupancy condition as it is too restrictive and can result in empty and abandoned homes, ultimately restricting housing supply.</p> <p>The continued use of this condition contradicts the aims of seeking to promote sustainable development in rural areas and enhance the vitality of communities.</p>
ArkleBoyce obo Andrew Pern	<p>We consider the Local Needs Occupancy to be overly restrictive, inflexible and would fully support its abolition. Its use does not align with national planning policy and there are far more effective policies in place that can help restrict development where it is not appropriate and encourage housing for local people. The implications of imposing the condition has, in many circumstances, caused perfectly acceptable developments to be unviable through the blanket restriction which is not imposed in the majority of rural areas across the country.</p>
Edwardson Associates obo Lutton landowners	<p>No. This condition is unnecessary and has prevented otherwise good quality development coming forward. It is unknown how mortgages for example, would be arranged against such properties and this is perhaps why very few have come forward for development. If a development is an appropriate scale and quality it shouldn't be restricted to occupancy.</p>
Savills obo the Church Commissioner for England	<p>No. Small scale development in villages can be provided through modest extensions to the existing settlement, infill development and via conversion schemes. However, such development should not be restricted to occupancy conditions or affordable housing.</p> <p>The application of a local needs occupancy condition is not explicitly identified in national planning policy. It is an approach that is very commonly used within the National Parks, where housing delivery is strictly controlled. Whilst Ryedale is located partly within the National Park, the Ryedale District Local Plan does not cover the area located within the National Park and therefore it is considered to be an onerous condition for the District to apply to development on land located outside the North York Moors.</p> <p>Its restrictive tests would also not be an in alignment with an approach which seeks to deliver more housing to a greater range of villages, to support village-based services and facilities in which our client supports. We therefore do not consider it necessary to continue to use the Local Needs Occupancy Condition.</p>

Organisation	Answer to Question
Savills obo the Settrington Estate	<p>No. Small scale development in villages can be provided through modest extensions to the existing settlement, infill development and via conversion schemes. However, such development should not be restricted to occupancy conditions or affordable housing.</p> <p>The application of a local needs occupancy condition is not explicitly identified in national planning policy. It is an approach that is very commonly used within the National Parks, where housing delivery is strictly controlled. Whilst Ryedale is located partly within the National Park, the Ryedale District Local Plan does not cover the area located within the National Park and therefore it is considered to be an onerous condition for the District to apply to development on land located outside the North York Moors.</p> <p>Its restrictive tests would also not be an in alignment with an approach which seeks to deliver more housing to a greater range of villages, to support village-based services and facilities in which our client supports. We therefore do not consider it necessary to continue to use the Local Needs Occupancy Condition.</p>
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 290</p> <p>Savills obo Birdsall Estate</p>	<p>No.</p> <p>Whilst we understand the intention was to ensure housing was delivered to meet a local need, we do not support the retention of the LNOC going forward, particularly in the context of the representations made above.</p> <p>The retention of the LNOC will clearly restrict development from coming forward in Villages and would therefore contradict the more broadly distribution of development which we strongly support. The retention of the LNOC would result in less sustainable and less vibrant rural settlements. This is evident in the lower growth in these locations over the 2012-21 period, where housing completions in other villages and the open countryside represented only 12% of total completions.</p> <p>In addition, the application of an LNOC can have negative implications on a property's value, cause delays in re-sales and very often are avoided by competitive mortgage providers. This adds an additional layer of complexity and cost which fundamentally restricts the market for a dwelling with such a condition. First time buyers are particularly severely impacted by this restriction and retention of younger people in rural villages is a key objective for Ryedale and village viability.</p> <p>In the context of the Enabling Development Program at the Birdsall Estate, where the key objective is to generate income to be used in the preservation of the key heritage assets on the estate, the implementation of any condition which restricts the market value of a dwelling, or its attractiveness to the market, will have significant implications on the net receipt which can be re-invested into the Estates upkeep.</p> <p>We strongly suggest that Ryedale remove the LNOC from Policies SP2 and SP21 through the course of this Local Plan review. This is not a National Policy requirement, has a number of negative implications on the value and re-sale of properties and does not align with the broader distribution of growth strategy.</p>

Organisation	Answer to Question
Spawforths obo Keyland Developments	No. Keyland does not consider that Local Needs Occupancy Conditions reflects the Framework to boost significantly the supply of housing. The Framework states in relation to rural housing planning policies and decisions should be responsive to local circumstances, but that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Therefore, local plans should identify opportunities for villages to grow and thrive.
KVA Planning obo CPRE	Yes. This is essential to ensure those residents who want or need to stay local can do so in order to support existing communities/local workforce. This is an effective condition but equally good at supporting housing development in small settlements. Affordable housing should be delivered under a separate policy across smaller sites (under 1ha) to ensure a wider delivery.
Home Builders Federation	No. The HBF does not consider that it is appropriate to continue to use the Local Needs Occupancy condition. The HBF does not consider that this is in line with current policy and consider that it does not support the objective to boost supply or promote sustainable development in rural areas where it can enhance or maintain the vitality of rural communities.
Wintringham Parish Council	Yes. Definitely. This is important for local people.
Malton Town Council	Yes. Stop second homes.
Chair Wintringham Parish Council	Yes.

Organisation	Answer to Question
Amotherby Parish Council	Yes. Good idea but needs extending to allow people moving to the area for work from other parts of the country.
Member of the public	Yes. It needs to be a little more flexible. It needs to be a little more flexible. By all means use it where sites are really in short supply but for larger developmental opportunities then allow non-qualifying development to take place but only if local interests are satisfied first.
Page 202 Member of the public	No. There needs to be flexibility from case to case.
Member of the public	No.
Member of the public	Yes. Where applicable. This seems appropriate.

Organisation	Answer to Question
Member of the public	Yes. To give priority to existing residents.
Member of the public	No. Conditions should be removed after application. Particularly the case for dwellings formed through the conversion of buildings, national policy having long supported the reuse of buildings into dwellings without occupancy constraint.
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 293</p> Member of the public	Yes. Once the condition is placed it should remain even if that house is later resold.
Member of the public	No. It limits opportunities to first time buyers.
Member of the public	No. In its present form it simply isn't working to promote the development of affordable housing for Ryedale people.

Organisation	Answer to Question
Member of the public	Yes.
Member of the public	Yes.
Page 204 Member of the public	No. I think this is too restrictive in some cases and could stop development - perhaps a proportion of houses assigned to local needs and then released if not taken within a time period.
Member of the public	No. The Local Needs Occupancy condition is an impediment to development providing an unnecessary almost discriminatory rule on who should live where. The whole fabric of life is the juxtaposition of people from different backgrounds mixing and integrating together. It should be abolished immediately.
Member of the public	Yes. Yes, it helps local people find housing in their locality and stops prices been driven up by people moving in from outside the area where property may have higher value. It gives local people first choice and may help houses becoming second homes. What are the alternatives?

Organisation	Answer to Question
Member of the public	No. This is a distortion of the housing market and will tend to render building in villages less attractive, a factor that I think militates against local builders.
Member of the public	Yes. It's currently in place why change? Is it not working?
P 89 295 Member of the public	Yes. You need to have some way of ensuring local people can acquire property at a price reflecting salaries in the district. My own view is that every second home/Holiday let should need specific change of use permission and a criteria be set that no more than 5% say of any village/town can be used for this purpose. That alone may solve some of the affordability and community issues in Ryedale. Yes it should be continued in its current form, no changes.
Member of the public	Please see my extensive writing on the subject on ryedale.net
Member of the public	Yes - this ensures that any development in villages does not simply feed demand from those who wish to re-locate to the district – leading to yet more unsustainable development.

Organisation	Answer to Question
NYCC Children and Young People's Services	<p>Similarly to the comment in response to question 11 if the Local Needs Occupation Condition is likely to provide an increased number of pupils to small rural schools with existing surpluses then this may be beneficial for keeping pupil numbers viable.</p>
NYCC Adult and Social Care	<p>Using Section 106s for local connections is helpful if they are broad enough to allow people to move around the North Yorkshire County (i.e. someone may want to move from Whitby to Malton to be nearer friends or have better access to places such as York). A tight Section 106 which limited access to existing residents of Ryedale would be overly restrictive, would limit people's choice and place artificial limits on our capacity.</p>
Pickering Town Council	<p>Yes. Villages should shoulder some of the burden of housing allocation if appropriate infrastructure is in place and if development can take place without overwhelming these villages. The Local Needs Occupancy Condition can prevent appropriate development taking place in villages where there are suitable sites and the way that the condition is used and operated should be reviewed.</p>
Weaverthorpe Parish Council	<p>With regard to the above consultation, Weaverthorpe Parish Council would like to contribute their views on the Local Needs Occupancy condition of the Ryedale Local Plan. We do not agree with the condition and would ask that it be removed. Our reasons for this are:</p> <p>We understand the reason is to stop villages becoming full of second homes for city dwellers but this is not the case in Weaverthorpe. We have only one second home owned by someone who lives in Sheffield.</p> <p>If homes are only for sale to those who have a link to the village it will not lead to a mix of residents in the village, which has happened over the last couple of decades because people have moved from elsewhere which helps to create a diverse and supporting community, which the local needs occupancy condition will cease to achieve.</p> <p>The local needs occupancy condition includes selling to people who have employment in the village. There is no evidence that our local businesses only employ local people.</p>

Organisation	Answer to Question
	<p>When properties are for sale, a mix of age groups need to be attracted to the village. The local needs occupancy condition will eventually stagnate our school if non local people are not allowed to purchase properties, as younger people need to see Weaverthorpe as an attractive place to live. This does not always mean young people who have existing links to the village.</p> <p>We feel that a more important issue for the District Council is to encourage builders who are developing property to create affordable housing. The increasing use of the local needs occupancy condition which makes marketing the property more difficult will increase the number of empty properties in the village, which increases the risk of vandalism and illegal occupation of the properties.</p> <p>There are already plenty of beds for tourism in the village which makes the prospect of the purchase of a holiday home less viable.</p> <p>One property that was developed by an existing resident has the LNO conditions, this will make it difficult to sell once their family has grown up. The LNO has not been consistently applied to all properties that it could have applied to.</p> <p>RDC did remove the LNO on one property which the developer was having difficulties selling, so why continue the practice in the future?</p> <p>Weaverthorpe Parish Council have already raised the subject of the local needs occupancy rule with RDC on a several previous occasions.</p>

Question 15: Do you have any views on the use of a primary residency occupancy condition for new dwellings in your community?

Organisation	Answer to Question
Carter Jonas obo Nawton, Nunnington, Place Newton, Thorpe Bassett and Westow Estates	Carter Jonas has concerns surrounding the implications of a primary residency occupancy condition. Carter Jonas also has concerns on the impact these restrictions could have on the second-hand house market which may experience increased price rises as a result of the condition being applied.
Persimmon Homes	No.
Rural Solutions obo Castle Howard	<p>No.</p> <p>For the reasons outlined above, and particularly that reason around the difficulty of gaining finance, Castle Howard would also not support a primary residency restriction.</p> <p>These are used only in rare cases across the country e.g. in small coastal communities where there are very clear pressures on the housing stock. In such communities single dwelling developments, often by those with existing capital may predominate. We are not aware of any circumstances where primary residency restrictions have been used on multiple units housing developments, including affordable housing and service provision.</p> <p>It is not considered that there is a similar pressure across Ryedale on the housing stock, as that experienced in some coastal communities where land availability is constrained, which would justify the imposition of such a restrictive occupancy condition. Any type of restriction could stymie the delivery of new development and it is considered that the inherent risk associated with a restrictive occupancy condition does not justify its inclusion. As noted in relation to question 14 a degree of all new development (the affordable housing proportion) on all unrestricted sites will have an occupancy condition that restricts it to the local area.</p>
ArkleBoyce obo Andrew Pern	We would object to the use of a primary residency occupancy condition. As with any restrictive condition, it would likely affect the viability of development from coming forward in villages and would therefore contradict the more broadly distribution of development which we strongly support.

Organisation	Answer to Question
Edwardson Associates obo Lutton landowners	This is preferable to the local needs occupancy condition.
Savills obo the Church Commissioner for England	Our client has concerns in relation to these restrictions and the potential implications they could have on the delivery of homes, including the potential to deliver infrastructure and other policy requirements set out in the plan and the impacts on future financing and rights of occupants.
Savills obo the Settrington Estate	Our client has concerns in relation to these restrictions and the potential implications they could have on the delivery of homes, including the potential to deliver infrastructure and other policy requirements set out in the plan and the impacts on future financing and rights of occupants.
Page 299 Savills obo Birdsall Estate	<p>We also object to the use of a primary residency occupancy condition, which is likely to have the same negative implications on the value and marketability of houses to which the condition applies. As with the LNOC, a primary residency occupancy condition is not a requirement of National Policy and is not considered necessary in Ryedale. Again, first time buyers will be most impacted with a reduction in the number of mortgage products available to them and the competitiveness of those products.</p> <p>Should the Council progress the Primary residence condition within the Local Plan review, we kindly ask that exceptions are built into any associated policy to allow maximum land receipts when an application is brought forward as part of an application for Enabling Development.</p>
Savills obo Hovingham Estate	<p>We strongly object to the use of a primary residency occupancy condition. The <i>Distribution of Development</i> consultation paper outlines the key issues encountered through the application of restrictive conditions, such as the existing Local Occupancy Condition. Whilst the Local Occupancy Condition is not applied in Service Villages such as Hovingham, we would envisage that any primary residency occupancy condition would have similar negative implications on the delivery and re-sale of homes.</p> <p>Whilst we understand the intention of the proposed primary residency occupancy condition would be to ensure that housing delivered in the district can meet local needs, we do not support the proposed condition, particularly in the context of the representations made above.</p> <p>The proposed condition could affect the viability of development from coming forward in villages and would therefore contradict the more broadly distribution of development which we strongly support.</p> <p>If applied, the condition could also result in less sustainable and less vibrant rural settlements through inevitable impacts to values, meaning the delivery of less affordable housing and other infrastructure contributions. The application of restrictive policies such as this is evident in the lower</p>

Organisation	Answer to Question
	<p>growth in these locations over the 2012-21 period, due to the application of the Local Occupancy Condition. In the locations in which the LNOC was applied, housing completions represented only 12% of total completions.</p> <p>In addition, the application of the LNOC has had demonstrable negative implications on the value of a property, caused delays in re-sales and very often can be avoided by competitive mortgage providers. This adds an additional layer of complexity and cost which fundamentally restricts the market for a dwelling with such a condition. The same is likely to occur when properties are subject to a primary residency occupancy condition. In general, the application of any occupancy condition can reduce the value of a property by around 30%.</p> <p>In the context of enabling style development at the Hovingham Estate, where the key objective is to generate income to contribute to the sustainable footing of the Estate for the long term, the implementation of any condition which restricts the value of a dwelling, or its attractiveness to the market, will have significant implications on the much needed funds that can be re-invested into the Estates upkeep.</p> <p>As such, we would not support the proposed principal residency occupancy condition.</p>
<p>Page 300 Spawforths obo Keyland Developments</p>	<p>Keyland is concerned how the use of such conditions could have an associated impact on the housing market. Any such policy would need to be fully explored and robustly justified and that any action is proportionate to the scale of the issue. The approach of national policy is to boost the supply of housing and the effective sustainable delivery of new homes. The consequential impact on the wider housing market in the area needs to be considered, as this would not be covered by such a new policy.</p>
<p>KVA Planning obo CPRE</p>	<p>CPRE would support the use of this condition to ensure that local people are not pushed out of the housing market by second homes.</p>
<p>Home Builders Federation</p>	<p>The HBF seeks assurances from the Council that this requirement will not be an impediment to the effective delivery of homes. The HBF has concerns in relation to these restrictions and the potential implications they could have on the delivery of homes, including the potential to deliver infrastructure and other policy requirements set out in the plan and the impacts on future financing and rights of occupants. The HBF also has concerns on the impact these restrictions could then have on the second-hand home market which may see significant prices rises, as these homes are not subject to restrictions seen in the new build sector.</p>
<p>Wintringham Parish Council</p>	<p>Second homes are very bad news for Ryedale. We should take every step possible to reduce the number of them.</p>

Organisation	Answer to Question
Chair Wintringham Parish Council	Second homes are causing many problems to our rural communities and should be strongly discouraged.
Amotherby Parish Council	New houses should be for people to live in full-time, not to be holiday cottages.
Member of the public	Yes. Development opportunities are scarce and to allow dwellings to be used as second homes or holiday homes or houses standing is not only immoral it will water down and ruin village life.
Member of the public	No.
Member of the public	No.

Organisation	Answer to Question
Member of the public	Not applicable for reasons given on opposition to further development in the village.
Member of the public	Yes. Driving up price of housing so local families cannot afford and as these houses are empty much of the year it doesn't help keep village communities thriving.
Member of the public	Holiday lets bring an important source of income to the area.
Member of the public	No – you are just trying to manipulate a system that would be better if you get the planning policy right.
Member of the public	No.

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Organisation	Answer to Question
Member of the public	Yes. To avoid too many holiday home which destroys a village community. An example is what is happening at Coneysthorpe.
Member of the public	Such a condition should be included.
Page 303 Member of the public	No.
Member of the public	Yes. I think we should learn the lessons of Cornwall where the high proportion of second home owners is problematic for residents' communities.
Member of the public	The primary residence condition is fine. Nobody wants to live in an area with a lot of empty second homes only occupied at certain times of the year.

Organisation	Answer to Question
Member of the public	Yes. Second homes are an issue in Ryedale and puts up the price of houses, many of which are smaller homes which would be suitable for younger, local residents.
Member of the public	I am against any such restriction. It is heavy handed and the position in Ryedale is nothing like the problem it has become in Cornwall. I think there are other ways to ensure second home owners pay more to the local exchequer.
<div data-bbox="98 676 143 863" style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 3 of 4</div> Member of the public	They aren't used for second homes or rental properties.
Member of the public	No
Member of the public	Please see my writing on the subject on ryedale.net The condition should be applied to ALL new housing in Ryedale without exception.

Organisation	Answer to Question
Member of the public	They should be introduced in any community where the percentage of 2 nd home properties exceeds 10% of the housing stock.
Pickering Town Council	It is acknowledged that empty properties do not contribute to the economy and there are a high number of second homes in Ryedale. These second homes are also often the type of smaller and more affordable homes that younger, local people might be able to buy. The Local Plan cannot address the use of homes in future years, but the problems caused by second homes can be addressed for new developments and should be addressed in the Local Plan.

Question 16a: Do we make specific allocations which will be only for Self-build properties?

Organisation	Answer to Question
Carter Jonas obo Nawton, Nunnington, Place Newton, Thorpe Bassett and Westow Estates	No. We have no comments at this time.
Evolution Town Planning	Yes. This would help to deliver a type of housing that is required by government policy.
Persimmon Homes	No.
Rural Solutions obo Castle Howard	No. Castle Howard wishes to deliver legacy development of the very highest quality on its land. Whilst it does not have any objection to the principle of self-build it would not actively support allocations on its land. Whilst it is possible in some cases for self-build housing to be governed by a very strict design code, there can be challenges in ensuring that development is of the highest quality and contributes to a village in a way that is highly sensitive to the local vernacular. On that basis, Castle Howard's position is that it does not actively support the provision of specific allocations for only self build properties (on its land).
ArkleBoyce obo Andrew Pern	Yes. We would fully support allocations for self-build properties, such as Site 218 that has been submitted as part of the Call for Sites. Our client is committed to ensuring the life of the village is sustained and in allowing his own property to be converted to support the expansion of a valued business in district, it is important replacement is allowed without restrictive condition.

Organisation	Answer to Question
Edwardson Associates obo Lutton landowners	No. Sites should be allowed to accommodate a mix of house types.
Spawforths obo Keyland Developments	<p>Yes. Keyland supports the delivery of Custom and Self Build housing within a balanced market. Keyland’s Six Capitals Approach delivers a mix of house types and tenures on a site, which can be seen in the Vision Report for their site at Whitby Road, Pickering, which shows a mix of development approaches including traditional housebuilder alongside Custom and Self Build housing.</p> <p>An integral part of the scheme is the ability to deliver choice in housing. The proposed scheme will invest in the local community and seek to make a significant contribution to Pickering through not only growing the local population, but supporting an increase in local skills and employability, developing local design and construction knowledge and maximising the opportunities for healthier living.</p> <p>The provision of Self Build and Custom Build housing is a key component to this approach. These alternative forms of housing design and delivery create the opportunity for both new and existing residents to design and build their own homes (or have them built to order), whilst also encouraging the use of a local supply chain to provide labour and materials. In this way, many of the proposed new homes can be built in Pickering by the people and businesses of Pickering.</p>
KVA Planning obo CPRE	Yes. The Government require Councils to ensure that self build plots are available. Specific allocations would enable the Council to set a specific criteria to control development but also include sites in the housing land supply.
Home Builders Federation	Yes. The HBF considers that it would be appropriate to make specific allocations for Self-Build properties. The HBF considers it may also be appropriate to include a set of criteria to assess self-build homes by, although it is likely these requirements may be similar to other residential development requirements. The Council will need to consider the evidence they have in relation to the need for self-build and custom-build homes, in relation to the numbers required, the location, the deliverability and the viability.

Organisation	Answer to Question
Chair Wintringham Parish Council	Yes.
Member of the public	Yes. Any self builds should fit in with all of the pertaining restrictions.
Member of the public	Yes. Adds variety in property market.
Member of the public	No.
Member of the public	Yes. Needs to be stringent planning control and application of building regulations.

Organisation	Answer to Question
Member of the public	No.
Member of the public	Yes. Self-build would provide a greater range of housing choice for residents. Not all housing should be delivered by the large home builders. There is a demand for high quality properties with larger gardens.
Member of the public	Yes. If allocated as self-builds, will hopefully keep properties away from flood plains.
Member of the public	Yes. This could help locals build for themselves and small scale development.
Member of the public	No.

Organisation	Answer to Question
Member of the public	No.
Member of the public	No.
Page 3 of 10 Member of the public	Yes. I think areas could be set out for Self Build properties, these will be naturally be quite different designs but add to the character of an area, with residents who have a desire on spending a longer term at the location as it will be in their bespoke house.
Member of the public	Yes. Encourage variety.
Member of the public	Yes. Yes but you need to back this with the ability for the individual to obtain a mortgage

Organisation	Answer to Question
Member of the public	<p>Self-build properties are essentially no different to one-off houses built by a local builder or developer. The only difference being that the self-builder buys the land and builds the house (as main contractor) and not the small local builder.</p> <p>Getting rid of the LNOC will bring plenty of small sites to the market in Ryedales other villages to satisfy both adventurous self builders and Ryedales small local builders and developers.</p> <p>The self build question is an unnecessary diversion at the present time.</p>
Member of the public	<p>No – I cannot see the need for this. Self builders can always take advantage of the local occupancy condition option – this would demonstrate their long term commitment to the area as opposed to using this as a means to eventually realise a profit from development that would otherwise not be allowed.</p>
<p>Page 391</p> <p>Pickering Town Council</p>	<p>If a resident wishes to build a Self-Build property they submit a planning application which complies with planning conditions, then they should be allowed to do this. Rather than there being specific allocations in the Plan it might be more appropriate to consider each application on its own merit.</p>

Question 16b: Do we employ a set of criteria to assess Self-build homes by? What should these criteria be? What is the most important?

Organisation	Answer to Question
Carter Jonas obo Nawton, Nunnington, Place Newton, Thorpe Bassett and Westow Estates	No. We have no comments at this time.
Persimmon Homes	Yes.
Spawforths obo Keyland Developments	<p>Yes. Keyland supports the delivery of Custom and Self Build housing within a balanced market. Keyland’s Six Capitals Approach delivers a mix of house types and tenures on a site, which can be seen in the Vision Report for their site at Whitby Road, Pickering, which shows a mix of development approaches including traditional housebuilder alongside Custom and Self Build housing.</p> <p>An integral part of the scheme is the ability to deliver choice in housing. The proposed scheme will invest in the local community and seek to make a significant contribution to Pickering through not only growing the local population, but supporting an increase in local skills and employability, developing local design and construction knowledge and maximising the opportunities for healthier living.</p> <p>The provision of Self Build and Custom Build housing is a key component to this approach. These alternative forms of housing design and delivery create the opportunity for both new and existing residents to design and build their own homes (or have them built to order), whilst also encouraging the use of a local supply chain to provide labour and materials. In this way, many of the proposed new homes can be built in Pickering by the people and businesses of Pickering.</p>
KVA Planning obo CPRE	Yes. Energy efficient and adaptable homes, sustainable and high quality design. Access and green space provision.

Organisation	Answer to Question
Home Builders Federation	Yes. The HBF considers that it would be appropriate to make specific allocations for Self-Build properties. The HBF considers it may also be appropriate to include a set of criteria to assess self-build homes by, although it is likely these requirements may be similar to other residential development requirements. The Council will need to consider the evidence they have in relation to the need for self-build and custom-build homes, in relation to the numbers required, the location, the deliverability and the viability.
Member of the public	Yes. Houses should be in sympathy with the surroundings in which they are built and should not stand out in a conspicuous manner.
Member of the public	Yes. Quality assurance.
Member of the public	Yes.
Member of the public	Yes. Needs to be clear and enforceable guidelines.

Organisation	Answer to Question
Member of the public	No.
Member of the public	Yes. Eco friendly.
Member of the public	Yes. Otherwise system will be abused.
Member of the public	Yes.
Member of the public	No.

Organisation	Answer to Question
Member of the public	No.
Member of the public	Yes. That the project(s) benefit those who would otherwise be unable to live in the Ryedale villages.
Member of the public	No.
Member of the public	Yes. To ensure it's a level playing field.
Member of the public	No

Organisation	Answer to Question
Member of the public	<p data-bbox="392 204 448 228">Yes.</p> <p data-bbox="392 276 1240 300">The self build question is an unnecessary diversion at the present time.</p> <p data-bbox="392 347 1167 371">See above re removing LNOG before adding more complications.</p>
Pickering Town Council	<p data-bbox="392 507 2007 571">The criteria to be considered might be energy efficiency, length of time before resale is permitted, the need for self-occupancy, and the requirement for the property not to be sub-let.</p>

Question 17a: When development is identified or 'allocated' to meet future development needs, the Development Limits are reconsidered as part of this process and expanded to accommodate the site/allocation. Do you agree with this approach?

Organisation	Answer to Question
ID Planning obo The Vistry Group	Yes, the Development Limits of a settlement should be extended to include sites which are allocated for development as the new sites form an extension to the settlement and the boundary should reflect this.
Evolution Town Planning	Yes. This is a logical approach.
Freeths LLP obo Fitzwilliam Trust Corporation	Yes. If the respective amendment to the settlement boundary was not made in respect of allocated sites it would unnecessarily constrain development that has been concluded to be acceptable through the Local Plan process by triggering policies applicable to open countryside locations etc which would be contrary to the objective of such land allocations.
<div style="display: flex; align-items: center;"> <div style="writing-mode: vertical-rl; transform: rotate(180deg); font-weight: bold; margin-right: 5px;">Page 317</div> <div> <p>ersimmon Homes</p> </div> </div>	Yes.
Rural Solutions obo Castle Howard	<p>Yes.</p> <p>Castle Howard considers that a criteria based policy approach which would allow small-scale development on the edge of villages in prescribed scenarios is preferable to a development limits approach. Castle Howard owns some smaller parcels of land on the edge of villages, which may not be suitable for allocation but could deliver small-scale development that provides benefits to the local area.</p> <p>A development limits approach could stymie the delivery of such small-scale development sites.</p>
KVA Planning	Yes

Organisation	Answer to Question
Steve Murray Associates Ltd	Yes. Allows expansion of existing settlements.
Barton Willmore obo Barratt and David Wilson Homes	No. The retention of development limits seeks to constrain development and growth and so they should not be retained in the emerging Local Plan. The removal of development limits would allow for incremental growth adjoining sustainable settlements.
Barton Willmore obo m Parkinson	No. The retention of development limits seeks to artificially constrain development and growth and our client does not agree with the approach of retaining development limits around any settlements within the emerging Local Plan. The NPPF does not refer to restricting development within defined development limits and tightly drawn boundaries would be contrary to the aims and objectives of promoting sustainable development and significantly boosting the supply of homes. As such, the use of development limits is contrary to the objectives of the NPPF and therefore, should no longer be used as a tool to steer development.
ELG Planning obo Fitzwilliam Malton Estate	No. County Durham have recently adopted the County Durham Plan (October 2020) which does not contain development limits. In addition to housing allocations, they also have a policy (Policy 6) which allows for development on sites outside of, but well related to the built-up area, subject to amenity, design, landscape impact considerations. This policy recognises that in addition to the development of specifically allocated sites, there will be situations where future opportunities arise for additional new development over and above that identified in the development plan for the area and allows settlements to grow organically, as well as meaning that the local plan is entirely flexible to changing circumstances.
Carter Jonas obo Nawton, Nunnington, Place Newton, Thorpe Bassett and Westow Estates	Yes. CJ considers that it is appropriate to amend development limits where sites are allocated or to allow for a development opportunity (for example infill development) which responds to housing needs in the area.
ArkleBoyce	Yes. We would urge the Council to undertake a full review of development limits through the Local Plan Review, taking a long-term view to ensure that the development limits are not acting to unnecessarily stifle new development, which would otherwise be appropriate and sustainable.

Organisation	Answer to Question
Pegasus Planning Group	Yes. We believe there is scope to reconsider the development limits, particularly in Sherburn. The current development limits are drawn too tightly & don't offer any opportunities for expansion; the development of new housing, maintenance or enhancement of services & facilities. Expansion has the potential to vastly increase Sherburn's sustainability.
Edwardson Associates obo Lutton landowners	Yes. The development limits should be redrawn to include allocations. However, some Authorities are opting for no development limits and judging sites on their accessibility and sustainability. Simply being on the wrong side of the line does not make a development unacceptable or unsustainable.
Savills obo the Church Commissioner for England	Yes. It is considered appropriate to amend the development limits where sites are allocated for development or to allow for increased opportunities for infill or windfall development as part of the strategy of the Plan going forward. However, retaining tight development limits on the villages across the District will continue to restrict housing completions in such areas limiting the market and by default exasperating the affordability of homes in Ryedale due to the supply and demand implications associated with limited new growth.
Savills obo the Cottingham Estate	Yes. It is considered appropriate to amend the development limits where sites are allocated for development or to allow for increased opportunities for infill or windfall development as part of the strategy of the plan going forward.
Johnson Mowat obo KCS Development	<p>Yes. The consultation paper proposes that when land is identified or 'allocated' to meet future development needs, the Development Limits are reconsidered as part of this process and expanded to accommodate the site/allocation. This is considered to be appropriate.</p> <p>An alternative approach to defining development limits in Ryedale could be appropriate and it is recommended that consideration is given to the removal of development limits and the alternative approach of defining criteria to establish the 'built form' of individual settlements. Such an approach is proposed in the emerging Hambleton Local Plan, which is a comparable rural district. This alternative approach allows for more flexibility and the potential for appropriate windfall development to come forward within the built form as well as adjacent to the built form subject to appropriate criteria and recognised association of land with the built form rather than the countryside.</p>
Johnson Mowat obo Yorkshire Land Ltd	An alternative approach to defining development limits in Ryedale could be appropriate and it is recommended that consideration is given to the removal of development limits and the alternative approach of defining criteria to establish the 'built form' of individual settlements. Such an approach is proposed in the emerging Hambleton Local Plan, which is a comparable rural district. This alternative approach allows for more flexibility and the potential for appropriate

Organisation	Answer to Question
	<p>windfall development to come forward within the built form as well as adjacent to the built form subject to appropriate criteria and recognised association of land with the built form rather than the countryside.</p>
<p>Savills obo Birdsall Estate</p> <p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 320</p>	<p>Yes. We would urge the Council to undertake a full review of Development Limits through the Local Plan Review, to ensure that the development limits are not acting to unnecessarily stifle new development, which would otherwise be sustainable.</p> <p>The NPPF reaffirms the Governments objective of significantly boosting the supply of homes but ensuring sufficient amount and variety of land can come forward where it is needed. Arguably, the current development limits identified on each settlements policies map, are too tightly drawn, and do not allow for housing to be delivered in areas where the market for such is strongest. This contradicts Policy 82d which requires planning policies to be flexible enough to accommodate needs not anticipated in the plan.</p> <p>In village locations, it is particularly important that opportunities remain for windfall or smaller developments which may not meet the criteria for allocation and instead can be market driven. Paragraph 69c of the NPPF requires local authorities to support the development of windfall sites through their policies and decisions. The broadening of development limits in villages would be a positive approach to meeting this requirement.</p> <p>We would support the broadening of development limits, to ensure that sites can come forward for development in a way that is organic and market driven. This approach will also present opportunities for edge of settlement development and self-build homes.</p>
<p>Savills obo Hovingham Estate</p>	<p>Yes. We would urge the Council to undertake a full review of development limits through the Local Plan Review, taking a long-term view to ensure that the development limits are not acting to unnecessarily stifle new development, which would otherwise be appropriate and sustainable.</p> <p>The NPPF reaffirms the Governments objective of significantly boosting the supply of homes but ensuring sufficient amount and variety of land can come forward where it is needed. Arguably, the current development limits identified on each settlements policies map, are too tightly drawn, and do not allow for housing to be delivered in areas where the market for such is strongest. This contradicts Paragraph 82d of the NPPF which requires planning policies to be flexible enough to accommodate needs not anticipated in the plan. We would support the broadening of development limits, to ensure that sites can come forward for development in a way that is organic and market driven. This approach will also present opportunities for edge of settlement development and self-build homes.</p>
<p>Savills obo Louise Kirk (Ampleforth)</p>	
<p>Spawforths obo Keyland Developments</p>	<p>Keyland considers that in accordance with best practice throughout the country where land is allocated in a local plan, the development limits of that settlement are adjusted to accommodate the site.</p>

Organisation	Answer to Question
Home Builders Federation	The HBF considers that it is appropriate to amend the development limits where sites are allocated for development or to allow for increased opportunities for infill or windfall development as part of the strategy of the Plan going forward.
Heslerton Parish Council	Yes. It always pays to keep matters under review.
Wintringham Parish Council	No. There needs to be a very good reason to change development limits.
Malton Town Council	No. Expansion could have no limits.
Chair Wintringham Parish Council	No. What is the point in continually extending development limits? It undermines their purpose.
Amotherby Parish Council	No. Encourages the owners of next door fields to "jump on the bandwagon" by submitting their fields as potential development sites. This will lead to villages constantly expanding and possibly coalescing if allowed.

Organisation	Answer to Question
Member of the public	No. Care must be given to the location of any land identified for development. By all means possible expansion for the future but ensure that all development is controlled in line with predetermined factors and be sympathetic to local situations.
Member of the public	Yes. Development limits are bound to evolve as settlements grow. There is a balance which should not artificially attempt to restrict growth.
Page 322 Member of the public	No. My village is a conservation area. Any expansion to the development limits would set a precedent, which could be limitless.
Member of the public	Yes. This is particularly important for “green sites” and land adjoining water courses. Flood mitigation and habitat loss will become increasingly important considerations.
Member of the public	No. To maintain the space between villages which gives Ryedale its essential character.

Organisation	Answer to Question
Member of the public	Yes. To allow land to become available to keep the price of housing affordable in the villages.
Member of the public	Yes. However development limits need to change as settlements grow to prevent inappropriate development. Space within the development limits will become congested or not available at all.
<p>Page 323</p> Member of the public	Yes. Without such an approach developmental items would have to be discussed on a case-to-case basis which is impractical.
Member of the public	Yes. Makes sense.
Member of the public	Yes.

Organisation	Answer to Question
Member of the public	No.
Member of the public	No. Existing development limits should be kept.
Member of the public	Yes.
Member of the public	Yes. But the limit should always be under review, it should be something that is appealable against outside of a plan.
Member of the public	Yes. Seems sensible.

Organisation	Answer to Question
Member of the public	Yes. There are always unknowns further down the track that can't be seen from the start.
Member of the public	Yes.
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 325</p> Member of the public	<p>Yes.</p> <p>According to the RDC Head of Planning, service village development limits are simply expanded to include new developments.</p> <p>The same principle should apply to all the villages in Ryedale. The development limits are all out of date and should be revised.</p>
Member of the public	Yes – it seems an appropriate way of controlling where development occurs so it is deployed in the most sustainable way.
Northminster Properties	Yes, If the development limits are not expanded you wouldn't be able to have development in these locations.

Organisation	Answer to Question
Pickering Town Council	It is acknowledged that Development Limits have a degree of flexibility, with planning consent more likely to be given to those applications that are within those Development Limits, which seems to be a reasonable approach. However, the setting of Development Limits should be strategic and set out in the Plan and should not be led by developers or landowners.

Question 17b. Do we make small scale adjustments to take account of appropriate Self-build proposals that have been submitted through the 'call for sites' event?

Organisation	Answer to Question
Evolution Town Planning	Yes. This is a logical approach.
Persimmon Homes	Yes.
KVA Planning	Yes. It is important to factor small scale adjustments to existing settlement limits in the review in order to allocate appropriate sites. Sometimes, this will require appropriate realignment
Carter Jonas obo Nawton, Nunnington, Place Newton, Thorpe Bassett and Westow Estates	No. We have no comments at this time.
ArkleBoyce	Yes. We would fully support allocations for self-build properties, such as Site 218 that has been submitted as part of the Call for Sites. Our client is committed to ensuring the life of the village is sustained and in allowing his own property to be converted to support the expansion of a valued business in district, it is important replacement is allowed without restrictive condition.

Organisation	Answer to Question
Savills obo Birdsall Estate	We support the broadening of development limits to ensure that sites can come forward in a way that is organic and market driven. This approach will also present opportunities for edge of settlement development and self-build homes.
Savills obo Hovingham Estate	We support the broadening of development limits to ensure that sites can come forward in a way that is organic and market driven. This approach will also present opportunities for edge of settlement development and self-build homes.
Heslerton Parish Council	Yes. It always pays to keep matters under review.
Wintringham Parish Council	No.
Chair Wintringham Parish Council	No. Small scale adjustments over time can lead to significant over development in small communities.
Amotherby Parish Council	Yes. But only if they are truly appropriate to the settlement.
Member of the public	No. To avoid the possibility of creep, a firm approach is needed.

Organisation	Answer to Question
Member of the public	Yes.
Member of the public	No.
Page 228 Member of the public	Yes. Important to include Environmental Impact Assessments and proposed mitigations particularly if close to SSSIs and important wildlife habitats.
Member of the public	No. Sounds like an excuse just to ignore the current development limits.
Member of the public	No.

Organisation	Answer to Question
Member of the public	Yes. Development limits should be regularly reviewed to ensure they remain relevant and adapted to account for anticipated demand such as self build or bungalows. Development limits in Ryedale appearing unchanged since the last century.
Member of the public	Yes. Some degree of flexibility will no doubt be required for a limited number of "self-builds".
Member of the public	Yes. Makes sense.
Member of the public	No.
Member of the public	No.

Organisation	Answer to Question
Member of the public	No.
Member of the public	Yes.
Member of the public	Yes.
Member of the public	No. I don't think Self Build locations need any preferential treatment from any other forms of development. Any building should be based on sound planning criteria. I have no issue with sites solely set up for self building though.
Member of the public	Yes. I support Self-Build, partly because I suspect the quality of houses so built are of better quality than the quality of the more mass produced ones of the national housebuilders.

Organisation	Answer to Question
Member of the public	Yes. To ensure everything is fair for all parties.
Member of the public	Yes.
Page 331 Member of the public	No. As I have explained above, there is no difference between self-builder and a local builder building a house. Please treat all small sites and all small builders the same.
Member of the public	No
Pickering Town Council	There should be some flexibility, but this must be small scale adjustments, not adjustments led by the availability of suitable sites.

Question 18: How important do you think it is to maximise the following aspects of new development (1 being 'very important', 2 being 'important', 3 being 'somewhat important', 4 being 'less important', 5 being 'least important')?

Organisation	Energy efficiency	Carbon neutrality	Water conservation	Active travel	Green and blue infrastructure	Biodiversity protection / enhancement / resilience
Evolution Town Planning	1	5	1	1	1	1
Freeths LLP obo Fitzwilliam Trust Corporation	3	3	3	2	2	2
Persimmon Homes	1	1	2	2	2	3
Rural Solutions obo Castle Howard	1	1	1	1	1	1
KVA Planning	1	1	1	2	2	1
Edwardson Associates	3	3	3	3	3	3
North Yorkshire Local Access Forum	1	1	1	1	1	1

Organisation	Energy efficiency	Carbon neutrality	Water conservation	Active travel	Green and blue infrastructure	Biodiversity protection / enhancement / resilience
Heslerton Parish Council	1	3	5	3	5	3
Wintringham Parish Council	5	5	5	5	5	5
Malton Town Council	1	1	1	3	1	1
Chair Wintringham Parish Council	5	5	4	5	5	5
Amotherby Parish Council	1	1	2	2	2	1

Organisation	Energy efficiency	Carbon neutrality	Water conservation	Active travel	Green and blue infrastructure	Biodiversity protection / enhancement / resilience
Member of the public	1	1	3	2	2	2
Member of the public	1	3	2	1	2	3
Member of the public	1	2	2	1	3	3
Member of the public	5	5	5	3	5	5

Organisation	Energy efficiency	Carbon neutrality	Water conservation	Active travel	Green and blue infrastructure	Biodiversity protection / enhancement / resilience
Member of the public	1	1	1	1	1	2
Member of the public	1	2	1	3	3	3
Member of the public	1	2	3	2	3	3
Member of the public	5	4	3	3	3	3

Organisation	Energy efficiency	Carbon neutrality	Water conservation	Active travel	Green and blue infrastructure	Biodiversity protection / enhancement / resilience
Member of the public	1	3	2	2	1	1
Member of the public	3	3	3	3	2	2
Member of the public	1	3	2	4	3	2
Member of the public	1	1	1	1	1	1

Organisation	Energy efficiency	Carbon neutrality	Water conservation	Active travel	Green and blue infrastructure	Biodiversity protection / enhancement / resilience
Member of the public	2	2	2	2	3	3
Member of the public	1	1	1	2	3	3
Member of the public	1	1	1	1	2	2
Member of the public	1	2	2	3	1	1

Organisation	Energy efficiency	Carbon neutrality	Water conservation	Active travel	Green and blue infrastructure	Biodiversity protection / enhancement / resilience
Member of the public	1	1	4	3	3	2
Member of the public	1	2	4	2		2
Member of the public	1	1	1	2	1	1
Member of the public	5	5	3	5	3	3

Organisation	Energy efficiency	Carbon neutrality	Water conservation	Active travel	Green and blue infrastructure	Biodiversity protection / enhancement / resilience
Member of the public	1	1	1	1	1	1
Pickering Town Council	2	2	2	3	3	3

Question 19: Are there any other areas of the Ryedale Plan we should be looking to review at this time and why?

Organisation	Answer to Question
Evolution Town Planning	No.
Freeths LLP obo Fitzwilliam Trust Corporation	No.
Persimmon Homes	No.
<p>Page 340</p> <p>Rural Solutions obo Castle Howard</p>	<p>Yes.</p> <p>Castle Howard Estate considers that in addition to housing related issues and allocations, the Ryedale Plan should also review the approach to supporting new employment development (within rural areas).</p> <p>Following discussion with Officers, two sites for proposed allocation for new employment development are put forward.</p> <p>Castle Howard bespoke policy:</p> <p>Over the plan period, development at Castle Howard will be supported where it consists of:</p> <ol style="list-style-type: none"> 1. Residential and commercial development on sites allocated for development at - (List of allocated sites to be included by Ryedale District Council) 2. Smaller scale residential and commercial development on unallocated windfall sites. 3. Tourism development including visitor facilities, infrastructure and accommodation. 4. New infrastructure to promote and improve enhanced cycling and walking opportunities. 5. Other development and infrastructure necessary to support the efficient running of the Estate including its visitor offer and agricultural and forestry operations.

Organisation	Answer to Question
	<p>All new development at Castle Howard must:</p> <ol style="list-style-type: none"> 1. Demonstrate that there will be no unacceptable on the significance of the Castle Howard landscape. 2. Demonstrate that high quality and sustainable design has been a consideration throughout the design process. 3. Incorporate where possible and at a proportionate level to the scale of new development, opportunities to encourage cycling, walking and the use of public transport, and to facilitate the charging of electric vehicles. 4. Incorporate opportunities for biodiversity net gain. 5. Where a development is within, or affects the setting of, the Howardian Hills AONB, it should be demonstrated that this designation has been considered. 6. Where a development has a direct impact on a heritage asset or its setting, it should be demonstrated how this has been considered throughout the design process, with opportunities.
<p>Page 341 VA Planning</p>	<p>Yes.</p> <p>Policy SP13 should be reviewed to ensure it is up to date - following the Glover Report the Council should ensure that the AONB is given the strongest protection in the plan and also the Yorkshire Wolds potential AONB should be considered.</p>
<p>ArkleBoyce</p>	<p>No.</p>
<p>Johnson Mowat obo KCS Development</p>	<p>KCS reserve the right to make comments in relation to other policies when they are known at the next consultation stage. It is assumed that the Council will not deviate from relevant Government policy particularly in relation to biodiversity net gain, design, minimum space standards and renewable and low carbon energy requirements</p>
<p>Johnson Mowat obo Yorkshire Land Ltd</p>	<p>Yorkshire Land Ltd reserve the right to make comments in relation to other policies when they are known at the next consultation stage. It is assumed that the Council will not deviate from relevant Government policy particularly in relation to biodiversity net gain, design, minimum space standards and renewable and low carbon energy requirements</p>
<p>Savills obo Louise Kirk (Ampleforth)</p>	<p>It is important that the Local Plan considers the market requirements in a post-covid world. The pandemic has resulted in a shift in working practices, with more people working from home and a reduction in commuting or travelling for work.</p>

Organisation	Answer to Question
Spawforths obo Keyland Developments	<p data-bbox="394 177 591 204"><u>Space standards</u></p> <ul data-bbox="443 248 2107 389" style="list-style-type: none"> <li data-bbox="443 248 2107 316">• Keyland would like to highlight that any policy seeking to implement national space standards for new homes needs to be accompanied by appropriate justification and evidence. <li data-bbox="443 320 2107 389">• If the Council wishes to adopt the higher optional standards for accessible and adaptable homes, the Council should only do so by applying the criteria set out in the PPG. <p data-bbox="394 432 898 459"><u>Renewable and Low Carbon Energy (SP18)</u></p> <ul data-bbox="443 504 2107 571" style="list-style-type: none"> <li data-bbox="443 504 2107 571">• Keyland is generally supportive of ensuring developments are sustainable and respond to the climate change agenda; however, and such policy approach should be fully cognisant of new and future Building Regulation updates.
Home Builders Federation Page 342	<ul data-bbox="443 652 2130 863" style="list-style-type: none"> <li data-bbox="443 652 2130 679">• The HBF considers that the Council should not deviate from the Government’s proposals on biodiversity net gain. <li data-bbox="443 687 2130 715">• A policy requirement for NDSS (nationally described space standards) should be justified and credible and robust evidence. <li data-bbox="443 722 2130 790">• If the council wishes to adopt the higher optional standards for accessible, adaptable and wheelchair homes the Council should only do so whether this would address an identified need for such properties. <li data-bbox="443 798 2130 863">• The HBF recommends that the Council looks to work with nationally defined standards regarding Building Regs, EV Charging and Future Homes Standards when amending any existing policies.
British Horse Society	<p data-bbox="394 948 943 975">Would request consideration of the following:</p> <ul data-bbox="443 983 1509 1238" style="list-style-type: none"> <li data-bbox="443 983 1509 1010">• Emphasis within the plan on connecting off-road routes <li data-bbox="443 1018 1509 1045">• For equestrians to be considered vulnerable road users <li data-bbox="443 1053 1509 1080">• Horse-riding to be considered within the plan as active travel <li data-bbox="443 1088 1509 1115">• Horse-riding to be included as a design consideration for shared routes <li data-bbox="443 1123 1509 1150">• Equestrians to be consulted on major housing developments <li data-bbox="443 1158 1509 1185">• The use of CIL money to improve the off-road network for ‘higher status’ PROW users <li data-bbox="443 1193 1509 1238">• The use of CIL money for the provision of a community horse arena
Heslerton Parish Council	No

Organisation	Answer to Question
Wintringham Parish Council	No
Malton Town Council	Yes. Removing the excessive amount of traffic out of Malton and Norton. It is ruining peoples lives and their health.
Chair Wintringham Parish Council	No
Member of the public	Yes. Demand for housing is only going to increase so one must always seek to find new sites.
Member of the public	No.

Organisation	Answer to Question
Member of the public	No.
Member of the public	Yes. Flood risks and impact on habitats particularly taking into account future increased risks arising from predicted climatic changes. Better rural network availability.
Member of the public	No.
Member of the public	No.
Member of the public	No.

Organisation	Answer to Question
Member of the public	No.
Member of the public	No.
<div data-bbox="98 730 143 917" style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 345</div> Member of the public	No.
Member of the public	<p data-bbox="394 975 2136 1182">Yes. The last Ryedale Plan process seemed to lean towards the bigger developers building in and around the larger towns, one element I strongly disagreed with was the indiscriminate minimum size threshold in the site sifting process. At one stroke several decent small but unobtrusive sites were taken out. I think there was no need to do this, housing would have happened on some of these sites organically and the larger scale housing in the bigger towns would have still happened but not to the levels they have done. Notwithstanding It would have made sense for these sites to have been kept engaged (banked for the future) even if they weren't being planned to be used in the first phases. If there were any obstacles to overcome on these sites the landowners could have been working on them in the meantime.</p> <p data-bbox="394 1230 2136 1401">It also irks me that the minimum size threshold wasn't announced at the start of the process and plenty of small landowners (who were possibly applying through agents) will have lost out in both time and money. The Plan dragged on and on and never seemed to meet the planned deadlines, whether this was a tactic by some of the larger developers to filibuster the process in order to get their sites passed "Gladman style" whilst no plan was in place, I'm not sure. The council should make deadlines non-negotiable for this process in the future.</p>

Organisation	Answer to Question
	<p>I think the Ryedale Plan should have an exceptional circumstances overrule condition, sometimes there are sites which miss out on planning permission almost by default. Perhaps a totting up procedure and aggregation of the marginal gains mentality might help get some sites into better use even if they fall foul of a criteria. I think this is particularly important for smaller sites which ordinarily would not require vast infrastructure overhaul.</p> <p>Finally development Limits in Service Villages needs to be open to change, it cannot be correct that sites are allowed to be built large scale on the edge of towns (in open countryside), yet in villages if someone is trying to build one house marginally outside the limit they are knocked back.</p>
Member of the public	No.
Member of the public	Yes. The Covid 19 pandemic is changing the pattern of demand for a number of services as can be seen from the changes in houses prices across different parts the country. This implies a Review of and probably changes to the plan.
Member of the public	No.
Member of the public	No.

Organisation	Answer to Question
Member of the public	<p>We should be gathering accurate information re all the village service we consider important:</p> <p>i.e. village bus - What type of bus? Frequency of service? Hourly, Daily Weekly, Destinations? Duration of stay etc.</p> <p>Cycle paths and proximity of villages to national cycling routes or byway loops etc.</p> <p>Similar data required for all services listed against all villages. The inclusion of the word bus is meaningless without all the other data.</p>
Member of the public	<p>When plans are being reviewed, every household should be advised in writing and the extent of the review should be made clear – otherwise it is skewed towards the landowners and developers who have a strong vested interest in responding and the resources to put forward their case in the best possible light. In this case, consultations which were launched in the middle of a global pandemic appear to have been largely missed by the populations affected.</p>
<p>Page 347</p> <p>Environment Agency</p>	<p><u>Biodiversity (SP14)</u></p> <ul style="list-style-type: none"> • We strongly support the update of SP14 (Biodiversity) to include new information and requirements relating to Biodiversity Net Gain • We would strongly support the district’s decision to expect greater BNG values [than mandatory 10%] • There is an opportunity to consider Nature Recovery Strategies as part of evidence base • Consider areas being set out as strategically important • We also strongly recommend that the update to SP14 explicitly stipulates what level of information is required to demonstrate sufficient net gain <p><u>Natural Resources (SP17)</u></p> <ul style="list-style-type: none"> • This policy could be strengthened, taking account of all sources of flood risk and the emerging information from SFRAs • The Sequential Test should be applied to identify areas of lowest overall flood risk, taking account of all sources of flood risk, and risk now and in the future • Where development is identified on vacant/previously developed sites, this will take account of the existing flood risk and ensure that: consideration is given to relocating development elsewhere; flood risk is not increased as a result of development; flood risk is reduced overall • Add a policy about ‘making development safe’, for eg: sequential approach within sites at known flood risk; position on culverting; incorporate flood resilient design; cumulative impacts of development • Identify areas of functional floodplain and also areas that may be required for current future flood defence infrastructure <p><u>Specific additions/adjustments to SP17:</u></p>

Organisation	Answer to Question
	<ul style="list-style-type: none"> • Protecting surface and groundwater from potentially polluting development and activity. Sources of groundwater protection of potable water from groundwater within and adjacent to the District will be protected using the by reference to Source Protection Zones (SPZs) locations identified by the Environment Agency¹. Within SPZ1-the following types of development will not be permitted unless adequate safeguards against possible contamination can be agreed: • Septic tanks, waste water treatment works, effluent treatment plants, cesspools, cesspits underground storage tanks containing hydrocarbons or any chemicals; <i>make this a separate bullet point as set out in the next one</i> • Underground storage of hazardous substances (e.g. hydrocarbons) or non-hazardous pollutants; • Sustainable drainage systems (SUDS) with infiltration to ground and deep infiltration soakaways (<i>deep borehole soakaways listed separate as they are not covered by the CIRIA SUDS manual</i>) • Oil pipelines • Storm water overflows and below ground attenuation tanks • Activities which involve the disposal of liquid waste to land • Graveyards and cemeteries • Other specific types of development identified within the Environment Agency's Groundwater Protection Policy. 14 • 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 for surface water run-off and for any form of discharge to ground of treated effluents or storm waters, sewerage, trade and storm effluent to ground which will not be permitted unless it can be demonstrated that these are necessary, are the only option available and where adequate safeguards against possible contamination can be agreed. • Within Source Protection Zones developers will be expected (<i>required?</i>) to provide full details of the proposed construction of new buildings and construction techniques, including foundation design as part of their proposals full details of those aspects of the development that pose a risk to both groundwater quality and resources from activities during construction and from the final development itself. Developers will be expected (<i>'required'?</i>) to provide a robust assessment of the risks to groundwater, together with the appropriate mitigation to protect groundwater for all phases of development. <p><u>Gypsy & Travellers and Travelling Showpeople (SP5)</u></p> <ul style="list-style-type: none"> • Development uses incorporating caravans, mobile homes or park homes should be outside FZ3 • Sites used for holiday or short-let caravans and camping should be subject to a specific flood warning and evacuation plan • If identifying additional permanent or temporary sites: if development is considered 'more vulnerable', consider use of occupancy restrictions to restrict timings to areas of lower flood risk <p><u>Water Resources and Water Quality</u></p>

Organisation	Answer to Question
	<ul style="list-style-type: none"> • Local plans should consider the capacity and quality of water supply systems and any impact development may have on the environment, including the supply and demand patterns now and in the future • Water cycle studies and Infrastructure Delivery Plans can help with understanding what is needed and therefore are an important part of the evidence base. • Local Plans should consider the environmental capacity of the water environment using sources such as the RBMPs. <p>• Draft policies:</p> <p>a) 'To conserve, maintain and enhance water resources, Ryedale District Council will support proposals which: do not result in the deterioration of water bodies and which conserve and enhance in conjunction with net gain the following</p> <ul style="list-style-type: none"> i) The natural geomorphology of water resources ii) The water quality, and iii) The ecological value of the water environment, including watercourse corridors <p>b) Implement positive progress towards achieving 'good' status or higher under the Water Framework Directive (WFD) in the borough's ground water and surface water bodies, with any development being able to demonstrate:</p> <ul style="list-style-type: none"> i) That there is no deterioration in the status of any surface or ground water body ii) that it does not compromise the ability of any surface or ground water body to achieve WFD status objectives iii) that any proposed development also meets wider environmental duties and iv) that where possible, indicate that the proposed development contributes to the delivery of WFD objectives set out in the Humber River Basin Management Plan (RBMP). <p>c) Manage water demand and water efficiency through appropriate water conservation techniques and good practice adaptation to assist climate resilience (for example grey-water recycling and rainwater harvesting) and dispose of surface water appropriately and improve water quality through the incorporation of SuDS and</p> <p>d) Dispose of surface water appropriately and improve water</p> <ul style="list-style-type: none"> • We support the development of more water efficient housing. • Any developments, either commercial or housing, should always connect to the sewer network to treat waste water unless technically unfeasible. • New development should be in accordance with the drainage hierarchy <p><u>Watercourse buffer zones</u></p> <ul style="list-style-type: none"> • Watercourse buffer zones: all watercourses and their riparian corridors/floodplains should be protected and enhanced to provide multiple benefits; there should be un-development buffer zones of at least 10m along main river and ordinary watercourses <p><u>Culverts</u></p>

Organisation	Answer to Question
	<ul style="list-style-type: none"> • Presumption against installing new culverts on watercourses • We would also suggest that where new developments are to be located over an existing culvert, the presumption should be that de-culverting and opening up the watercourse should always be the first option • Opportunities to re-naturalise watercourses should always be considered as part of developments
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 350</p> <p>Natural England</p>	<p><u>Recommendations and advice under the following sub-headings:</u></p> <ul style="list-style-type: none"> • The assessment of potential housing sites should be informed by the landscape character approach • Avoiding harm to the international, national and locally designated sites of importance for biodiversity • Avoiding harm to priority habitats, ecological networks and priority and/or legally protected species populations • Seeking opportunities to enhance and create Green Infrastructure • Avoiding harm to nationally and locally designated sites of importance for geological conservation • Seeking opportunities to contribute to landscape restoration and enhancement • Avoiding best and most versatile agricultural land • Seeking opportunities to enhance public rights of way and accessible natural green space. <p><u>SP14</u></p> <ul style="list-style-type: none"> • We welcome the commitment to update Policy SP14 (Biodiversity) in relation to requiring biodiversity net gain.
<p>Historic England</p>	<p><u>Spatial Portraits</u></p> <ul style="list-style-type: none"> • The Local Plan should include a description of the historic environment in the District and the contribution it makes to the area. • The Plan needs to describe the historical growth of the area, highlight key features of the present historic environment and explain the contribution heritage makes to all aspects of life in the District. • The Plan should describe the distinctive character and identity of different places in the District and identify those elements of the historic environment that are at risk. <p><u>Policies</u></p> <ul style="list-style-type: none"> • The Plan should include strategic policies to conserve and enhance the historic environment of the area. • The strategic policies for the historic environment will derive from the overall strategy to deliver conservation and enjoyment of the area’s heritage assets for generations to come. • The Plan can also include non-strategic policies setting out more detailed policies for specific areas, neighbourhoods and types of development.

Organisation	Answer to Question
	<p data-bbox="394 142 562 165"><u>Site Allocations</u></p> <ul data-bbox="443 209 2130 331" style="list-style-type: none"> <li data-bbox="443 209 2130 268">• Before allocating any site there needs to be some evaluation of the impact, which the development might have upon those elements that contribute to the significance of a heritage asset including their setting, through undertaking a heritage impact assessment. <li data-bbox="443 272 2130 331">• Policies for allocated sites may need to make reference to identified historic assets in order to guide how development should be delivered alongside them.
<p data-bbox="105 504 360 568">NYCC Minerals and Waste Management</p>	<p data-bbox="394 504 2130 568">When considering new housing developments, the capacity of the waste water and sewage infrastructure needs to be taken into consideration and whether any improvements would need to be made to accommodate the additional waste water and sewage which would be generated.</p>
<p data-bbox="105 730 297 818">Page 351 NYCC Highways</p>	<ul data-bbox="443 708 2123 900" style="list-style-type: none"> <li data-bbox="443 708 2123 767">• Update needed to strategic transport assessment (last carried out by Jacobs in 2016) regarding highways impacts of development proposals in Malton, Norton and Pickering. <li data-bbox="443 772 2123 831">• Any aspirations to grow and develop strategic villages/towns within Ryedale should provide a transport evidence base to aid development, accompanied with a robust developer contributions funding mechanism to deliver the transport infrastructure (IDP) to support the Local Plan. <li data-bbox="443 836 2123 900">• Recommend that a strategic transport review be carried out, based on proposed development locations and associated trip rates and distributions, which will be needed to identify potential mitigation and to produce outline cost estimates.
<p data-bbox="105 1070 304 1134">NYCC Local Lead Flood Authority</p>	<ul data-bbox="443 975 2096 1235" style="list-style-type: none"> <li data-bbox="443 975 2096 1066">• Once a preferred options appraisal has been undertaken, it is recommended that RDC seek early advice from statutory consultees (Local Lead Flood Authority, Internal Drainage board, Environment Agency, etc) when determining suitability and conversely, when identifying unsuitable locations, seeking opportunities to relocate development and control new development in these locations. <li data-bbox="443 1070 2096 1129">• LPAs should ensure that developments are steered to the lowest areas of flood risk through the application of the sequential and – where relevant – exception tests. <li data-bbox="443 1134 2096 1193">• LPAs should ensure that development will be safe throughout its lifetime; in addition, it should be appropriately flood resistant and resilient without increasing flood risk elsewhere. <li data-bbox="443 1198 2096 1235">• There is an emphasis on sustainable drainage systems particularly for major developments and those within flood risk areas.

Organisation	Answer to Question
Pickering Town Council	The council has no suggestions for further elements of the Ryedale Plan that should be reviewed at this time.
<p data-bbox="91 675 136 863">Page 352</p> <p data-bbox="91 874 322 975">Yorkshire Coast & Ryedale Disability Forum</p>	<p data-bbox="383 400 2150 512">We have no comments to make on either the distribution of sites for new housing or on the suitability of any of the submitted sites. For elderly and/or disabled people. Due to the pandemic our membership in Ryedale has reduced from what was already a small number of members pre pandemic.</p> <p data-bbox="383 549 2150 906">Our first concern regards access into, and use of, new and refurbished buildings. You put the responsibility of ensuring access into and throughout developments on the building inspector from the North Yorkshire Building Control Partnership. Two years ago Mr Rob Harper, who is the manager of the Partnership, told us that his officers are not responsible for ensuring access and inclusivity, as it is the responsibility of the developer and his architect. His response and yours sums up the problem that results in some new developments failing miserably to be accessible. The lack of any public body inspecting new developments to check that the building complies with the intent of the Equality Act 2010 allows some developers to exploit this omission. As the Public Sector Equality Duty (section 149 of the Equality Act) puts responsibility on all council officers to reduce discrimination etc etc it is unfortunate that your proposed Local Plan does not require planning applications to demonstrate that access and inclusion inside the building has been considered. Larger developments e.g., over £1 million should ideally have input from a consultant on the National Register of Access Consultants with smaller developments being required to include a comprehensive Design & Access statement, focused inside the development, with the planning application.</p> <p data-bbox="383 943 2150 1230">Your email mentioned that the review is partial and that the council are unlikely to consider any other aspect of your Plan unless "legislative & contextual changes" require you do so. Contacts of mine within the Access Association have confirmed to me that there are no plans to mandate a minimum standard of M4(2) housing for new developments. It has been recommended by numerous organisations including Habinteg, the EHRC and Joseph Rowntree Foundation among others, but it is a political decision to do so which may never happen. Consequently we believe that the answer to your question "are there other areas of the Local Plan you should be looking to review at this time" is the issue of including a % of new developments as both M4(2) and M4(3) housing. We understand that Ryedale DC must provide evidence of the need for such housing, to satisfy the Planning Inspectorate, but we feel that finding such evidence is a challenge that the council must take on now. Once again a failure to do so is surely a failure of the council's Public Sector Equality Duty.</p> <p data-bbox="383 1267 2150 1410">I apologise if my references to the PSED appear harsh or demanding but it cannot be acceptable that disabled people have to take legal action against a service provider within a new development to obtain reasonable adjustments to make the building accessible and inclusive for all. Likewise it is unacceptable that many disabled people are living in housing that fails to meet their needs. A requirement within your proposed Plan that all Affordable new housing is built 90% M4(2) and 10% M4(3) would start to address this issue.</p>

**RYEDALE
DISTRICT
COUNCIL**



THE RYEDALE PLAN REVIEW

INTERIM SUSTAINABILITY APPRAISAL FOR KEY DECISIONS

RYEDALE DISTRICT COUNCIL – OCTOBER 2022

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Scope of the Report

All sustainability appraisal work is informed by the

[Sustainability Appraisal Scoping Report and Framework](#)

It is the framework which was developed over 2021 to assess the aligned Strategic Environmental Assessment and Sustainability Appraisal of the review of the Ryedale Plan.

This is an interim, high level assessment as we are considering the relative merits of the principle of the approaches regarding Key Decisions regarding

- The two consulted upon spatial options considered as part of the review of the Ryedale Plan
- The approach to categorisation of Service villages compared the existing approach
- Retention/removal of the Local Needs Occupancy Condition or application of a Primary residence condition
- Plan period – comparing a 5 year roll on to a 15 plan period
- Plan –for figure – comparing the standard method with the current plan for figure
- The treatment of development limits and a criteria based policy for small scale site submissions
- Consideration of stand-alone Renewable Energy technologies – review of Policy SP18 part a) and Sustainable build standards – review of part b) policy SP18
- Review of SP4 around accessibility and space standards

We are not at the stage of choosing sites. The chosen sites (and discounted sites) will have been subjected to the site selection methodology which is part of the above-referenced Sustainability Appraisal Scoping Report.

Measuring against the Sustainability Objectives

The sustainability objectives represent the Local Plan Review’s fundamental targets regarding matters of social, economic and environmental sustainability and are divided to reflect these three broad topic areas.

Sustainability Objectives

SO No.	Social objectives
A1	To support development which enables or improves communities’ access to health, education, nature & open spaces and leisure & recreation services
A2	To provide the opportunities for all people to meet their housing needs
A3	To improve overall levels of health, reduce social isolation and reduce the disparities between different groups and areas
A4	To maintain and promote the distinctiveness of identifiable communities
A5	To reduce crime and fear of crime
A6	To develop a more balanced population

	Economic objectives
B1	To maintain and enhance employment opportunities
B2	To maintain and enhance the vitality of the countryside, villages and town centres
B3	To retain and enhance the factors which are conducive to wealth creation, including personal creativity and attractiveness to investors
B4	To diversify the local economy

	Environmental objectives
C1	To enhance the resilience of our ecosystems services in the face of climate change, whilst improving air, soil and water quality
C2	To embed the principle of 'biodiversity net gain' into all development, improving the natural environment and aiding nature recovery and biodiversity resilience
C3	To protect and enhance geodiversity
C4	To maintain and enhance the quality and character of the landscape, including the special qualities of remoteness and tranquillity
C5	To reduce the need for private car usage and non-local travel by promoting sustainable transport alternatives
C6	To ensure that future development is not vulnerable to flooding, or will increase the risk of flooding elsewhere
C7	To conserve and, where appropriate, enhance the historical and cultural environment
C8	To reduce the emission of greenhouse gases, particularly those generated through fossil fuel consumption
C9	To mitigate and adapt to the impacts of climate change by promoting renewable energy sources, whilst minimising energy and water consumption
C10	To make the most efficient use of land
C11	To ensure that water consumption is as low as possible, protect productive soils and maintain the stock of minerals
C12	To reduce the amount of waste produced and maximise the rates of re-use and recycling

For each objective, a series of policy appraisal questions, selection methodology questions and monitoring indicators have been set out to assist in the assessing of policy and sites. These are also included in Appendix 1.

Policy Appraisal Questions

The Council has produced a list of policy appraisal questions (PAQs) which intend to objectively appraise future planning policy that might feature in the forthcoming Plan. In earlier SA Scoping Reports, these were formally referred to as ‘appraisal prompts’; however, with a view to streamlining the broad analysis, officers felt that it would be appropriate to structure both the appraisal of policies *and* sites using questions.

Rating System

The rating system set out below enables officers to differentiate clearly between the potential positive and negative impacts of a given site or policy choice.

Additionally, the effects are also considered in terms of whether they are:

- Direct or indirect
- Long term, short term, temporary or permanent
- Local or wider in geographical context
- Cumulative and/or in-combination.

The SA Framework Rating System

Symbol	Score	Definition
++	Strongly positive impact	Positively influencing change in accordance with the objective.
+	Positive impact	The policy / site is consistent with meeting the objective.
=	Neutral impact	The policy / site will have a neither a positive nor a negative impact upon this objective.
-	Negative impact	The policy / site may hinder achievement of this objective.
--	Strongly negative impact	The policy / site would hinder achievement of this objective.
U	Uncertain Impact	The policy / site may hinder achievement of this objective, but may have no negative impact. This will depend upon implementation.
O	No direct link	There is no direct link between the nature of the policy / site and the nature of the objective.

Key Findings

With regards to the sustainability appraisal objectives, many of the high-level strategic policy aspects, such as the **plan period** or the **to-plan-for figure** have very similar performance through the SA process. This is because when assessed alone they are what could be described as 'abstract' concepts which are then grounded in implementation through the spatial approach and other thematic policies, and then also through the site allocations, and so the sustainability appraisal process also looks at these in turn too.

The treatment of the **plan-period** is a response to exceptional circumstances, and legal advice, it is also noted that the roll-forward approach would make it less likely to bring forward sites which were so significant in their size or infrastructure implications in order to ensure that they could be rolled out in years 2028 onwards.

The **to-plan-for figure** of between 186 and 200 dwellings is extremely marginal in relation to the ability to identify any significant impacts from continuing with the current Ryedale Plan figure of 200 dwellings per year to plan-for.

The sustainability appraisal of **options 1 and option 2 in terms of the spatial approach** was also for the most part broadly comparable in terms of the performance, with the fact that it was recognised that Option 1 would perform poorer in relation to infrastructure implications, if a strategy focused development at Malton and Norton in this plan review period, an approach which focused sustained, proportionally higher housing delivery to Malton and Norton would be of a scale which would not support the delivery of significant infrastructure. The key difference with Option 2 is the additional potential for new service villages, and the implications of this. So it is considered that Option 2 performs better than Option 1 in this high level assessment.

This was then explored in more detail around the **designation of service villages**, and both options performed similar, although it is considered that in principle, the ability to deliver some additional Service Villages could bring wider sustainability benefits, but that it would need to be carefully calibrated to ensure that those settlements with the core services were identified. Many of the policy appraisal prompts have a strong spatial dimensions to them so it will be for the site assessment work to assess the relative sustainability of sites- within the context of the Service Village Designation (as villages not subject to the designation will not be subjected to allocations and so the sites will not be taken through the site assessment process).

Where there was a stronger degree of changes in relation to performance against the SA objectives was in relation to specific policy choices:

The application of the raised **sustainability standards** in relation to buildings performed significantly better than the current wording of the policy. Particularly in relation to water usage, and making developments respond better to climate change and be more resilient and adaptable, whilst reducing energy consumption. There were also some specific aspects raised in relation to the existing approach on **stand-alone renewable/low carbon energy schemes**

The application of a specific targeted application of a **higher build standard** for bungalows to improve their accessibility performed well in the SA objectives concern with meeting housing needs for all.

Concerning **occupancy conditions**, the Local Needs Occupancy condition and Primary Residence condition represent specific policy approaches which would have different objectives for their implementation: The LNOC operates as a restrictive tool on supply, whilst meeting some specific local needs, but not affordable housing. The PRC does not meet local needs or affordable housing- it does require new dwelling to be used as residential dwellings, and this may act as a check on supply if applied to allocations. It is early in the policy's implementation in other parts of the country to see how the policy would affect housing land supply- although it was not proposed to apply it across the full housing land supply. Both approaches had specific sustainability implications with regards to housing delivery, and the application of the LNOC did not bring measured sustainability benefits from its implementation versus not applying it, and allowing the plan to consider incremental windfall infill plots or small sites as currently imposed in SP2.

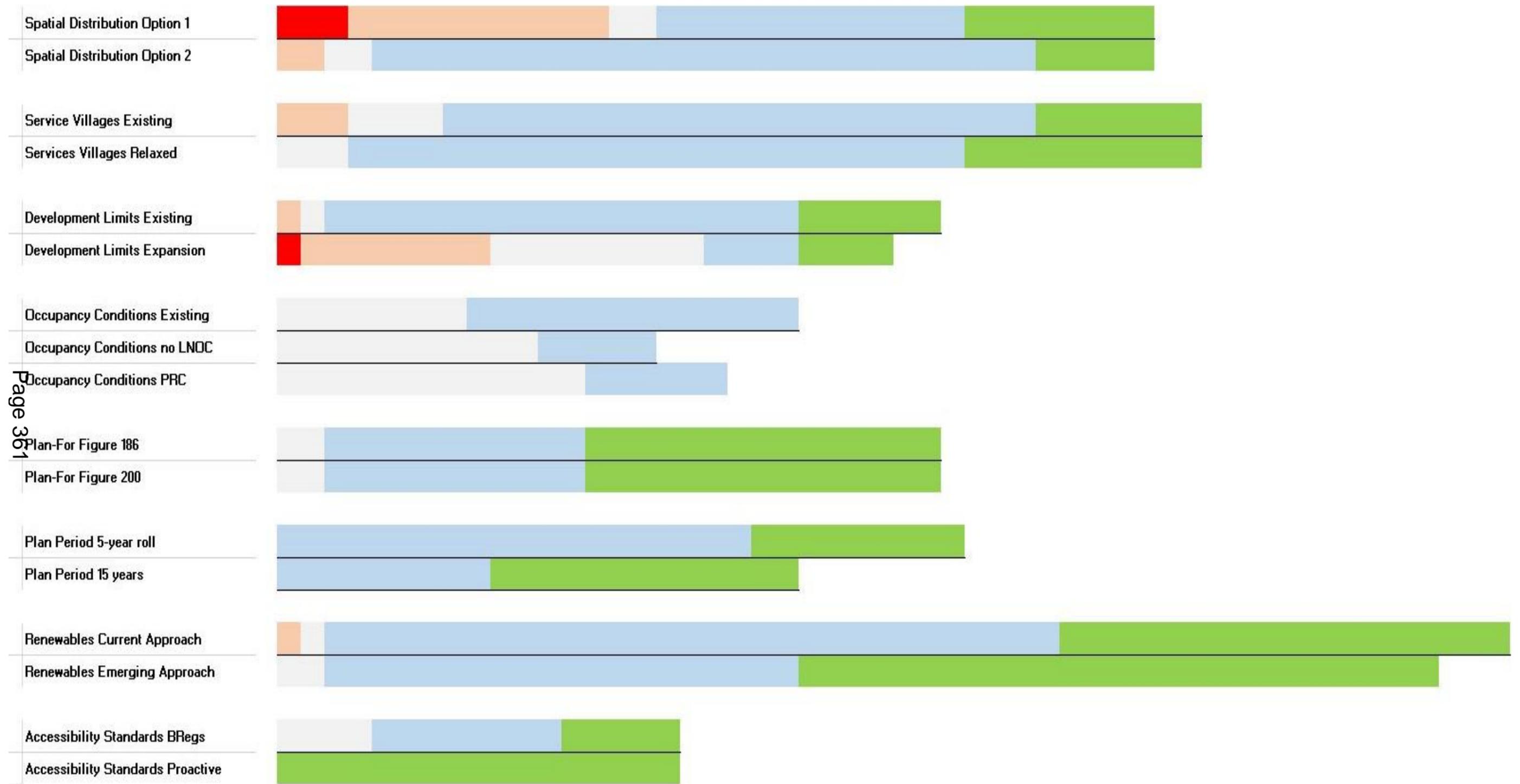
In relation to the comparing the existing policy approach of **retaining Development Limits compared to the development of a criteria-based policy to consider small-scale windfall sites**, the retention of Development Limits alone performed better in a this assessment. This was because there was no uncertainty around implementation, which was the case with the ability to use a criteria-based policy. The sustainability appraisal process has identified that the policy needs to be carefully worded so as to ensure that many of the capacity considerations can be robustly considered when applications relevant to this policy are made. There is mitigation available and that will not just be through the wording of the policy itself, but the actions of other policies in the Ryedale Plan, as currently worded, or as amended would provide a robust framework for the consideration of such proposals. It is considered though that with the application of key mitigation measures the use of a criteria based policy will not undermine SA objectives.

In conclusion, the proposed policy and spatial approaches of the Key Decisions consultation will not undermine sustainability appraisal objectives. There are some additional mitigation measures which can be employed to address some uncertainties currently presented. Some of the proposed key decisions do have measureable improvements in their capacity to deliver against the sustainability appraisal objectives for themes around building sustainability and improving accessibility of dwellings.

These spatial approach considerations will be subject to further assessment through the site assessment process. That is a key component of the sustainability appraisal process of any local plan, and this review is no different. The Site Selection Methodology will play a key role in the delivery of the spatial approach. It will also provide at a site level of granularity the assessment of the relative sustainability of sites – to help the Council chose the most suitable sites to deliver the housing requirement.

COLOUR CHARTS

See below for a visual summary of how Key Decision choices performed based on the sustainability appraisal.



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SUMMARY TABLES

See overleaf for a summary of the factors emerging from the sustainability appraisal of all key decision choices.

Spatial Distribution: Option 1	
Negatives/Constraints	Positives/Opportunities
Would likely have air quality concerns, particularly at Malton and Norton	Would provide significant access to local services and regular public transport, including frequent buses and trains from Malton and Norton
Additional development at Malton and Norton such as that needed as part of this plan review is unlikely to deliver the strategic-level infrastructure which is required at those settlements, whilst placing significant pressure on the existing road network and facilities, with limited mitigation opportunities	Market towns and service villages are key focus points for community interaction, formal/informal recreation and town centre activities
Similar pressures likely to occur if development focused at Pickering and Kirkbymoorside without appropriate mitigation	The availability of public transport and the proximity to services at market towns and service villages is more likely to encourage a modal shift and active travel choices
Page 263 could limit the delivery of affordable homes in areas of identified need, including large non-service villages	Market towns are attractive areas for market and affordable housing so focusing growth there will help deliver a range of housing needs
	Would keep new development away from the York Green Belt based on existing settlement hierarchy
	Green infrastructure and biodiversity net gain opportunities present

Spatial Distribution: Option 2	
Negatives/Constraints	Positives/Opportunities
Many villages do not have certain key facilities thus limiting opportunities for modal shift and active travel choices, so there needs to be a clear criteria developed to maximize the opportunities for modal shift.	Would continue to provide significant access to local services and regular public transport
Would not make a significant contribution to the delivery of strategic infrastructure	Air quality issues in Malton and Norton are less likely to be exacerbated
Without appropriate mitigation or policy wording, villages within York Green Belt could be impacted, depending on criteria used – but the mitigation is to actively remove such settlements from the designation if they theoretically could be Service Villages	Would help to sustain assets and facilities in other villages, thereby complementing the market towns, improving access to services and potentially reducing the need to travel by car
	Would deliver localised infrastructure improvements where they are needed
	Would provide for a wide range of housing needs in a place-specific way
	Would support district's cultural sector in locations outside of market towns
	Green infrastructure and biodiversity net gain opportunities present

Categorisation of Service Villages: Retain existing definition	
Negatives/Constraints	Positives/Opportunities
Could place additional pressure on some services/facilities/utilities in certain existing service villages without additional improvements	Development would be focused in areas with good access to services, facilities and frequent public transport; thus creating greater accessibility for people who may be less mobile, and for those who need to travel to work.
Narrower selection could lead to greater focus of development at market towns where congestion is greater and air quality issues are present	Would contribute to the delivery of different types of housing (including affordable housing) in service villages, where need is established
Slingsby would no longer be designated as a service village, thus narrowing the selection of settlements	Would not undermine delivery of infrastructure
Lack of commuter bus providing pre-9am access to major employment centres from most existing service villages	Would avoid development in York Green Belt
	Current designation promotes modal shift due to requirement for regular bus service
	Designation does not adversely affect ecosystem resources
	Settlements already designated – such as Hovingham – present opportunities for heritage-led regeneration, but Slingsby would be lost from the designation due to the loss of the shop.

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Categorisation of Service Villages: Expand definition	
Negatives/Constraints	Positives/Opportunities
Without appropriate mitigation or policy wording, villages within York Green Belt could be impacted. The importance of having a clearly defined criteria, and mitigation would be to ensure such designated villages are not included as Service Villages	Development would be focused in areas with a daily access to services, facilities and frequent public transport; thus creating greater accessibility for people who may be less mobile
No definitive evidence that broadening service village criteria would improve air quality in places where there are known issues	Would help to sustain assets and facilities in other villages, thereby complementing the market towns, improving access to services and promoting a modal shift
Broadening the settlement choices potentially increases possibility of impacting landscapes – but mitigation can be through assessment of the landscape character and setting	Would contribute to the delivery of different types of housing (including affordable housing) in more villages where need has been identified
Public transport offering across greater selection of villages does not tend to offer commuter services, nor would access to a school bus as many villages have access to the school bus	Would not undermine delivery of infrastructure
	Would present greater flexibility and options regarding site choices and meeting needs in localities
	Would enable more development to take place in settlements which do not experience significant congestion, and settlements where key services and facilities are present or can be accessed by bus.
	Would potentially result in broader opportunities for employees to work from home and/or be self-employed, due to shifting working patterns post-pandemic

Development limits and small-scale windfall sites: No incremental expansion	
Negatives/Constraints	Positives/Opportunities
Stymies the delivery of small-scale housing schemes which might deliver certain benefits, such as self-build schemes	Development remains focused on sustainable settlements where services and facilities are present
	Provides a clear means to protect amenity. Safeguards landscape setting, historical form and land use of settlements, plus the avoidance of coalescence. Protects the York Green Belt designation.
	Provides a means to avoid unreasonable pressure on local infrastructure. Does not undermine the objective of infrastructure delivery.
	Supports the delivery of different types of housing (including affordable housing) in places where need has been identified
	Allows for employment expansion
	Provides a clear approach to considering environmental capacity issues
	Would support elements of the cultural sector which are located elsewhere to the existing market towns and villages Would present more opportunities for more heritage-led regeneration.

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Development limits and small-scale windfall sites: Incremental expansion	
Negatives/Constraints	Positives/Opportunities
<p>Sites benefitting from the expansion would be windfall. As such, mitigation and/or appropriate policy wording would be required to:</p> <ul style="list-style-type: none"> control quantum, thereby preventing: <ul style="list-style-type: none"> inappropriate scale of expansion, significant pressure on services and facilities, significant impact on heritage assets significant impact upon natural resources, disproportionate development in locations where private cars are required to access services ensure sites respond to settlement context and setting avoid direct amenity impacts ensure significant landscape impact was avoided prevent settlement coalescence safeguard the York Green Belt safeguard green infrastructure and ecological assets promote brownfield sites in the first instance 	<p>For applicable schemes, policy would present opportunity to integrate:</p> <ul style="list-style-type: none"> enhanced accessibility standards enhanced standards for energy efficiency, renewable technologies and sustainable building practices use of sustainable drainage systems and significant BNG gains
Represents unplanned development and would not be taken into account by infrastructure providers in the short term	Could provide greater choice regarding housing, including self-build/bespoke housing
Would not directly encourage active travel choices or a modal shift	Would present an opportunity to give additional flexibility for proposals which might address heritage issues
Careful monitoring would be required	Does not undermine the objective of infrastructure delivery
	Would help to sustain assets and facilities in villages not designated as service villages, allowing small scale incremental growth

Occupancy Conditions: Retain the Local Needs Occupancy Condition	
Negatives/Constraints	Positives/Opportunities
Does not explicitly deliver affordable housing	Supports current policy of restraining unmanaged growth
Can undermine small-scale housing growth	Supports delivery of housing due to illness or infirmity
	Supports policy of focusing housing in settlements: <ul style="list-style-type: none"> with the greatest access to services, facilities and public transport where infrastructure can be delivered strategically
Page 366	Reduces the impact of cumulative environmental impacts resulting from dispersed development
	Enables small-scale in-fill housing schemes which meet a specific locally-derived need.

Occupancy Conditions: Remove the LNOC, no replacement	
Negatives/Constraints	Positives/Opportunities
<p>Sites benefitting from a lack of LNOC would be windfall. As such, mitigation and/or appropriate policy wording would be required to ensure that the proposal did not result in :</p> <ul style="list-style-type: none"> inappropriate scale of expansion, significant pressure on services and facilities, significant impact on heritage assets, significant impact upon natural resources, disproportionate development in locations where private cars are required to access services ensure sites respond to settlement context and setting avoid direct amenity impacts ensure significant landscape impact was avoided prevent settlement coalescence safeguard the York Green Belt safeguard green infrastructure and ecological assets promote brownfield sites in the first instance <p>It is considered that within development limits there is a range of policy mechanisms which can be applied to ensure that any infill windfall schemes do not result in individual or cumulative adverse impacts</p>	<p>Would provide greater choice regarding housing, including self-build/bespoke housing</p>
Would result in some additional dispersed housing delivery without necessarily improving access to services	Would provide greater degree of flexibility for considering housing schemes
Would not make significant contributions to wider infrastructure delivery, nor will this unplanned development be factored-in by infrastructure providers	
Would not directly encourage active travel choices or a modal shift	

Occupancy Conditions: Replace LNOC with a Primary Residence Condition	
Negatives/Constraints	Positives/Opportunities
<p>Sites benefitting from a PRC would be windfall. As such, mitigation and/or appropriate policy wording would be required to ensure that the proposal did not result in :</p> <ul style="list-style-type: none"> inappropriate scale of expansion, significant pressure on services and facilities, significant impact on heritage assets, significant impact upon natural resources, disproportionate development in locations where private cars are required to access services ensure sites respond to settlement context and setting avoid direct amenity impacts ensure significant landscape impact was avoided prevent settlement coalescence safeguard the York Green Belt safeguard green infrastructure and ecological assets promote brownfield sites in the first instance <p>It is considered that within development limits there is a range of policy mechanisms which can be applied to ensure that any infill windfall schemes do not result in individual or cumulative adverse impacts</p>	<p>Would support current policy of restraining unmanaged growth</p>
Could cumulatively put pressure on services and facilities	Would provide greater degree of flexibility for considering housing schemes
Does not directly deliver affordable housing	Could provide greater choice regarding housing, including self-build/bespoke housing
Would not directly encourage active travel choices or a modal shift	Would not undermine the objective of supporting infrastructure delivery

The Plan-For Figure: 186 dwellings per year

Negatives/Constraints	Positives/Opportunities
<p>Appropriate mitigation and/or the wording of adjacent policies will be required to ensure that:</p> <ul style="list-style-type: none"> • quantum of windfall are managed, • impacts upon existing services/facilities/infrastructure are managed, • negative impacts are avoided or mitigated, in relation to: <ul style="list-style-type: none"> • environmental concerns, including air quality, • heritage assets, • natural resources, • settlement form and character, • protected landscapes and coalescence, • the York Green Belt, • green infrastructure and ecological assets, and • residential amenity, • the use of brownfield sites is promoted, and • active travel/a modal shift is promoted 	<p>SHMA advises that Council should not have a plan-for figure which exceeds the standard method-derived requirement.</p>
	<p>Will enable delivery of the district’s housing needs, including affordable housing</p>
	<p>Enables the Council to deliver housing allocations which provide the best opportunities for active travel</p>

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The Plan-For Figure: 200 dwellings per year

Negatives/Constraints	Positives/Opportunities
<p>Appropriate mitigation and/or the wording of adjacent policies will be required to ensure that:</p> <ul style="list-style-type: none"> • quantum of windfall are managed, • impacts upon existing services/facilities/infrastructure are managed, • negative impacts are avoided or mitigated, in relation to: <ul style="list-style-type: none"> • environmental concerns, including air quality, • heritage assets, • natural resources, • settlement form and character, • protected landscapes and coalescence, • the York Green Belt, • green infrastructure and ecological assets, and • residential amenity, • the use of brownfield sites is promoted, and • active travel/a modal shift is promoted 	<p>Noting the SHMA advice, As 14 units per annum, the current plan-for figure is not excessively more than the one derived from the standard method and would not result in unreasonable pressure on services/facilities/infrastructure. There is no fundamentally materially significant impact which would result from this additional 14 dwellings. The mitigation measures are the same with either approach.</p>
	<p>Will enable delivery of the district’s housing needs, including affordable housing</p>
	<p>Enables the Council to deliver housing allocations which provide the best opportunities for active travel</p>

The Plan Period: Five-year roll-on	
Negatives/Constraints	Positives/Opportunities
	Will prevent situation whereby infrastructure that must be delivered cannot be delivered
	Ensures that the housing requirement is rolled-out post-2027

The Plan Period: 15-Year Plan	
Negatives/Constraints	Positives/Opportunities
	Provides the opportunity to consider longer term infrastructure requirements
	Provides the opportunity to consider longer term housing needs

Responding to climate change: retain SP18	
Negatives/Constraints	Positives/Opportunities
<p>Current wording of:</p> <ul style="list-style-type: none"> In part A: impacts on landscapes, particularly given the absence of any wording relating to the York Green Belt and the likely designation of the Wolds AONB mineral safeguarding In part B: <ul style="list-style-type: none"> green infrastructure, including protected trees/woodland and biodiversity net gain reduction of waste and promotion of recycling habitat protection and enhancement geology and geomorphology 	<p>Sufficiently considers:</p> <ul style="list-style-type: none"> amenity impacts in their broadest sense impacts on soils impact on historic environment travel and the use of energy the need for any scheme to outweigh any harm to natural resources
<p>Insufficient importance given to the energy hierarchy and the importance of layout, siting, and other design- led responses to mitigating climate change</p>	<p>Provides a positive framework for the consideration of technologies which support decentralisation and decarbonisation of energy infrastructure-</p>
<p>No specific consideration around water resource use</p>	<p>Ensures that there is no pressure placed on features of acknowledged importance to local communities</p>
<p>Needs to be considered in a site-specific way as well as providing a framework for considering windfall applications</p>	

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Responding to climate change: emerging approach	
Negatives/Constraints	Positives/Opportunities
<p>Policy would be subject to viability considerations so as not to undermine affordable housing delivery</p>	<p>Opportunity to strengthen existing part b of the policy by integrating a greater consideration/promotion/safeguarding of:</p> <ul style="list-style-type: none"> climate change adaption, sustainable building technologies, including making properties more thermally efficient and adaptable, siting, design and planting of buildings to maximise resources, holistic approach to community spaces, with tree-planting creating natural shade and places for recreation, community energy schemes sustainable drainage systems, battery storage, water efficiency, including reducing use/treatment/waste and prescribing a 110 litres per day policy
	<p>Responds to the increasingly critical source of utilities for communities, particularly in rural areas</p>
	<p>Allows the ability to consider wording</p> <ul style="list-style-type: none"> In part A: impacts on landscapes, particularly given the absence of any wording relating to the York Green Belt and the likely designation of the Wolds AONB mineral safeguarding

Accessibility Standards: Rely on Building Regulations	
Negatives/Constraints	Positives/Opportunities
Does not proactively bring about increased accessibility for people of all abilities	Adjacent policies does ensure choice within housing market, providing 5% bungalows within applicable schemes
Proposed changes to Building Regulations will improve new dwellings' adaptability to provide flexible accommodation that meets changing circumstances, but this is a reliance on building regulations	Adjacent housing policies focus delivery of homes in areas designed to enable access to services for people of all abilities
Current policy supports the principle of having space in the home and moving around without restriction but does not employ standards	

Accessibility standards: Proactively apply M4(3) standards to bungalows	
Negatives/Constraints	Positives/Opportunities
Would be subject to viability considerations to ensure sufficient delivery of other policy objectives with targets	Will proactively provide additional choice within the housing market, with a greater proportion of dwellings built to M4(3) standard

APPENDIX 1: SUSTAINABILITY OBJECTIVES APPRAISAL

Spatial Options

Option 1: Continue the existing approach of the Ryedale Plan- a more explicit growth strategy which focussed on the towns and the Principal Town in particular- concentrate new housing at the Market Towns and key ‘Service Villages’ with meeting local needs elsewhere.

Option 2: A less concentrated, more dispersed approach to distributing growth - with development focussed at the Market Towns and specific villages, including existing ‘Service Villages’ and selected additional villages.

SPATIAL OPTIONS- SOCIAL OBJECTIVES				
	Sustainability Objective	Relevant Policy Appraisal Questions	Option 1	Option 2
A1	To support development which enables or improves communities’ access to health, education, nature & open spaces and leisure & recreation services	PAQ 2. Will the policy encourage development occurring in locations that provide the best opportunities for active travel opportunities and good public transport?	++ Option 1 essentially focuses more of the development at the market towns – particularly at Malton and Norton – with a smaller proportion to a select group of villages – which are on a regular bus route. Malton and Norton have the train station and are well served by public transport which goes further afield.	+ Option 2 allows the sustaining of allocated sites at Malton and Norton- but further allocations would be focused at Kirkbymoorside and Pickering – settlements with facilities and also regular bus services and opportunities for active travel. Existing service villages would be retained, and additional villages may be considered
		PAQ 26. Will the policy result in any adverse amenity impacts for any members of the community; if so, can this be avoided or mitigated?	-- Proposals should be so designed as to have not direct amenity impacts. The focus of development at the market towns, particularly Malton and Norton is likely to generate significant additional vehicular movements. These are likely to	u/+ Proposals should be so designed as to have not direct amenity impacts. The approach would still allow the roll-out of the existing allocations, and more development to Kirkbymoorside and Pickering, but more development would be attributed to the villages and

SPATIAL OPTIONS- SOCIAL OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Option 1	Option 2
			exacerbate known air quality issues in those settlements and may also place pressure on Pickering and Kirkbymoorside in relation to air quality in specific places.	this could be Service Villages and Additional Villages. This would take vehicular movements out of the known most serious area for poorer air quality
		PAQ 30. Will the policy encourage environments which are conducive to good health, including improving air quality, active travel, opportunities for sport, leisure, recreation and community interaction?	=/- By focusing development at selected settlements we can capitalise on their existing assets – although focusing further development at Malton and Norton is likely to adversely affect air quality	+ By focusing development at selected settlements we can capitalise on their existing assets, and potential connectivity with proximal settlements and improve/sustain services in our larger villages
		PAQ 33. Will the policy enable increased accessibility for people of all abilities?	+ This will be explored in more detail through other policies. But the approach of focusing development in our larger settlements will allow for greater opportunities for access.	+ This will be explored in more detail through other policies. But the approach of focusing development in our larger settlements and a selection of villages with services will allow for greater opportunities for access.
		PAQ 36. Will the policy enable/support the delivery of facilities, utilities and key infrastructure, including high-speed broadband?	- Any development would be expected to meet any on-site infrastructure requirements and would be subject to CIL (subject to the prescribed exemptions). Option 1 may not be able to deliver additional strategic infrastructure at Malton and Norton- despite being the focus for growth.	+ Any development would be expected to meet any on-site infrastructure requirements and would be subject to CIL (subject to the prescribed exemptions). Option 2 may not be able to deliver additional strategic infrastructure but it has greater

SPATIAL OPTIONS- SOCIAL OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Option 1	Option 2
				potential to deliver/support localised infrastructure improvements
		PAQ 37. Will the policy result in unreasonable pressure being placed upon existing key services (including community facilities), utilities or infrastructure; if so, can this be avoided or mitigated?	- Any development would be expected to meet any on-site infrastructure requirements and would be subject to CIL (subject to the prescribed exemptions). Option 1 may not be able to deliver additional strategic infrastructure at Malton and Norton- despite being the focus for growth and this is likely to put significant pressure on the existing road network.	+ Any development would be expected to meet any on-site infrastructure requirements and would be subject to CIL (subject to the prescribed exemptions). Option 2 may not be able to deliver additional strategic infrastructure but it has greater potential to deliver/support localised infrastructure improvements. A careful consideration will be required to ensure that delivery of sites complements/enhances services at places- particularly in the villages where allocations are made
A2	To provide the opportunities for all people to meet their housing needs	PAQ 33. Will the policy enable increased accessibility for people of all abilities?	+ This will be explored in more detail through other policies. But the approach of focusing development in our larger settlements will allow for greater opportunities for access.	+ This will be explored in more detail through other policies. But the approach of focusing development in our larger settlements and a selection of villages with services will allow for greater opportunities for access.

SPATIAL OPTIONS- SOCIAL OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Option 1	Option 2
		PAQ 34. Will the policy enable the delivery of the district’s housing needs, including market and affordable housing where they are needed/wanted?	++ Affordable housing delivery will be focused at the Market Towns and service villages- with ability for exception sites	++ Affordable housing delivery will be focused at the Market Towns and service villages- with ability for exception sites- and option 2 will allow this to continue- with selected additional villages included
		PAQ 35. Will the policy enable the delivery of the needs of older people?	O There is no direct link between the nature of the spatial objective and the nature of the objective.	O There is no direct link between the nature of the spatial objective and the nature of the objective.
A3	To improve overall levels of health, reduce social isolation and reduce the disparities between different groups and areas	PAQ 2. Will the policy encourage development occurring in locations that provide the best opportunities for active travel opportunities and good public transport?	++ Option 1 essentially focuses more of the development at the market towns – particularly at Malton and Norton – with a smaller proportion to a select group of villages – which are on a regular bus route. Malton and Norton have the train station and are well served by public transport which goes further afield.	+ Option 2 allows the sustaining of allocated sites at Malton and Norton- but further allocations would be focused at Kirkbymoorside and Pickering – settlements with facilities and also regular bus services and opportunities for active travel. Existing service villages would be retained, and additional villages may be considered
		PAQ 17. Will the policy approach result in improvements to air quality?	-- The focus of development at the market towns, particularly Malton and Norton is likely to generate significant additional vehicular movements. These are likely to exacerbate known air quality issues in those settlements and may also place	u/+ Proposals should be so designed as to have not direct amenity impacts. The approach would still allow the roll-out of the existing allocations, and more development to Kirkbymoorside and Pickering, but more development would be attributed to the villages and

SPATIAL OPTIONS- SOCIAL OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Option 1	Option 2
			pressure on Pickering and Kirkbymoorside in relation to air quality in specific places.	this could be Service Villages and Additional Villages. This would take vehicular movements out of the known most serious area for poorer air quality
		PAQ 30. Will the policy encourage environments which are conducive to good health, including improving air quality, active travel, opportunities for sport, leisure, recreation and community interaction?	+/- The focus of development at the market towns, particularly Malton and Norton is likely to generate significant additional vehicular movements. These are likely to exacerbate known air quality issues in those settlements and may also place pressure on Pickering and Kirkbymoorside in relation to air quality in specific places. However, these settlements are also key focus points for community interaction, active travel and opportunities for formal and informal recreation. The service villages also can provide a locally focused delivery of services and facilities.	+/= Option 2 will allow existing commitments to be rolled out, including the allocation at Norton and further additional development at Kirkbymoorside and Pickering – which are focus points for services and facilities. It will also allow the existing Service Villages to continue their role in providing local-focused services. Option 2 also provides the opportunity to deliver housing at other settlements which still have the ability to deliver services and facilities
		PAQ 31. Will the policy contribute to the reduction of crime and fear of crime?	O There is no direct link between the nature of the spatial objective and the nature of the objective.	O There is no direct link between the nature of the spatial objective and the nature of the objective.
		PAQ 32. Will the policy contribute to reducing inequality of opportunity and support a balanced living and working population, including in relation to housing provisions?	+ The approach will focus delivery of homes in areas which have been identified in the past as being areas attractive for affordable housing – namely our market towns and but it will not allow a greater proportion of affordable housing to be	++ The approach will still support delivery of homes in areas which have been identified in the past as being areas attractive for affordable housing – namely our market towns but will also allow a greater proportion of

SPATIAL OPTIONS- SOCIAL OBJECTIVES				
	Sustainability Objective	Relevant Policy Appraisal Questions	Option 1	Option 2
			delivered across the district including in our larger villages	affordable housing to be delivered across the district including in our larger villages
		PAQ 33. Will the policy enable increased accessibility for people of all abilities?	O There is no direct link between the nature of the spatial objective and the nature of the objective.	O There is no direct link between the nature of the spatial objective and the nature of the objective.
		PAQ 36. Will the policy enable/support the delivery of facilities, utilities and key infrastructure, including high-speed broadband?	=/- The outcome is dependant on the nature of the infrastructure in question, as with the exception of road infrastructure most services and facilities can be accessed and enhanced. There is a concern that an approach which continues to sustain focused growth at Malton and Norton, with the amount of housing to be delivered in the plan review, is not going to lever in significant new infrastructure.	=/- The approach would need to focus on villages which have some key facilities or the close access to them –facilitating active travel.
		PAQ 37. Will the policy result in unreasonable pressure being placed upon existing key services (including community facilities), utilities or infrastructure; if so, can this be avoided or mitigated?	- There is a concern that an approach which continues to sustain focused growth at Malton and Norton, with the amount of housing to be delivered in the plan review, is not going to lever in significant new infrastructure.	U/=/+ The impact is uncertain – and will depend on implementation. Settlements and sites chosen will look to have services and facilities or active travel options to access them.

SPATIAL OPTIONS- SOCIAL OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Option 1	Option 2
A4	To maintain and promote the distinctiveness of identifiable communities	PAQ 7. Does the policy ensure that the context and value of landscapes is recognised and that any adverse impacts are prevented?	O There is no direct link to the spatial approach- sites will need to be considered in relation to their impact on the landscape setting of settlements	O There is no direct link concerning the spatial approach- sites will need to be considered in relation to their impact on the landscape setting of settlements
		PAQ 8. Will the policy have an adverse impact on the York green belt; if so, can this be avoided or mitigated?	++ Existing settlement hierarchy and focus to Malton and Norton will be away from the Green Belt	U/++ Depends on chosen settlements- and would be a key consideration in settlement suitability. It can be mitigated through avoiding such settlements which are subject to green belt designation: Warthill, Gate Helmsley, and parts of Upper Helmsley
		PAQ 9. Will the policy ensure that the distinctiveness and special qualities of settlements is maintained and avoids the potential for coalescence?	O There is no direct link between the nature of the spatial objective and the nature of the objective.	O There is no direct link between the nature of the spatial objective and the nature of the objective.
		PAQ 10. Will the policy deliver high quality design that respects and strengthens local character and distinctiveness, helping to create a strong sense of place?	O There is no direct link between the nature of the spatial objective and the nature of the objective.	O There is no direct link between the nature of the spatial objective and the nature of the objective.

SPATIAL OPTIONS- SOCIAL OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Option 1	Option 2
A5	To reduce crime and fear of crime	PAQ 31. Will the policy contribute to the reduction of crime and fear of crime?	O There is no direct link between the nature of the spatial objective and the nature of the objective.	O There is no direct link between the nature of the spatial objective and the nature of the objective.
A6	To develop a more balanced population	PAQ 32. Will the policy contribute to reducing inequality of opportunity and support a balanced living and working population, including in relation to housing provisions?	+ The approach will focus delivery of homes in areas which have been identified in the past as being areas attractive for affordable housing – namely our market towns and but it will not allow a greater proportion of affordable housing to be delivered across the district including in our larger villages	++ The approach will still support delivery of homes in areas which have been identified in the past as being areas attractive for affordable housing – namely our market towns but will also allow a greater proportion of affordable housing to be delivered across the district including in our larger villages
		PAQ 33. Will the policy enable increased accessibility for people of all abilities?	O There is no direct link between the nature of the spatial objective and the nature of the objective.	O There is no direct link between the nature of the spatial objective and the nature of the objective.
		PAQ 34. Will the policy enable the delivery of the district’s housing needs, including market and affordable housing where they are needed/wanted?	+ The approach will focus delivery of homes in areas which have been identified in the past as being areas attractive for affordable housing – namely our market towns and but it will not allow a greater proportion of affordable housing to be delivered across the district including in our larger villages	++ The approach will still support delivery of homes in areas which have been identified in the past as being areas attractive for affordable housing – namely our market towns but will also allow a greater proportion of affordable housing to be delivered across the district including in our larger villages

SPATIAL OPTIONS- SOCIAL OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Option 1	Option 2
		PAQ 35. Will the policy enable the delivery of the needs of older people?	+The approach will focus delivery of homes in areas which are viewed as being favourable for access to the types of facilities and services most frequented by older people. It will be for other policies to look at responding to providing more accessible and adaptable accommodation.	+The approach will support delivery of homes in areas which are viewed as being favourable for access to the types of facilities and services most frequented by older people. It will be for other policies to look at responding to providing more accessible and adaptable accommodation.
		PAQ 36. Will the policy enable/support the delivery of facilities, utilities and key infrastructure, including high-speed broadband?	=/- The outcome is dependent on the nature of the infrastructure in question, as with the exception of road infrastructure most services and facilities can be accessed and enhanced. There is a concern that an approach which continues to sustain focused growth at Malton and Norton, with the amount of housing to be delivered in the plan review, is not going to lever in significant new infrastructure.	=/- The approach would need to focus on villages which have some key facilities or the close access to them –facilitating active travel. The defining of the villages to be identified for allocations will be a significant factor
		PAQ 40. Will the policy enable the creation of net additional jobs?	O There is no direct link between the nature of the spatial objective and the nature of the objective. It may support delivery of housing which supports traditional sectors including manufacturing/food industry.	O There is no direct link between the nature of the spatial objective and the nature of the objective. A broader base of settlements may result in broader opportunities for employees to be based or self-employed businesses

SPATIAL OPTIONS ECONOMIC OBJECTIVES				
	Sustainability Objective	Relevant Policy Appraisal Questions	Option 1	Option 2
B1	To maintain and enhance employment opportunities	PAQ 32. Will the policy contribute to reducing inequality of opportunity and support a balanced living and working population, including in relation to housing provisions?	+ Housing delivery is focused at towns and with some housing delivery to the selected service villages, this would meet a wide range of housing needs	+ Housing delivery would still be focused at the towns, but there would be a greater emphasis at the villages, this may assist in providing a wider range of housing demand profiles as well as meeting needs in a more place-specific way
		PAQ 34. Will the policy enable the delivery of the district's housing needs, including market and affordable housing where they are needed/wanted?	+ Housing delivery is focused at towns and with some housing delivery to the selected service villages, this would meet a wide range of housing needs	+ Housing delivery would still be focused at the towns, but there would be a greater emphasis at the villages, this may assist in providing a wider range of housing demand profiles as well as meeting needs in a more place-specific way
		PAQ 38. Will the policy enable the viability and vitality of town centres?	++ The settlement hierarchy would still recognise Malton and Norton- and the other market Towns as being focuses for town-centre activities. Service Villages	+ The settlement hierarchy would still recognise Malton and Norton- and the other market Towns as being focuses for town-centre activities, the

SPATIAL OPTIONS ECONOMIC OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Option 1	Option 2
			would also be seen as providing locally-serving centres.	approach has the potential to allow smaller rural service centres to complement the market towns-reducing the need to travel by car
		PAQ 39. Will the policy contribute positively to the diversification of the district's economy?	O There is no direct link between the nature of the spatial objective and the nature of the objective	O There is no direct link between the nature of the spatial objective and the nature of the objective The proposed approach could lead to diversion of the portfolio of sites available
		PAQ 40. Will the policy enable the creation of net additional jobs?	O There is no direct link between the nature of the spatial objective and the nature of the objective	O There is no direct link between the nature of the spatial objective and the nature of the objective.
		PAQ 41. Will the policy support the district's existing strongest sectors?	O There is no direct link between the nature of the spatial objective and the nature of the objective	O There is no direct link between the nature of the spatial objective and the nature of the objective
B2	To maintain and enhance the vitality of the countryside, villages and town centres	PAQ 37. Will the policy result in unreasonable pressure being placed upon existing key services (including community facilities), utilities or infrastructure; if so, can this be avoided or mitigated?	=/- The outcome is dependent on the nature of the infrastructure in question, as with the exception of road infrastructure most services and facilities can be accessed and enhanced. There is a concern that an	=/+ The approach would need to focus on villages which have some key facilities or the close access to them – facilitating active travel. The defining of the villages to be identified for

SPATIAL OPTIONS ECONOMIC OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Option 1	Option 2
			approach which continues to sustain focused growth at Malton and Norton, with the amount of housing to be delivered in the plan review, is not going to lever in significant new infrastructure, and so the impacts on road traffic cannot be further mitigated	allocations will be a significant factor. The approach will allow development be experienced across a greater range of settlements
		PAQ 38. Will the policy enable the viability and vitality of town centres?	++ The settlement hierarchy would still recognise Malton and Norton- and the other market Towns as being focuses for town-centre activities. Service Villages would also be seen as providing locally-serving centres.	+ The settlement hierarchy would still recognise Malton and Norton- and the other market Towns as being focuses for town-centre activities, the approach has the potential to allow smaller rural service centres to complement the market towns- reducing the need to travel by car
		PAQ 39. Will the policy contribute positively to the diversification of the district's economy?	O There is no direct link between the nature of the spatial objective and the nature of the objective	O There is no direct link between the nature of the spatial objective and the nature of the objective The proposed approach could lead to diversion of the portfolio of sites available
		PAQ 40. Will the policy enable the creation of net additional jobs?	O	O

SPATIAL OPTIONS ECONOMIC OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Option 1	Option 2
			There is no direct link between the nature of the spatial objective and the nature of the objective	There is no direct link between the nature of the spatial objective and the nature of the objective.
		PAQ 41. Will the policy support the district's existing strongest sectors?	O There is no direct link between the nature of the spatial objective and the nature of the objective	O There is no direct link between the nature of the spatial objective and the nature of the objective
B3	To retain and enhance the factors which are conducive to wealth creation, including personal creativity and attractiveness to investors	PAQ 13. Will the policy support the district's cultural sector?	= A continuation of the current spatial approach would not undermine the district's cultural sector, but a significant proportion of Ryedale's cultural sector- is outside of the market towns and service villages	=/+ A continuation of the current spatial approach would not undermine the district's cultural sector, but a significant proportion of Ryedale's cultural sector- is outside of the market towns and service villages, and so a development strategy which supports a greater proportion of development outside of the market towns has potential to support the cultural sector
		PAQ 32. Will the policy contribute to reducing inequality of opportunity and support a balanced living and working population, including in relation to housing provisions?	+ Housing delivery is focused at towns and with some housing delivery to the selected service villages, this would meet a wide range of housing needs	+ Housing delivery would still be focused at the towns, but there would be a greater emphasis at the villages, this may assist in providing a wider range of housing demand profiles as well as

SPATIAL OPTIONS ECONOMIC OBJECTIVES				
	Sustainability Objective	Relevant Policy Appraisal Questions	Option 1	Option 2
				meeting needs in a more place-specific way
		PAQ 34. Will the policy enable the delivery of the district's housing needs, including market and affordable housing where they are needed/wanted?	+ Housing delivery is focused at towns and with some housing delivery to the selected service villages, this would meet a wide range of housing needs	+ Housing delivery would still be focused at the towns, but there would be a greater emphasis at the villages, this may assist in providing a wider range of housing demand profiles as well as meeting needs in a more place-specific way
		PAQ 38. Will the policy enable the viability and vitality of town centres?	++ The settlement hierarchy would still recognise Malton and Norton- and the other market Towns as being focuses for town-centre activities. Service Villages would also be seen as providing locally-serving centres.	+ The settlement hierarchy would still recognise Malton and Norton- and the other market Towns as being focuses for town-centre activities, the approach has the potential to allow smaller rural service centres to complement the market towns- reducing the need to travel by car
		PAQ 39. Will the policy contribute positively to the diversification of the district's economy?	O There is no direct link between the nature of the spatial objective and the nature of the objective	O There is no direct link between the nature of the spatial objective and the nature of the objective

SPATIAL OPTIONS ECONOMIC OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Option 1	Option 2
				The proposed approach could lead to diversion of the portfolio of sites available
		PAQ 40. Will the policy enable the creation of net additional jobs?	O There is no direct link between the nature of the spatial objective and the nature of the objective	O There is no direct link between the nature of the spatial objective and the nature of the objective.
		PAQ 41. Will the policy support the district's existing strongest sectors?	O There is no direct link between the nature of the spatial objective and the nature of the objective	O There is no direct link between the nature of the spatial objective and the nature of the objective The proposed approach could lead to diversion of the portfolio of sites available
B4	To diversify the local economy	PAQ 39. Will the policy contribute positively to the diversification of the district's economy?	O There is no direct link between the nature of the spatial objective and the nature of the objective	O There is no direct link between the nature of the spatial objective and the nature of the objective The proposed approach could lead to diversion of the portfolio of sites available
		PAQ 40. Will the policy enable the creation of net additional jobs?	O	O

SPATIAL OPTIONS ECONOMIC OBJECTIVES				
	Sustainability Objective	Relevant Policy Appraisal Questions	Option 1	Option 2
			There is no direct link between the nature of the spatial objective and the nature of the objective	There is no direct link between the nature of the spatial objective and the nature of the objective.

SPATIAL OPTIONS ENVIRONMENTAL OBJECTIVES				
	Sustainability Objective	Relevant Policy Appraisal Questions	Option 1	Option 2
C1	To enhance the resilience of our ecosystems services in the face of climate change, whilst improving air, soil and water quality	<p>PAQ 3. Will the policy ensure that new developments and landscaping schemes contribute to the creation and enhancement of habitats, whilst avoiding any significant or adverse impact upon the existing habitat network?</p> <p>PAQ 4. Will the policy result in delivery, restoration or safeguarding of priority habitats and aid nature recovery?</p> <p>PAQ 5. Will the policy align with the Council's biodiversity mitigation hierarchy</p>	<p>O</p> <p>There is no direct link between the nature of the spatial objective and the nature of the objective. This will require exploration at a settlement/ site specific level, and will be the subject of HRA, and will also be subject to the implementation of Biodiversity Net Gain, and landscape setting considerations</p>	<p>O</p> <p>There is no direct link between the nature of the spatial objective and the nature of the objective. This will require exploration at a settlement/ site specific level, and will be the subject of HRA, and will also be subject to the implementation of Biodiversity Net Gain, and landscape setting considerations</p>

SPATIAL OPTIONS ENVIRONMENTAL OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Option 1	Option 2
		(avoidance, minimisation, restoration, offsetting)? PAQ 6. Will the policy have an adverse impact on trees (protected or otherwise), hedgerows or ancient woodland; if so, can this be avoided or mitigated?		
		PAQ 16. Will the policy encourage a modal shift from private car usage to sustainable and/or active transport alternatives?	++ Option 1 essentially focuses more of the development at the market towns – particularly at Malton and Norton – with a smaller proportion to a select group of villages – which are on a regular bus route. Malton and Norton have the train station and are well served by public transport which goes further afield.	+ Option 2 allows the sustaining of allocated sites at Malton and Norton – but further allocations would be focused at Kirkbymoorside and Pickering – settlements with facilities and also regular bus services and opportunities for active travel. Existing service villages would be retained, and additional villages may be considered if active travel connections can be achieved
		PAQ 17. Will the policy approach result in improvements to air quality?	- The focus of development at the market towns, particularly Malton and Norton is likely to generate significant additional vehicular movements. These are likely to	= Proposals should be so designed as to have not direct amenity impacts. The approach would still allow the roll-out of the existing allocations, and more

SPATIAL OPTIONS ENVIRONMENTAL OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Option 1	Option 2
			exacerbate known air quality issues in those settlements and may also place pressure on Pickering and Kirkbymoorside in relation to air quality in specific places.	development to Kirkbymoorside and Pickering, but more development would be attributed to the villages and this could be Service Villages and Additional Villages.
		<p>PAQ 21. Will the policy inadvertently or directly cause the loss of/harm to any natural assets such as high quality agricultural land, mineral resources or groundwater protection zones; if so, can this be avoided or mitigated?</p> <p>PAQ 22. Will the policy inadvertently or directly cause the loss of/harm to any natural assets such as best and most versatile agricultural land, mineral resources or groundwater protection zones; if so, can this be avoided or mitigated?</p> <p>PAQ 23. Will the policy have an adverse impact on a surface water body’s status; if so, can this be avoided or mitigated?</p> <p>PAQ 24. Will the policy have an adverse or neutral impact on watercourses and/or will the policy contribute to the enhancement of watercourses?</p>	<p>O</p> <p>There is no direct link between the nature of the spatial objective and the nature of the objective. Settlements and sites will be assessed in relation to their natural resources both in nature and capacity for resilience. This will require exploration at a settlement/ site specific level, and will be the subject of HRA, and will also be subject to the implementation of Biodiversity Net Gain, and landscape setting considerations. Proposals will need to be considered individually and cumulatively in relation to their impacts on the aquatic environment and water courses /bodies and in relation to the opportunities for the implementation of sustainable drainage systems.</p>	<p>O</p> <p>There is no direct link between the nature of the spatial objective and the nature of the objective. Settlements and sites will be assessed in relation to their natural resources both in nature and capacity for resilience. This will require exploration at a settlement/ site specific level, and will be the subject of HRA, and will also be subject to the implementation of Biodiversity Net Gain, and landscape setting considerations. Proposals will need to be considered individually and cumulatively in relation to their impacts on the aquatic environment and water courses /bodies and in relation to the opportunities for the implementation of sustainable drainage systems.</p>

SPATIAL OPTIONS ENVIRONMENTAL OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Option 1	Option 2
		PAQ 29. Will the policy encourage the use of green/blue infrastructure and/or sustainable drainage systems?		
		PAQ 37. Will the policy result in unreasonable pressure being placed upon existing key services (including community facilities), utilities or infrastructure; if so, can this be avoided or mitigated?	-- Settlements and sites will be assessed in relation to their natural resources both in nature and capacity for resilience. This will require exploration at a settlement/ site specific level, and will be the subject of HRA, and will also be subject to the implementation of Biodiversity Net Gain, and landscape setting considerations. Proposals will need to be considered individually and cumulatively in relation to their impacts on the aquatic environment and water courses /bodies and in relation to the opportunities for the implementation of sustainable drainage systems. The focus of development at the market towns, particularly Malton and Norton is likely to generate significant additional vehicular movements. These are likely to exacerbate known air quality issues in those settlements and may also place pressure on	u/+ Settlements and sites will be assessed in relation to their natural resources both in nature and capacity for resilience. This will require exploration at a settlement/ site specific level, and will be the subject of HRA, and will also be subject to the implementation of Biodiversity Net Gain, and landscape setting considerations. Proposals will need to be considered individually and cumulatively in relation to their impacts on the aquatic environment and water courses /bodies and in relation to the opportunities for the implementation of sustainable drainage systems. The approach would still allow the roll-out of the existing allocations, and more development to Kirkbymoorside and Pickering, but more development would be attributed to the villages and this could be Service Villages and Additional Villages. This would take vehicular movements out of the known most serious area for poorer air quality,

SPATIAL OPTIONS ENVIRONMENTAL OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Option 1	Option 2
			Pickering and Kirkbymoorside in relation to air quality in specific places.	providing facilities and services are accessible by a range of non-vehicular access or public transport opportunities.
C2	To embed the principle of ‘biodiversity net gain’ into all development, improving the natural environment and aiding nature recovery and biodiversity resilience	<p>PAQ 3. Will the policy ensure that new developments and landscaping schemes contribute to the creation and enhancement of habitats, whilst avoiding any significant or adverse impact upon the existing habitat network?</p> <p>PAQ 4. Will the policy result in delivery, restoration or safeguarding of priority habitats and aid nature recovery?</p> <p>PAQ 5. Will the policy align with the Council’s biodiversity mitigation hierarchy (avoidance, minimisation, restoration, offsetting)?</p> <p>PAQ 21. Will the policy inadvertently or directly cause the loss of/harm to any natural assets such as high quality agricultural land, mineral resources or groundwater protection zones; if so, can this be avoided or mitigated?</p>	<p>O</p> <p>Settlements and sites will be assessed in relation to their natural resources both in nature and capacity for resilience. This will require exploration at a settlement/ site specific level, and will be the subject of HRA, and will also be subject to the implementation of Biodiversity Net Gain, and landscape setting considerations. Proposals will need to be considered individually and cumulatively and cumulatively in relation to their impacts on the aquatic environment and water courses /bodies and in relation to the opportunities for the implementation of sustainable drainage systems. The focus of development at the market towns, particularly Malton and Norton is likely to generate significant additional vehicular movements. These are likely to exacerbate known air quality issues in those settlements and may also place pressure on Pickering and Kirkbymoorside in relation to air quality in specific places. Sites will need to be assessed in relation to their</p>	<p>O</p> <p>Settlements and sites will be assessed in relation to their natural resources both in nature and capacity for resilience. This will require exploration at a settlement/ site specific level, and will be the subject of HRA, and will also be subject to the implementation of Biodiversity Net Gain, and landscape setting considerations. Proposals will need to be considered individually and cumulatively in relation to their impacts on the aquatic environment and water courses /bodies and in relation to the opportunities for the implementation of sustainable drainage systems. Sites will need to be assessed in relation to their mineral safeguarding considerations and in the case of there being minerals safeguarding implications how the resources can be reasonably utilised/extracted as part of the development process.</p>

SPATIAL OPTIONS ENVIRONMENTAL OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Option 1	Option 2
			mineral safeguarding considerations and in the case of there being minerals safeguarding implications how the resources can be reasonably utilised/extracted as part of the development process.	
C3	To protect and enhance geodiversity	<p>PAQ 7. Does the policy ensure that the context and value of the geology/geomorphology underpinning landscapes is recognised and that any adverse impacts are prevented?</p> <p>PAQ 21. Will the policy inadvertently or directly cause the loss of/harm to any natural assets such as high quality agricultural land, mineral resources or groundwater protection zones; if so, can this be avoided or mitigated?</p>	<p>O</p> <p>Settlements and sites will be assessed in relation to their natural resources both in nature and capacity for resilience. This will require exploration at a settlement/ site specific level, and will be the subject of HRA, and will also be subject to the implementation of Biodiversity Net Gain, and landscape setting considerations. Proposals will need to be considered individually and cumulatively and cumulatively in relation to their impacts on the aquatic environment and water courses /bodies and in relation to the opportunities for the implementation of sustainable drainage systems. The focus of development at the market towns, particularly Malton and Norton is likely to generate significant additional vehicular movements. These are likely to exacerbate known air quality issues in those settlements and may also place pressure on Pickering and Kirkbymoorside in</p>	<p>O</p> <p>Settlements and sites will be assessed in relation to their natural resources both in nature and capacity for resilience. This will require exploration at a settlement/ site specific level, and will be the subject of HRA, and will also be subject to the implementation of Biodiversity Net Gain, and landscape setting considerations. Proposals will need to be considered individually and cumulatively in relation to their impacts on the aquatic environment and water courses /bodies and in relation to the opportunities for the implementation of sustainable drainage systems. Sites will need to be assessed in relation to their mineral safeguarding considerations and in the case of there being minerals safeguarding implications how the resources can be reasonably utilised/extracted as part of the development process.</p>

SPATIAL OPTIONS ENVIRONMENTAL OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Option 1	Option 2
			relation to air quality in specific places. Sites will need to be assessed in relation to their mineral safeguarding considerations and in the case of there being minerals safeguarding implications how the resources can be reasonably utilised/extracted as part of the development process.	
C4	To maintain and enhance the quality and character of the landscape, including the special qualities of remoteness and tranquillity	PAQ 6. Will the policy have an adverse impact on trees (protected or otherwise), hedgerows or ancient woodland; if so, can this be avoided or mitigated?	+ To be explored at a settlement and site level. Sites will be expected to incorporate green infrastructure and loss of ancient woodland would be seen as an absolute constraint.	+To be explored at a settlement and site level. Sites will be expected to incorporate green infrastructure and loss of ancient woodland would be seen as an absolute constraint.
		PAQ 7. Does the policy ensure that the context and value of landscapes is recognised and that any adverse impacts are prevented?	O This will depend upon implementation. It depends on the settlements chosen and the sites and their landscaping. Settlements and sites will be assessed in relation to their impacts on the surrounding landscape and setting of the settlements and landscape designation context. Ryedale is subject to a range of national level and local level landscape designations which will require commensurate consideration.	O This will depend upon implementation. It depends on the settlements chosen and the sites and their landscaping. Settlements and sites will be assessed in relation to their impacts on the surrounding landscape and setting of the settlements and landscape designation context. Ryedale is subject to a range of national level and local level landscape designations which will require commensurate consideration. A strategy which looks to additional villages is likely to require additional consideration around the landscape

SPATIAL OPTIONS ENVIRONMENTAL OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Option 1	Option 2
				setting of those settlements and their landscape context.
C5	To reduce the need for private car usage and non-local travel by promoting sustainable transport alternatives	<p>PAQ 2. Will the policy encourage development occurring in locations that provide the best opportunities for active travel opportunities and good public transport?</p> <p>PAQ 16. Will the policy encourage a modal shift from private car usage to sustainable and/or active transport alternatives?</p> <p>PAQ 37. Will the policy result in unreasonable pressure being placed upon existing key services (including community facilities), utilities or infrastructure; if so, can this be avoided or mitigated?</p>	=/- to be explored at a settlement and site level at the market towns, but it is identified that a focusing more development at Malton and Norton based on the current approach would place press on existing facilities and infrastructure particularly roads	=/+ to be explored at a settlement and site level at the market towns. It would be very important to look at the connections between villages and their services and understand how housing delivery could impact on those facilities or facilitate the creation of new and enhanced services
C6	To ensure that future development is not vulnerable to flooding, or will increase the risk of flooding elsewhere	<p>PAQ 24. Will the policy have an adverse or neutral impact on watercourses and/or will the policy contribute to the enhancement of watercourses?</p> <p>PAQ 25. Will the policy be impacted by or impact on any invasive species or</p>	O This will depend upon implementation. It depends on the settlements chosen and the sites and their landscaping. Settlements and sites will be assessed in relation to their impacts on the aquatic environment and hydrogeological processes. A sequential approach to minimising flood risk will need	O This will depend upon implementation. It depends on the settlements chosen and the sites and their landscaping. Settlements and sites will be assessed in relation to their impacts on the aquatic environment and hydrogeological processes. A sequential approach to minimising flood risk will need to be

SPATIAL OPTIONS ENVIRONMENTAL OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Option 1	Option 2
		<p>major/significant hazards, for example: flood risk, proximity to pipelines, geohazards, contamination and gases?</p> <p>PAQ 27. Will the policy lead to an increased flood risk for the community; if so, can this be avoided or mitigated?</p> <p>PAQ 28. Will the policy ensure a sequential approach to locating development in areas of lowest flood risk?</p> <p>PAQ 29. Will the policy encourage the use of green/blue infrastructure and/or sustainable drainage systems?</p>	<p>to be undertaken in accordance with our Strategic Flood Risk Assessment and any subsequent Level 2 assessment if such an assessment is required. Any sites chosen will need to be able to demonstrate that they are maximising the use of sustainable drainage systems.</p>	<p>undertaken in accordance with our Strategic Flood Risk Assessment and any subsequent Level 2 assessment if such an assessment is required. Any sites chosen will need to be able to demonstrate that they are maximising the use of sustainable drainage systems.</p>
C7	To conserve and, where appropriate, enhance the historical and cultural environment	<p>PAQ 10. Will the policy deliver high quality design that respects and strengthens local character and distinctiveness, helping to create a strong sense of place?</p> <p>PAQ 11. Will the policy help to conserve and enhance the historic environment, including both designated and non-designated heritage assets and their settings?</p>	<p>O There is no direct link between the spatial approach and these aspects of the historic and cultural environment and the nature of the objective which is conserve and appropriate enhance the historic environment. To be explored at a settlement and site level. Option one already has some settlements in the hierarchy which could support heritage-led regeneration</p>	<p>O There is no direct link between the spatial approach and these aspects of the historic and cultural environment and the nature of the objective which is conserve and appropriate enhance the historic environment. To be explored at a settlement and site level. Option two which could increase the opportunity for additional Service Village hierarchy which could support heritage-led regeneration</p>

SPATIAL OPTIONS ENVIRONMENTAL OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Option 1	Option 2
		<p>PAQ 12. Will the policy foster heritage-led regeneration and/or address heritage at risk?</p> <p>PAQ 13. Will the policy support the district’s cultural sector?</p>		
C8	To reduce the emission of greenhouse gases, particularly those generated through fossil fuel consumption	<p>PAQ 2. Will the policy encourage development occurring in locations that provide the best opportunities for active travel opportunities and good public transport?</p> <p>PAQ 14. Will the policy align with the district’s energy hierarchy (use less energy, use energy efficiently, use renewable and/or low carbon sources)?</p> <p>PAQ 15. Will the policy encourage the use of renewable energy sources?</p> <p>PAQ 16. Will the policy encourage a modal shift from private car usage to sustainable and/or active transport alternatives?</p>	<p>+ active travel and good public transport would be achievable to an extent under option 1</p> <p>O to be explored at the site level and through other policies (SP18)</p> <p>O to be explored at the site level and through other policies (SP18)</p> <p>Please see above PAQ 2</p>	<p>+ active travel would be achievable under option 2 but it would depend on the settlements and sites chosen in relation to the availability of good public transport</p> <p>O to be explored at the site level and through other policies (SP18)</p> <p>O to be explored at the site level and through other policies (SP18)</p> <p>Please see above PAQ 2</p>

SPATIAL OPTIONS ENVIRONMENTAL OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Option 1	Option 2
		<p>PAQ 18. Will the policy encourage the development of sustainable building standards, reduce demands for water, energy and material resources, via passive design/siting?</p> <p>PAQ 19. Will the policy encourage recycling and support the reduction of waste?</p>	<p>O to be explored at the site level and through other policies (SP18)</p> <p>O to be explored at the site level and through other policies (SP18)</p>	<p>O to be explored at the site level and through other policies (SP18)</p> <p>O to be explored at the site level and through other policies (SP18)</p>
C9	To mitigate and adapt to the impacts of climate change by promoting renewable energy sources, whilst minimising energy and water consumption	<p>PAQ 14. Will the policy align with the district’s energy hierarchy (use less energy, use energy efficiently, use renewable and/or low carbon sources)?</p> <p>PAQ 15. Will the policy encourage the use of renewable energy sources?</p> <p>PAQ 16. Will the policy encourage a modal shift from private car usage to sustainable and/or active transport alternatives?</p> <p>PAQ 18. Will the policy encourage the development of sustainable building standards, reduce demands for water,</p>	<p>O to be explored at a settlement and site level</p>	<p>O to be explored at a settlement and site level</p>

SPATIAL OPTIONS ENVIRONMENTAL OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Option 1	Option 2
		<p>energy and material resources, via passive design/siting?</p> <p>PAQ 19. Will the policy encourage recycling and support the reduction of waste?</p> <p>PAQ 29. Will the policy encourage the use of green/blue infrastructure and/or sustainable drainage systems?</p>		
C10	To make the most efficient use of land	<p>PAQ 20. Will the policy encourage efficient use of land, maximising opportunities for development of brownfield land, remediation and/or regeneration?</p> <p>PAQ 21. Will the policy promote the multi-functional use of land as a resource?</p> <p>PAQ 22. Will the policy inadvertently or directly cause the loss of/harm to any natural assets such as best and most versatile agricultural land, mineral resources or groundwater protection</p>	O to be explored at a settlement and site level	O to be explored at a settlement and site level

SPATIAL OPTIONS ENVIRONMENTAL OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Option 1	Option 2
		zones; if so, can this be avoided or mitigated?		
C11	To ensure that water consumption is as low as possible, protect productive soils and maintain the stock of minerals	<p>PAQ 18. Will the policy encourage the development of sustainable building standards, reduce demands for water, energy and material resources, via passive design/siting?</p> <p>PAQ 21. Will the policy inadvertently or directly cause the loss of/harm to any natural assets such as high quality agricultural land, mineral resources or groundwater protection zones; if so, can this be avoided or mitigated?</p>	O to be explored at a settlement and site level	O to be explored at a settlement and site level
C12	To reduce the amount of waste produced and maximise the rates of re-use and recycling	PAQ 19. Will the policy encourage recycling and support the reduction of waste?	O to be explored at a settlement and site level	O to be explored at a settlement and site level

The approach to categorisation of Service villages compared the existing approach

CATAGORISATION OF SERVICE VILLAGES - SOCIAL OBJECTIVES				
	Sustainability Objective	Relevant Policy Appraisal Questions	Daily commuter bus service with Grocery shop and Primary or secondary school	Daily bus service and Grocery shop or Primary or secondary school Or Doctor's Surgery
A1	To support development which enables or improves communities' access to health, education, nature & open spaces and leisure & recreation services	PAQ 2. Will the policy encourage development occurring in locations that provide the best opportunities for active travel opportunities and good public transport?	++ The categorisation requires access to be available to a higher settlement by bus regularly and to allow commuting- and would also allow access to the services and facilities mentioned	++ The categorisation would still allow access to a higher settlement for access to the services and facilities
		PAQ 26. Will the policy result in any adverse amenity impacts for any members of the community; if so, can this be avoided or mitigated?	O Proposals should be so designed as to have not direct amenity impacts.	O Proposals should be so designed as to have not direct amenity impacts.
		PAQ 30. Will the policy encourage environments which are conducive to good health, including improving air quality, active travel, opportunities for sport, leisure, recreation and community interaction?	+ The categorisation of service villages in this way would ensure that allocations in the rural areas have good opportunities for those seeking those facilities.	+ The categorisation of service villages in this way would ensure that allocations in the rural areas have good opportunities for those seeking those facilities.
		PAQ 33. Will the policy enable increased accessibility for people of all abilities?	+	+

CATAGORISATION OF SERVICE VILLAGES - SOCIAL OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Daily commuter bus service with Grocery shop and Primary or secondary school	Daily bus service and Grocery shop or Primary or secondary school Or Doctor's Surgery
			The categorisation would allow people with reduced mobility to access services and facilities as a function of the services available in the settlement, and to ensure that access is within walking/wheelchair capability- and also for those who use pushchairs.	The categorisation would allow people with reduced mobility to access services and facilities as a function of the services available in the settlement, and to ensure that access is within walking/wheelchair capability- and also for those who use pushchairs. It would be important to ensure if a bus service is not one of the 2 facilities, the village should have additional facilities and justification for it to be a service village (for example health care facilities).
		PAQ 36. Will the policy enable/support the delivery of facilities, utilities and key infrastructure, including high-speed broadband?	+ It is considered that the principle of designation would not undermine the objective of supporting infrastructure delivery- whilst the settlements would be also subject to key facilities.	+ It is considered that the principle of designation would not undermine the objective of supporting infrastructure delivery- whilst the settlements would be also subject to key facilities.
		PAQ 37. Will the policy result in unreasonable pressure being placed upon existing key services (including community facilities), utilities or infrastructure; if so, can this be avoided or mitigated?	+ Any development would be expected to meet any on-site infrastructure requirements and would be subject to CIL (subject to the prescribed exemptions). This approach would result in a narrower	++ Any development would be expected to meet any on-site infrastructure requirements and would be subject to CIL (subject to the prescribed exemptions). This approach would

CATAGORISATION OF SERVICE VILLAGES - SOCIAL OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Daily commuter bus service with Grocery shop and Primary or secondary school	Daily bus service and Grocery shop or Primary or secondary school Or Doctor's Surgery
			selection of service villages- which based on timing could place additional pressure on some of the utilities, as the service villages have already experienced differing levels of development.	result in an additional 5-6 Service Villages, and this would give greater flexibility and options regarding site choices and the ability to reflect on previous allocations, and housing delivery.
A2	To provide the opportunities for all people to meet their housing needs	PAQ 33. Will the policy enable increased accessibility for people of all abilities?	= In terms of housing needs this would be considered through other policy aspects. The categorisation would allow people with reduced mobility to access services and facilities as a function of the services available in the settlement, and to ensure that access is within walking/wheelchair capability- and also for those who use pushchairs.	= In terms of housing needs this would be considered through other policy aspects. The categorisation would allow people with reduced mobility to access services and facilities as a function of the services available in the settlement, and to ensure that access is within walking/wheelchair capability- and also for those who use pushchairs. It would be important to ensure if a bus service is not one of the 2 facilities, the village should have additional facilities and justification for it to be a service village (for example health care facilities).
		PAQ 34. Will the policy enable the delivery of the district's housing needs, including	+	++

CATAGORISATION OF SERVICE VILLAGES - SOCIAL OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Daily commuter bus service with Grocery shop and Primary or secondary school	Daily bus service and Grocery shop or Primary or secondary school Or Doctor's Surgery
		market and affordable housing where they are needed/wanted?	The use of Service Villages provides a clear approach to ensuring there is development in the larger villages. Affordable housing delivery will be focused at the Market Towns and service villages- with ability for exception sites	The use of Service Villages provides a clear approach to ensuring there is development in the larger villages. Affordable housing delivery will be focused at the Market Towns and service villages- with ability for exception sites- and option 2 will allow this to continue- with selected additional villages included, which would allow greater opportunities for needs to be met in the locality
		PAQ 35. Will the policy enable the delivery of the needs of older people?	O There is no direct link between the nature of the spatial objective and the nature of the objective.	O There is no direct link between the nature of the spatial objective and the nature of the objective.
A3	To improve overall levels of health, reduce social isolation and reduce the disparities between different groups and areas	PAQ 2. Will the policy encourage development occurring in locations that provide the best opportunities for active travel opportunities and good public transport?	++ There would be a select group of villages – which are on a regular, commutable, bus route. Active travel would also be available to access the services and facilities within the villages.	+ Existing service villages would be retained, which some would be on a commutable route, but others would still provide daily access, and it would deliver some additional housing in settlements which do have some key facilities.
		PAQ 17. Will the policy approach result in improvements to air quality?	-	+ A wider selection of Service Villages could allow more development to

CATAGORISATION OF SERVICE VILLAGES - SOCIAL OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Daily commuter bus service with Grocery shop and Primary or secondary school	Daily bus service and Grocery shop or Primary or secondary school Or Doctor's Surgery
			The narrower selection of Service villages would mean that there would be a greater focus of development at the Market Towns, where congestion is greater, and there are known air quality issues in Malton and Norton.	settlements which do not experience congestion
		PAQ 30. Will the policy encourage environments which are conducive to good health, including improving air quality, active travel, opportunities for sport, leisure, recreation and community interaction?	+ The categorisation of service villages in this way would ensure that allocations in the rural areas have good opportunities for those seeking those facilities.	+ The categorisation of service villages in this way would ensure that allocations in the rural areas have good opportunities for those seeking those facilities.
		PAQ 31. Will the policy contribute to the reduction of crime and fear of crime?	○ There is no direct link between the nature of the spatial objective and the nature of the objective.	○ There is no direct link between the nature of the spatial objective and the nature of the objective.
		PAQ 32. Will the policy contribute to reducing inequality of opportunity and support a balanced living and working population, including in relation to housing provisions?	+ The approach is consistent with the objective, with development in the market towns and rural area- through the provision of selective number of Service Villages.	++ This approach would ensure that there was a significant proportion of housing to our market towns, but would also modestly expand the Service Village designation across the district including in our larger villages with key services and facilities.

CATAGORISATION OF SERVICE VILLAGES - SOCIAL OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Daily commuter bus service with Grocery shop and Primary or secondary school	Daily bus service and Grocery shop or Primary or secondary school Or Doctor's Surgery
		PAQ 33. Will the policy enable increased accessibility for people of all abilities?	= In terms of housing needs this would be considered through other policy aspects. The categorisation would allow people with reduced mobility to access services and facilities as a function of the services available in the settlement, and to ensure that access is within walking/wheelchair capability- and also for those who use pushchairs.	= In terms of housing needs this would be considered through other policy aspects. The categorisation would allow people with reduced mobility to access services and facilities as a function of the services available in the settlement, and to ensure that access is within walking/wheelchair capability- and also for those who use pushchairs. It would be important to ensure if a bus service is not one of the 2 facilities, the village should have additional facilities and justification for it to be a service village (for example health care facilities).
		PAQ 36. Will the policy enable/support the delivery of facilities, utilities and key infrastructure, including high-speed broadband?	+ It is considered that the principle of designation would not undermine the objective of supporting infrastructure delivery- whilst the settlements would be also subject to key facilities.	+ It is considered that the principle of designation would not undermine the objective of supporting infrastructure delivery- whilst the settlements would be also subject to key facilities.
		PAQ 37. Will the policy result in unreasonable pressure being placed upon existing key services (including community	+ The designation will focus on a small number of settlement who can allow	++ The changes to Service Village designation would have a modest

CATAGORISATION OF SERVICE VILLAGES - SOCIAL OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Daily commuter bus service with Grocery shop and Primary or secondary school	Daily bus service and Grocery shop or Primary or secondary school Or Doctor's Surgery
		facilities), utilities or infrastructure; if so, can this be avoided or mitigated?	commuting to take place using public transport. The tight definition is likely to place increased but not unreasonable pressure on the existing Service Villages, although they would still be subject to essential on-site infrastructure and CIL contributions (subject to prescribed exemptions).	broadening capability, and allow a small increase in the number of service villages –as sites would be subject to essential on-site infrastructure and CIL contributions (subject to prescribed exemptions).
A4	To maintain and promote the distinctiveness of identifiable communities	PAQ 7. Does the policy ensure that the context and value of landscapes is recognised and that any adverse impacts are prevented?	O There is no direct link to the spatial approach- sites will need to be considered in relation to their impact on the landscape setting of settlements	O There is no direct link concerning the spatial approach- sites will need to be considered in relation to their impact on the landscape setting of settlements
		PAQ 8. Will the policy have an adverse impact on the York green belt; if so, can this be avoided or mitigated?	++ Existing settlement hierarchy does not include settlements which are within the York Green Belt	++ It Depends on chosen settlements- and would be a key consideration in settlement suitability, but it is noted that the current and extended service village designation would not include settlements which are in the York Green Belt.

CATAGORISATION OF SERVICE VILLAGES - SOCIAL OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Daily commuter bus service with Grocery shop and Primary or secondary school	Daily bus service and Grocery shop or Primary or secondary school Or Doctor's Surgery
		PAQ 9. Will the policy ensure that the distinctiveness and special qualities of settlements is maintained and avoids the potential for coalescence?	O There is no direct link between the nature of the spatial objective and the nature of the objective. This will be looked at Settlement by Settlement.	O There is no direct link between the nature of the spatial objective and the nature of the objective. This will be looked at Settlement by Settlement.
		PAQ 10. Will the policy deliver high quality design that respects and strengthens local character and distinctiveness, helping to create a strong sense of place?	O There is no direct link between the nature of the spatial objective and the nature of the objective.	O There is no direct link between the nature of the spatial objective and the nature of the objective.
A5	To reduce crime and fear of crime	PAQ 31. Will the policy contribute to the reduction of crime and fear of crime?	O There is no direct link between the nature of the spatial objective and the nature of the objective.	O There is no direct link between the nature of the spatial objective and the nature of the objective.
A6	To develop a more balanced population	PAQ 32. Will the policy contribute to reducing inequality of opportunity and support a balanced living and working population, including in relation to housing provisions?	+ The approach will focus delivery of homes in areas which have been identified in the past as being areas attractive for affordable housing – namely our market towns and but it will not allow a greater proportion of affordable housing to be delivered across the district including in our larger villages	++ The approach will still support delivery of homes in areas which have been identified in the past as being areas attractive for affordable housing – namely our market towns but will also allow a greater proportion of affordable housing to be delivered across the district including in our larger villages

CATAGORISATION OF SERVICE VILLAGES - SOCIAL OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Daily commuter bus service with Grocery shop and Primary or secondary school	Daily bus service and Grocery shop or Primary or secondary school Or Doctor's Surgery
		<p>PAQ 33. Will the policy enable increased accessibility for people of all abilities?</p>	<p>+ The categorisation would allow people with reduced mobility to access services and facilities as a function of the services available in the settlement, and to ensure that access is within walking/wheelchair capability- and also for those who use pushchairs.</p>	<p>+ The categorisation would allow people with reduced mobility to access services and facilities as a function of the services available in the settlement, and to ensure that access is within walking/wheelchair capability- and also for those who use pushchairs. It would be important to ensure if a bus service is not one of the 2 facilities, the village should have additional facilities and justification for it to be a service village (for example health care facilities).</p>
		<p>PAQ 34. Will the policy enable the delivery of the district's housing needs, including market and affordable housing where they are needed/wanted?</p>	<p>+The approach will focus delivery of homes in areas which have been identified in the past as being areas attractive for affordable housing – namely our market towns and but it will not allow a greater proportion of affordable housing to be delivered across the district including in our larger villages</p>	<p>++The approach will still support delivery of homes in areas which have been identified in the past as being areas attractive for affordable housing – namely our market towns but will also allow a greater proportion of affordable housing to be delivered across the district including in our larger villages</p>

CATAGORISATION OF SERVICE VILLAGES - SOCIAL OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Daily commuter bus service with Grocery shop and Primary or secondary school	Daily bus service and Grocery shop or Primary or secondary school Or Doctor's Surgery
		<p>PAQ 35. Will the policy enable the delivery of the needs of older people?</p>	<p>+ The approach will focus delivery of homes in areas which are viewed as being favourable for access to the types of facilities and services most frequented by older people. It will be for other policies to consider the creation of accessible and adaptable homes</p>	<p>+ The approach will focus delivery of homes in areas which are viewed as being favourable for access to the types of facilities and services most frequented by older people. It will be for other policies to consider the creation of accessible and adaptable homes</p>
		<p>PAQ 36. Will the policy enable/support the delivery of facilities, utilities and key infrastructure, including high-speed broadband?</p>	<p>+ The current approach focuses on villages which have the key facilities or the close access to them – and access to permit commuting. The sites will be expected to deliver and key on-site infrastructure and CIL contributions (subject to prescribed exemptions).</p>	<p>++ The expanded service village criteria will provide select additional villages in locations which still have a good level of service provision. The sites will be expected to deliver and key on-site infrastructure and CIL contributions (subject to prescribed exemptions). It could contribute to enhancing the relative sustainability of the rural area.</p>
		<p>PAQ 40. Will the policy enable the creation of net additional jobs?</p>	<p>O There is no direct link between the nature of the spatial objective and the nature of</p>	<p>O There is no direct link between the nature of the spatial objective and the</p>

CATAGORISATION OF SERVICE VILLAGES - SOCIAL OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Daily commuter bus service with Grocery shop and Primary or secondary school	Daily bus service and Grocery shop or Primary or secondary school Or Doctor's Surgery
			the objective. It may support delivery of housing which supports traditional sectors including manufacturing/food industry.	nature of the objective. A broader base of settlements may result in broader opportunities for employees to be based or self-employed businesses

CATAGORISATION OF SERVICE VILLAGES- ECONOMIC OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Daily commuter bus service with Grocery shop and Primary or secondary school	Daily bus service and Grocery shop or Primary or secondary school Or Doctor's Surgery
B1	To maintain and enhance employment opportunities	PAQ 32. Will the policy contribute to reducing inequality of opportunity and support a balanced living and working population, including in relation to housing provisions?	+ Housing delivery is focused at towns and with some housing delivery to the selected service villages, this designation would meet a wide range of housing needs, and this is focused on the ability to be able to commute to higher order settlement.	+ Housing delivery would still be focused at the towns, and the broadening of the designation would allow for a modest increase in housing delivery at the expanded service villages. Although this is not so focused on

CATAGORISATION OF SERVICE VILLAGES- ECONOMIC OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Daily commuter bus service with Grocery shop and Primary or secondary school	Daily bus service and Grocery shop or Primary or secondary school Or Doctor's Surgery
				commuting- there has been a shift in working patterns which for many have been sustained, and reduce the need to commute.
		PAQ 34. Will the policy enable the delivery of the district's housing needs, including market and affordable housing where they are needed/wanted?	+ Housing delivery is focused at towns and with some housing delivery to the selected service villages, this would meet a wide range of housing needs	++ Housing delivery would still be focused at the towns, but there would be a greater emphasis at the villages, this may assist in providing a wider range of housing demand profiles as well as meeting needs in a more place-specific way
		PAQ 38. Will the policy enable the viability and vitality of town centres?	++ The settlement hierarchy would still recognise Malton and Norton- and the other market Towns as being focuses for town-centre activities. Service Villages would also be seen as providing locally-serving centres.	+ The settlement hierarchy would still recognise Malton and Norton- and the other market Towns as being focuses for town-centre activities, the approach has the potential to allow smaller rural service centres to complement the market towns- reducing the need to travel by car
		PAQ 39. Will the policy contribute positively to the diversification of the district's economy?	0	0

CATAGORISATION OF SERVICE VILLAGES- ECONOMIC OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Daily commuter bus service with Grocery shop and Primary or secondary school	Daily bus service and Grocery shop or Primary or secondary school Or Doctor's Surgery
			There is no direct link between the nature of the designation criteria and the nature of the objective	There is no direct link between the nature of the designation criteria and the nature of the objective
		PAQ 40. Will the policy enable the creation of net additional jobs?	O There is no direct link between the nature of the designation criteria and the nature of the objective	O There is no direct link between the nature of the designation criteria and the nature of the objective
		PAQ 41. Will the policy support the district's existing strongest sectors?	O There is no direct link between the nature of the designation criteria and the nature of the objective	O There is no direct link between the nature of the designation criteria and the nature of the objective
B2	To maintain and enhance the vitality of the countryside, villages and town centres	PAQ 37. Will the policy result in unreasonable pressure being placed upon existing key services (including community facilities), utilities or infrastructure; if so, can this be avoided or mitigated?	=/- The outcome is dependent on the nature of the infrastructure in question, as with the exception of road infrastructure most services and facilities can be accessed and enhanced. There is a concern that an approach which continues to sustain focused growth at Malton and Norton, with the amount of housing to be delivered in the plan review, is not going to lever in significant new infrastructure, and so the impacts on road traffic cannot be further mitigated	=/+ The approach would need to focus on villages which have some key facilities or the close access to them – facilitating active travel. The defining of the villages to be identified for allocations will be a significant factor. The approach will allow development be experienced across a greater range of settlements

CATAGORISATION OF SERVICE VILLAGES- ECONOMIC OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Daily commuter bus service with Grocery shop and Primary or secondary school	Daily bus service and Grocery shop or Primary or secondary school Or Doctor's Surgery
		PAQ 38. Will the policy enable the viability and vitality of town centres?	++ The settlement hierarchy would still recognise Malton and Norton- and the other market Towns as being focuses for town-centre activities. Service Villages would also be seen as providing locally-serving centres.	+ The settlement hierarchy would still recognise Malton and Norton- and the other market Towns as being focuses for town-centre activities, the approach has the potential to allow smaller rural service centres to complement the market towns- reducing the need to travel by car
		PAQ 39. Will the policy contribute positively to the diversification of the district's economy?	O There is no direct link between the nature of the designation criteria and the nature of the objective	O There is no direct link between the nature of the designation criteria and the nature of the objective
		PAQ 40. Will the policy enable the creation of net additional jobs?	O There is no direct link between the nature of the designation criteria and the nature of the objective	O There is no direct link between the nature of the designation criteria and the nature of the objective
		PAQ 41. Will the policy support the district's existing strongest sectors?	O There is no direct link between the nature of the designation criteria and the nature of the objective	O There is no direct link between the nature of the designation criteria and the nature of the objective
B3	To retain and enhance the factors which are	PAQ 13. Will the policy support the district's cultural sector?	=	=/+

CATAGORISATION OF SERVICE VILLAGES- ECONOMIC OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Daily commuter bus service with Grocery shop and Primary or secondary school	Daily bus service and Grocery shop or Primary or secondary school Or Doctor's Surgery
	conducive to wealth creation, including personal creativity and attractiveness to investors		A continuation of the current spatial approach and the approach of service village designation would not undermine the district's cultural sector, but a significant proportion of Ryedale's cultural sector- is outside of the market towns and service villages	A continuation of the current spatial approach would not undermine the district's cultural sector, but a significant proportion of Ryedale's cultural sector- is outside of the market towns and service villages, and so a development strategy which supports a greater proportion of development outside of the market towns, and at the Service Villages has potential to support the cultural sector and provide wider opportunities for investors
		PAQ 32. Will the policy contribute to reducing inequality of opportunity and support a balanced living and working population, including in relation to housing provisions?	+ Housing delivery is focused at towns and with some housing delivery to the selected service villages, this would meet a wide range of housing needs	++ Housing delivery would still be focused at the towns, but there would be a greater emphasis at the villages, this may assist in providing a wider range of housing demand profiles as well as meeting needs in a more place-specific way
		PAQ 34. Will the policy enable the delivery of the district's housing needs, including	+ Housing delivery is focused at towns and with some housing delivery to the selected	+ Housing delivery would still be focused at the towns, but there would be a

CATAGORISATION OF SERVICE VILLAGES- ECONOMIC OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Daily commuter bus service with Grocery shop and Primary or secondary school	Daily bus service and Grocery shop or Primary or secondary school Or Doctor's Surgery
		market and affordable housing where they are needed/wanted?	service villages, this would meet a wide range of housing needs	greater emphasis at the villages, this may assist in providing a wider range of housing demand profiles as well as meeting needs in a more place-specific way
		PAQ 38. Will the policy enable the viability and vitality of town centres?	++ The settlement hierarchy would still recognise Malton and Norton- and the other market Towns as being focuses for town-centre activities. Service Villages would also be seen as providing locally-serving centres.	+ The settlement hierarchy would still recognise Malton and Norton- and the other market Towns as being focuses for town-centre activities, the approach has the potential to allow smaller rural service centres to complement the market towns- reducing the need to travel by car
		PAQ 39. Will the policy contribute positively to the diversification of the district's economy?	O There is no direct link between the nature of the designation criteria and the nature of the objective	O There is no direct link between the nature of the designation criteria and the nature of the objective
		PAQ 40. Will the policy enable the creation of net additional jobs?	O There is no direct link between the nature of the designation criteria and the nature of the objective	O There is no direct link between the nature of the designation criteria and the nature of the objective
			O	O

CATAGORISATION OF SERVICE VILLAGES- ECONOMIC OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Daily commuter bus service with Grocery shop and Primary or secondary school	Daily bus service and Grocery shop or Primary or secondary school Or Doctor's Surgery
		PAQ 41. Will the policy support the district's existing strongest sectors?	There is no direct link between the nature of the designation criteria and the nature of the objective	There is no direct link between the nature of the designation criteria and the nature of the objective
B4	To diversify the local economy	PAQ 39. Will the policy contribute positively to the diversification of the district's economy?	O There is no direct link between the nature of the designation criteria and the nature of the objective	O There is no direct link between the nature of the designation criteria and the nature of the objective
		PAQ 40. Will the policy enable the creation of net additional jobs?	O There is no direct link between the nature of the designation criteria and the nature of the objective	O There is no direct link between the nature of the designation criteria and the nature of the objective

CATAGORISATION OF SERVICE VILLAGES- ENVIRONMENTAL OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Daily commuter bus service with Grocery shop and Primary or secondary school	Daily bus service and Grocery shop or Primary or secondary school Or Doctor's Surgery
C1	To enhance the resilience of our ecosystems services in the face of climate change, whilst improving air, soil and water quality	<p>PAQ 3. Will the policy ensure that new developments and landscaping schemes contribute to the creation and enhancement of habitats, whilst avoiding any significant or adverse impact upon the existing habitat network?</p> <p>PAQ 4. Will the policy result in delivery, restoration or safeguarding of priority habitats and aid nature recovery?</p> <p>PAQ 5. Will the policy align with the Council's biodiversity mitigation hierarchy (avoidance, minimisation, restoration, offsetting)?</p> <p>PAQ 6. Will the policy have an adverse impact on trees (protected or otherwise), hedgerows or ancient woodland; if so, can this be avoided or mitigated?</p>	<p>O There is no direct link between the nature of the designation criteria and the nature of the objective. This will require exploration at a settlement/ site specific level, and will be the subject of HRA, and will also be subject to the implementation of Biodiversity Net Gain, and landscape setting considerations</p>	<p>O There is no direct link between the nature of the designation criteria and the nature of the objective. This will require exploration at a settlement/ site specific level, and will be the subject of HRA, and will also be subject to the implementation of Biodiversity Net Gain, and landscape setting considerations</p>

CATAGORISATION OF SERVICE VILLAGES- ENVIRONMENTAL OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Daily commuter bus service with Grocery shop and Primary or secondary school	Daily bus service and Grocery shop or Primary or secondary school Or Doctor's Surgery
		<p>PAQ 16. Will the policy encourage a modal shift from private car usage to sustainable and/or active transport alternatives?</p>	<p>+ The designation approach requires three facilities and that the bus service is capable of being used for commuting purposes, so it is promoting modal shift, and the use of active travel in development proposals.</p>	<p>+ The designation still supports development in settlements with facilities and also regular bus services and opportunities for active travel. Existing service villages would be retained. The designation would permit in principle additional villages may be considered on the basis that they would still facilitate sustainable travel choices, and indeed active travel within the settlement.</p>
		<p>PAQ 17. Will the policy approach result in improvements to air quality?</p>	<p>= The current definition for service villages permits a narrow range of villages, and therefore limits opportunities for housing delivery outside of the market towns which is where air quality is poorer- especially in central Malton/Norton. It is not possible to say that by broadening the service village criteria air quality would improve.</p>	<p>= The approach would still allow the roll-out of the existing allocations, and more development to Kirkbymoorside and Pickering, but more of the development requirement could be attributed to the additional Service Villages. It is not possible to say that by broadening the service village criteria air quality would improve.</p>
		<p>PAQ 21. Will the policy inadvertently or directly cause the loss of/harm to any natural assets such as high quality agricultural land, mineral resources or groundwater protection zones; if so, can this be avoided or mitigated?</p>	<p>O There is no direct link between the nature of the designation criteria and the nature of the objective. Settlements and sites will be assessed in relation to their natural resources both in nature and capacity for</p>	<p>O There is no direct link between the nature of the designation criteria and the nature of the objective. Settlements and sites will be assessed in relation to their natural resources</p>

CATAGORISATION OF SERVICE VILLAGES- ENVIRONMENTAL OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Daily commuter bus service with Grocery shop and Primary or secondary school	Daily bus service and Grocery shop or Primary or secondary school Or Doctor's Surgery
		<p>PAQ 22. Will the policy inadvertently or directly cause the loss of/harm to any natural assets such as best and most versatile agricultural land, mineral resources or groundwater protection zones; if so, can this be avoided or mitigated?</p> <p>PAQ 23. Will the policy have an adverse impact on a surface water body's status; if so, can this be avoided or mitigated?</p> <p>PAQ 24. Will the policy have an adverse or neutral impact on watercourses and/or will the policy contribute to the enhancement of watercourses?</p> <p>PAQ 29. Will the policy encourage the use of green/blue infrastructure and/or sustainable drainage systems?</p>	<p>resilience. This will require exploration at a settlement/ site specific level, and will be the subject of HRA, and will also be subject to the implementation of Biodiversity Net Gain, and landscape setting considerations. Proposals will need to be considered individually and cumulatively in relation to their impacts on the aquatic environment and water courses /bodies and in relation to the opportunities for the implementation of sustainable drainage systems.</p>	<p>both in nature and capacity for resilience. This will require exploration at a settlement/ site specific level, and will be the subject of HRA, and will also be subject to the implementation of Biodiversity Net Gain, and landscape setting considerations. Proposals will need to be considered individually and cumulatively in relation to their impacts on the aquatic environment and water courses /bodies and in relation to the opportunities for the implementation of sustainable drainage systems.</p>
		<p>PAQ 37. Will the policy result in unreasonable pressure being placed upon existing key services (including community</p>	<p>u/+ Very much dependant on implementation. Settlements and sites will be assessed in</p>	<p>u/+ Very much dependant on implementation. Settlements and sites</p>

CATAGORISATION OF SERVICE VILLAGES- ENVIRONMENTAL OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Daily commuter bus service with Grocery shop and Primary or secondary school	Daily bus service and Grocery shop or Primary or secondary school Or Doctor's Surgery
		facilities), utilities or infrastructure; if so, can this be avoided or mitigated?	relation to their natural resources both in nature and capacity for resilience in terms of ecosystem services. This will require exploration at a settlement/ site specific level, and will be the subject of HRA, and will also be subject to the implementation of Biodiversity Net Gain, and landscape setting considerations. Proposals will need to be considered individually and cumulatively in relation to their impacts on the aquatic environment and water courses /bodies and in relation to the opportunities for the implementation of sustainable drainage systems. The focus of development at the market towns, particularly Malton and Norton is likely to generate significant additional vehicular movements. These are likely to exacerbate known air quality issues in those settlements and may also place pressure on Pickering and Kirkbymoorside in relation to air quality in specific places. But in terms of the Service Village Designation criteria the designation in principle would not adversely affect ecosystem resources.	will be assessed in relation to their natural resources both in nature and capacity for resilience in terms of ecosystem services. This will require exploration at a settlement/ site specific level, and will be the subject of HRA, and will also be subject to the implementation of Biodiversity Net Gain, and landscape setting considerations. Proposals will need to be considered individually and cumulatively in relation to their impacts on the aquatic environment and water courses /bodies and in relation to the opportunities for the implementation of sustainable drainage systems. But in terms of the Service Village Designation criteria the designation in principle would not adversely affect ecosystem resources. Providing facilities and services are accessible by a range of non-vehicular access or public transport opportunities will be key.

CATAGORISATION OF SERVICE VILLAGES- ENVIRONMENTAL OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Daily commuter bus service with Grocery shop and Primary or secondary school	Daily bus service and Grocery shop or Primary or secondary school Or Doctor's Surgery
C2	To embed the principle of 'biodiversity net gain' into all development, improving the natural environment and aiding nature recovery and biodiversity resilience	<p>PAQ 3. Will the policy ensure that new developments and landscaping schemes contribute to the creation and enhancement of habitats, whilst avoiding any significant or adverse impact upon the existing habitat network?</p> <p>PAQ 4. Will the policy result in delivery, restoration or safeguarding of priority habitats and aid nature recovery?</p> <p>PAQ 5. Will the policy align with the Council's biodiversity mitigation hierarchy (avoidance, minimisation, restoration, offsetting)?</p> <p>PAQ 21. Will the policy inadvertently or directly cause the loss of/harm to any natural assets such as high quality agricultural land, mineral resources or groundwater protection zones; if so, can this be avoided or mitigated?</p>	<p>O Settlements and sites will be assessed in relation to their natural resources both in nature and capacity for resilience. This will require exploration at a settlement/ site specific level, and will be the subject of HRA, and will also be subject to the implementation of Biodiversity Net Gain, and landscape setting considerations. Proposals will need to be considered individually and cumulatively and cumulatively in relation to their impacts on the aquatic environment and water courses /bodies and in relation to the opportunities for the implementation of sustainable drainage systems. The focus of development at the market towns, particularly Malton and Norton is likely to generate significant additional vehicular movements. These are likely to exacerbate known air quality issues in those settlements and may also place pressure on Pickering and Kirkbymoorside in relation to air quality in specific places. Sites will need to be assessed in relation to their mineral safeguarding considerations and in</p>	<p>O Settlements and sites will be assessed in relation to their natural resources both in nature and capacity for resilience. This will require exploration at a settlement/ site specific level, and will be the subject of HRA, and will also be subject to the implementation of Biodiversity Net Gain, and landscape setting considerations. Proposals will need to be considered individually and cumulatively in relation to their impacts on the aquatic environment and water courses /bodies and in relation to the opportunities for the implementation of sustainable drainage systems. Sites will need to be assessed in relation to their mineral safeguarding considerations and in the case of there being minerals safeguarding implications how the resources can be reasonably utilised/extracted as part of the development process.</p>

CATAGORISATION OF SERVICE VILLAGES- ENVIRONMENTAL OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Daily commuter bus service with Grocery shop and Primary or secondary school	Daily bus service and Grocery shop or Primary or secondary school Or Doctor's Surgery
			the case of there being minerals safeguarding implications how the resources can be reasonably utilised/extracted as part of the development process.	
C3	To protect and enhance geodiversity	<p>PAQ 7. Does the policy ensure that the context and value of the geology/geomorphology underpinning landscapes is recognised and that any adverse impacts are prevented?</p> <p>PAQ 21. Will the policy inadvertently or directly cause the loss of/harm to any natural assets such as high quality agricultural land, mineral resources or groundwater protection zones; if so, can this be avoided or mitigated?</p>	<p>O</p> <p>Settlements and sites will be assessed in relation to their natural resources both in nature and capacity for resilience. This will require exploration at a settlement/ site specific level, and will be the subject of HRA, and will also be subject to the implementation of Biodiversity Net Gain, and landscape setting considerations. Proposals will need to be considered individually and cumulatively and cumulatively in relation to their impacts on the aquatic environment and water courses /bodies and in relation to the opportunities for the implementation of sustainable drainage systems. The focus of development at the market towns, particularly Malton and Norton is likely to generate significant additional vehicular movements. These are likely to exacerbate known air quality issues in those settlements and may also place</p>	<p>O</p> <p>Settlements and sites will be assessed in relation to their natural resources both in nature and capacity for resilience. This will require exploration at a settlement/ site specific level, and will be the subject of HRA, and will also be subject to the implementation of Biodiversity Net Gain, and landscape setting considerations. Proposals will need to be considered individually and cumulatively in relation to their impacts on the aquatic environment and water courses /bodies and in relation to the opportunities for the implementation of sustainable drainage systems. Sites will need to be assessed in relation to their mineral safeguarding considerations and in the case of there being minerals safeguarding implications how the resources can be reasonably utilised/extracted as part of the development process.</p>

CATAGORISATION OF SERVICE VILLAGES- ENVIRONMENTAL OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Daily commuter bus service with Grocery shop and Primary or secondary school	Daily bus service and Grocery shop or Primary or secondary school Or Doctor's Surgery
			pressure on Pickering and Kirkbymoorside in relation to air quality in specific places. Sites will need to be assessed in relation to their mineral safeguarding considerations and in the case of there being minerals safeguarding implications how the resources can be reasonably utilised/extracted as part of the development process.	
C4	To maintain and enhance the quality and character of the landscape, including the special qualities of remoteness and tranquillity	PAQ 6. Will the policy have an adverse impact on trees (protected or otherwise), hedgerows or ancient woodland; if so, can this be avoided or mitigated?	+ To be explored at a settlement and site level. Sites will be expected to incorporate green infrastructure and loss of ancient woodland would be seen as an absolute constraint.	+To be explored at a settlement and site level. Sites will be expected to incorporate green infrastructure and loss of ancient woodland would be seen as an absolute constraint.
		PAQ 7. Does the policy ensure that the context and value of landscapes is recognised and that any adverse impacts are prevented?	O This will depend upon implementation. It depends on the settlements chosen and the sites and their landscaping. Settlements and sites will be assessed in relation to their impacts on the surrounding landscape and setting of the settlements and landscape designation context. Ryedale is subject to a range of national level and local level	O This will depend upon implementation. It depends on the settlements chosen and the sites and their landscaping. Settlements and sites will be assessed in relation to their impacts on the surrounding landscape and setting of the settlements and landscape designation context. Ryedale is subject to a range of national level and local level landscape designations which will require commensurate consideration.

CATAGORISATION OF SERVICE VILLAGES- ENVIRONMENTAL OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Daily commuter bus service with Grocery shop and Primary or secondary school	Daily bus service and Grocery shop or Primary or secondary school Or Doctor's Surgery
			landscape designations which will require commensurate consideration.	A strategy which looks to additional villages is likely to require additional consideration around the landscape setting of those settlements and their landscape context.
C5	To reduce the need for private car usage and non-local travel by promoting sustainable transport alternatives	<p>PAQ 2. Will the policy encourage development occurring in locations that provide the best opportunities for active travel opportunities and good public transport?</p> <p>PAQ 16. Will the policy encourage a modal shift from private car usage to sustainable and/or active transport alternatives?</p> <p>PAQ 37. Will the policy result in unreasonable pressure being placed upon existing key services (including community facilities), utilities or infrastructure; if so, can this be avoided or mitigated?</p>	+The designation of Service villages is defined by the presence of three key facilities include the ability to commute – this would provide the opportunity to focus on settlements in the rural area which have the most regular public transport. The designation would be consistent with meeting those objectives.	+ the expanded designation of the service village criteria could still deliver on promoting opportunities for active travel and use of public transport – as commuting has become less necessary. But it is important to have either a daily bus service or key facilities such as school/shop/doctors surgery in the settlement. The ability for access to school is not needed by all residents. Therefore it is considered that by expanding the designation, opportunities to reduce private care usage would still be capable of being implemented.
C6	To ensure that future development is not vulnerable to flooding, or	PAQ 24. Will the policy have an adverse or neutral impact on watercourses and/or	O This will depend upon implementation. It depends on the settlements chosen and the	O This will depend upon implementation. It depends on the settlements chosen and the sites and

CATAGORISATION OF SERVICE VILLAGES- ENVIRONMENTAL OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Daily commuter bus service with Grocery shop and Primary or secondary school	Daily bus service and Grocery shop or Primary or secondary school Or Doctor's Surgery
	will increase the risk of flooding elsewhere	<p>will the policy contribute to the enhancement of watercourses?</p> <p>PAQ 25. Will the policy be impacted by or impact on any invasive species or major/significant hazards, for example: flood risk, proximity to pipelines, geohazards, contamination and gases?</p> <p>PAQ 27. Will the policy lead to an increased flood risk for the community; if so, can this be avoided or mitigated?</p> <p>PAQ 28. Will the policy ensure a sequential approach to locating development in areas of lowest flood risk?</p> <p>PAQ 29. Will the policy encourage the use of green/blue infrastructure and/or sustainable drainage systems?</p>	<p>sites and their landscaping. Settlements and sites will be assessed in relation to their impacts on the aquatic environment and hydrogeological processes. A sequential approach to minimising flood risk will need to be undertaken in accordance with our Strategic Flood Risk Assessment and any subsequent Level 2 assessment if such an assessment is required. Any sites chosen will need to be able to demonstrate that they are maximising the use of sustainable drainage systems.</p>	<p>their landscaping. Settlements and sites will be assessed in relation to their impacts on the aquatic environment and hydrogeological processes. A sequential approach to minimising flood risk will need to be undertaken in accordance with our Strategic Flood Risk Assessment and any subsequent Level 2 assessment if such an assessment is required. Any sites chosen will need to be able to demonstrate that they are maximising the use of sustainable drainage systems.</p>
C7	To conserve and, where appropriate, enhance the historical and cultural environment	<p>PAQ 10. Will the policy deliver high quality design that respects and strengthens local character and distinctiveness, helping to create a strong sense of place?</p>	<p>O There is no direct link between the designation criteria and these aspects of (PAQ10/PAQ11/PAQ13) the historic and cultural environment and the nature of the objective which is conserve and appropriate</p>	<p>O There is no direct link between the designation criteria and these aspects (PAQ10/PAQ11/PAQ13) of the historic and cultural environment and the nature of the objective which is</p>

CATAGORISATION OF SERVICE VILLAGES- ENVIRONMENTAL OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Daily commuter bus service with Grocery shop and Primary or secondary school	Daily bus service and Grocery shop or Primary or secondary school Or Doctor's Surgery
		<p>PAQ 11. Will the policy help to conserve and enhance the historic environment, including both designated and non-designated heritage assets and their settings?</p> <p>PAQ 12. Will the policy foster heritage-led regeneration and/or address heritage at risk?</p> <p>PAQ 13. Will the policy support the district's cultural sector?</p>	<p>enhance the historic environment. To be explored at a settlement and site level.</p> <p>- The existing designation criteria already has some settlements in the hierarchy which could support heritage-led regeneration, such as Hovingham, although Slingsby without the shop would no longer be so- designated. This would be a reduction in opportunity through the plan-making process.</p>	<p>conserve and appropriate enhance the historic environment. To be explored at a settlement and site level.</p> <p>+ The broadening of the Service Village designation which could increase the opportunity for additional Service Village which could support heritage-led regeneration more widely, as a greater number of villages would be included.</p>
C8	To reduce the emission of greenhouse gases, particularly those generated through fossil fuel consumption	PAQ 2. Will the policy encourage development occurring in locations that provide the best opportunities for active travel opportunities and good public transport?	+ active travel and good public transport would be strongest if requiring the bus service to facilitate commuting. But home working in rural areas is more achievable now than in 2012 and earlier.	+ active travel and good public transport would still be achieved, but would limit the ability to commute by public transport. But home working in rural areas is more achievable now than in 2012 and earlier, and by broadening the criteria villages with daily services would still allow travel by public transport and greater opportunities for active travel

CATAGORISATION OF SERVICE VILLAGES- ENVIRONMENTAL OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Daily commuter bus service with Grocery shop and Primary or secondary school	Daily bus service and Grocery shop or Primary or secondary school Or Doctor's Surgery
		<p>PAQ 14. Will the policy align with the district's energy hierarchy (use less energy, use energy efficiently, use renewable and/or low carbon sources)?</p> <p>PAQ 15. Will the policy encourage the use of renewable energy sources?</p> <p>PAQ 16. Will the policy encourage a modal shift from private car usage to sustainable and/or active transport alternatives?</p> <p>PAQ 18. Will the policy encourage the development of sustainable building standards, reduce demands for water, energy and material resources, via passive design/siting?</p> <p>PAQ 19. Will the policy encourage recycling and support the reduction of waste?</p>	<p>O to be explored at the site level and through other policies (SP18)</p> <p>O to be explored at the site level and through other policies (SP18)</p> <p>Please see above PAQ 2</p> <p>O to be explored at the site level and through other policies (SP18)</p> <p>O to be explored at the site level and through other policies (SP18)</p>	<p>O to be explored at the site level and through other policies (SP18)</p> <p>O to be explored at the site level and through other policies (SP18)</p> <p>Please see above PAQ 2</p> <p>O to be explored at the site level and through other policies (SP18)</p> <p>O to be explored at the site level and through other policies (SP18)</p>

CATAGORISATION OF SERVICE VILLAGES- ENVIRONMENTAL OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Daily commuter bus service with Grocery shop and Primary or secondary school	Daily bus service and Grocery shop or Primary or secondary school Or Doctor's Surgery
C9	To mitigate and adapt to the impacts of climate change by promoting renewable energy sources, whilst minimising energy and water consumption	<p>PAQ 14. Will the policy align with the district's energy hierarchy (use less energy, use energy efficiently, use renewable and/or low carbon sources)?</p> <p>PAQ 15. Will the policy encourage the use of renewable energy sources?</p> <p>PAQ 16. Will the policy encourage a modal shift from private car usage to sustainable and/or active transport alternatives?</p> <p>PAQ 18. Will the policy encourage the development of sustainable building standards, reduce demands for water, energy and material resources, via passive design/siting?</p> <p>PAQ 19. Will the policy encourage recycling and support the reduction of waste?</p>	<p>O to be explored at a settlement and site level</p>	<p>O to be explored at a settlement and site level</p>

CATAGORISATION OF SERVICE VILLAGES- ENVIRONMENTAL OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Daily commuter bus service with Grocery shop and Primary or secondary school	Daily bus service and Grocery shop or Primary or secondary school Or Doctor's Surgery
		PAQ 29. Will the policy encourage the use of green/blue infrastructure and/or sustainable drainage systems?		
C10	To make the most efficient use of land	<p>PAQ 20. Will the policy encourage efficient use of land, maximising opportunities for development of brownfield land, remediation and/or regeneration?</p> <p>PAQ 21. Will the policy promote the multi-functional use of land as a resource?</p> <p>PAQ 22. Will the policy inadvertently or directly cause the loss of/harm to any natural assets such as best and most versatile agricultural land, mineral resources or groundwater protection zones; if so, can this be avoided or mitigated?</p>	O to be explored at a settlement and site level	O to be explored at a settlement and site level
C11	To ensure that water consumption is as low as possible, protect	PAQ 18. Will the policy encourage the development of sustainable building	O to be explored at a settlement and site level	O to be explored at a settlement and site level

CATAGORISATION OF SERVICE VILLAGES- ENVIRONMENTAL OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Daily commuter bus service with Grocery shop and Primary or secondary school	Daily bus service and Grocery shop or Primary or secondary school Or Doctor's Surgery
	productive soils and maintain the stock of minerals	standards, reduce demands for water, energy and material resources, via passive design/siting? PAQ 21. Will the policy inadvertently or directly cause the loss of/harm to any natural assets such as high quality agricultural land, mineral resources or groundwater protection zones; if so, can this be avoided or mitigated?		
C12	To reduce the amount of waste produced and maximise the rates of re-use and recycling	PAQ 19. Will the policy encourage recycling and support the reduction of waste?	O to be explored at a settlement and site level	O to be explored at a settlement and site level

The treatment of development limits and a criteria based policy for small scale windfall sites

DEVELOPMENT LIMITS AND SMALL SCALE WINDFALL SITES - SOCIAL OBJECTIVES				
	Sustainability Objective	Relevant Policy Appraisal Questions	Retention of Development Limits – with no policy provision for incremental expansion	Retention of Development Limits – with policy provision for incremental expansion
A1	To support development which enables or improves communities' access to health, education, nature & open spaces and leisure & recreation services	PAQ 2. Will the policy encourage development occurring in locations that provide the best opportunities for active travel opportunities and good public transport?	+ The current development limits provide a policy restraint on growth which is unmanaged. It focuses development to key settlements where services and facilities are present.	= The policy would not necessarily improve a community's access to facilities by allowing small-scale windfall housing delivery
		PAQ 26. Will the policy result in any adverse amenity impacts for any members of the community; if so, can this be avoided or mitigated?	+ Proposals should be so designed as to have not direct amenity impacts. By not allowing incremental expansion there is a clear defined means to protect amenity from the outset.	U/- depends on implementation and needs mitigation Proposals should be so designed as to have not direct amenity impacts. There would need to be a policy consideration on this. Windfall sites could have amenity impacts which would need to be carefully considered during the planning application stage.
		PAQ 30. Will the policy encourage environments which are conducive to good health, including improving air quality, active travel, opportunities for sport, leisure, recreation and community interaction?	O There would be no direct link- the development limits work in conjunction with other policies.	O There would be no direct link- the development limits work in conjunction with other policies.
		PAQ 33. Will the policy enable increased accessibility for people of all abilities?	O	O

DEVELOPMENT LIMITS AND SMALL SCALE WINDFALL SITES - SOCIAL OBJECTIVES				
	Sustainability Objective	Relevant Policy Appraisal Questions	Retention of Development Limits – with no policy provision for incremental expansion	Retention of Development Limits – with policy provision for incremental expansion
			There would be no direct link- the development limits work in conjunction with other policies.	There would be no direct link- the development limits work in conjunction with other policies.
		PAQ 36. Will the policy enable/support the delivery of facilities, utilities and key infrastructure, including high-speed broadband?	O There would be no direct link- the development limits work in conjunction with other policies, particularly SP2, and development would be restricted outside of development limits to very specific circumstances	U The provision of a policy which supports windfall delivery would be in addition to the planned supply of housing and this would be factoring infrastructure delivery, but as it is not planned it cannot be taken into account by infrastructure providers. Small scale scheme would need careful consideration- and to have some form of control on quantum otherwise it could be expanding significantly.
		PAQ 37. Will the policy result in unreasonable pressure being placed upon existing key services (including community facilities), utilities or infrastructure; if so, can this be avoided or mitigated?	+ Any development would be expected to meet any on-site infrastructure requirements and would be subject to CIL (subject to the prescribed exemptions). The Development Limits act as a check o development outside of them- and so would not result in unreasonable pressure on infrastructure.	U The provision of a policy which supports windfall delivery would be in addition to the planned supply of housing and this would be factoring infrastructure delivery, but as it is not planned it cannot be taken into account by infrastructure providers. Small scale scheme would need careful consideration- and to have some form of control on quantum otherwise it could be expanding significantly.

DEVELOPMENT LIMITS AND SMALL SCALE WINDFALL SITES - SOCIAL OBJECTIVES				
	Sustainability Objective	Relevant Policy Appraisal Questions	Retention of Development Limits – with no policy provision for incremental expansion	Retention of Development Limits – with policy provision for incremental expansion
A2	To provide the opportunities for all people to meet their housing needs	PAQ 33. Will the policy enable increased accessibility for people of all abilities?	O There is no direct link between the current application of development limits and enhancing accessibility	O There is no direct link between the current application of development limits and enhancing accessibility and this would not change if the policy supported incremental expansion
		PAQ 34. Will the policy enable the delivery of the district's housing needs, including market and affordable housing where they are needed/wanted?	- /= Development limits work in conjunction with other policies to deliver the housing land supply. Development Limits do act as a check on where developments go, but they operation in conjunction with other policies, the current use of development limits would stymie the ability to deliver small scale housing which could deliver self-build schemes or other more bespoke housing delivery. Planned housing delivery would not be affected by this sustained approach to housing delivery	= Planning housing delivery would still need to be through allocations. The ability to consider in principle small scale developments could not be relied upon to meet housing needs. It may deliver housing wants- for example small scale self-build/bespoke housing delivery, but the approach could see a significant increase in unplanned housing delivery. It would need to be monitored carefully.
		PAQ 35. Will the policy enable the delivery of the needs of older people?	O There is no direct link between the nature of the spatial objective and the nature of the objective.	O There is no direct link between the nature of the spatial objective and the nature of the objective.
A3	To improve overall levels of health, reduce social isolation and reduce the disparities between	PAQ 2. Will the policy encourage development occurring in locations that provide the best opportunities for active	+ Whilst the development limits operate alongside other policies, without expansion (other than planned expansion	-/u The provision of a policy for small scale, incremental windfall development would be likely hinder this if considered in isolation, but

DEVELOPMENT LIMITS AND SMALL SCALE WINDFALL SITES - SOCIAL OBJECTIVES				
	Sustainability Objective	Relevant Policy Appraisal Questions	Retention of Development Limits – with no policy provision for incremental expansion	Retention of Development Limits – with policy provision for incremental expansion
	different groups and areas	travel opportunities and good public transport?	through allocations) they do focus developments into areas which comply with the settlement hierarchy and which are viewed as being more sustainable.	because the plan would need to allocate sufficient land then this can be delivered through the allocations.
		PAQ 17. Will the policy approach result in improvements to air quality?	O There is no direct link between the retention of development limits and no policy for expansion	O There is no direct link between the application of incremental expansion- providing that the amounts of development are low- less than 5 dwellings, and that settlements concerned with this approach as smaller, and that the policy is worded to not allow expansion across the settlement.
		PAQ 30. Will the policy encourage environments which are conducive to good health, including improving air quality, active travel, opportunities for sport, leisure, recreation and community interaction?	O There is no direct link between the retention of development limits and no policy for expansion	U The incremental policy approach would not be planned, and would be applied across a range of settlements.
		PAQ 31. Will the policy contribute to the reduction of crime and fear of crime?	O There is no direct link between the nature of development limits and the nature of the objective.	O There is no direct link between the nature of development limits and schemes to consider their expansion and the nature of the objective.

DEVELOPMENT LIMITS AND SMALL SCALE WINDFALL SITES - SOCIAL OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Retention of Development Limits – with no policy provision for incremental expansion	Retention of Development Limits – with policy provision for incremental expansion
		PAQ 32. Will the policy contribute to reducing inequality of opportunity and support a balanced living and working population, including in relation to housing provisions?	+ Developments will be planned allocations, in conjunction with elements of the existing Policy SP2	U Due to the windfall nature of the policy approach this is likely to deliver small scale bespoke housing – leaving the allocations to meet housing needs across the plan area. But choice in housing delivery is important
		PAQ 33. Will the policy enable increased accessibility for people of all abilities?	= In terms of housing needs this would be considered through other policy aspects.	= In terms of housing needs this would be considered through other policy aspects. The criteria used to delivery such schemes could look to support enhanced accessibility.
		PAQ 36. Will the policy enable/support the delivery of facilities, utilities and key infrastructure, including high-speed broadband?	+ It is considered that the principle of designation would not undermine the objective of supporting infrastructure delivery- whilst the settlements would be also subject to key facilities. The application of development limits with restraint would	- It is considered that the principle of designation would not undermine the objective of supporting infrastructure delivery- because this policy would need to operate within the context of a planned supply of housing, but it may hinder some settlements- as the developments will be essentially un-planned.

DEVELOPMENT LIMITS AND SMALL SCALE WINDFALL SITES - SOCIAL OBJECTIVES				
	Sustainability Objective	Relevant Policy Appraisal Questions	Retention of Development Limits – with no policy provision for incremental expansion	Retention of Development Limits – with policy provision for incremental expansion
		PAQ 37. Will the policy result in unreasonable pressure being placed upon existing key services (including community facilities), utilities or infrastructure; if so, can this be avoided or mitigated?	+ The designation will focus on a small number of settlement who can allow commuting to take place using public transport. The tight definition is likely to place increased but not unreasonable pressure on the existing Service Villages, although they would still be subject to essential on-site infrastructure and CIL contributions (subject to prescribed exemptions).	++ The changes to Service Village designation would have a modest broadening capability, and allow a small increase in the number of service villages –as sites would be subject to essential on-site infrastructure and CIL contributions (subject to prescribed exemptions).
A4	To maintain and promote the distinctiveness of identifiable communities	PAQ 7. Does the policy ensure that the context and value of landscapes is recognised and that any adverse impacts are prevented?	+ Development limits have been a longstanding tool for defining the extent of settlements- and defining their ability to grow, a retention of the existing development limits with specific allocations would allow this to continue concerning on the landscape setting of settlements	u/- Whilst the development limits would still exist- and planned allocations identified, a criteria based policy approach to allow windfalls could have adverse impacts if not sufficiently scoped, and it would very much come down to the implementation. Mitigation – could look at avoiding settlement coalescence and specific wording on this.
		PAQ 8. Will the policy have an adverse impact on the York green belt; if so, can this be avoided or mitigated?	++ Existing settlement hierarchy does not include settlements which are within the	-- It would ultimately depend on implementation, it would be important

DEVELOPMENT LIMITS AND SMALL SCALE WINDFALL SITES - SOCIAL OBJECTIVES				
	Sustainability Objective	Relevant Policy Appraisal Questions	Retention of Development Limits – with no policy provision for incremental expansion	Retention of Development Limits – with policy provision for incremental expansion
			York Green Belt, and the existing Development Limits would not change the operations of SP2 and National Planning policy	to ensure that under such as policy as this, there was specific reference to the fact that this policy would not apply to settlements in the Green Belt to align with national policy and the current approach of the Ryedale Plan Mitigation is necessary re. Green Belt considerations and to ensure settlements in the Green Belt are excluded from this policy: Warhill, Gate Helmsley, and parts of Upper Helmsley
		PAQ 9. Will the policy ensure that the distinctiveness and special qualities of settlements is maintained and avoids the potential for coalescence?	+ Development limits have been a longstanding tool for defining the extent of settlements- and defining their ability to grow, but retaining their own identity a retention of the existing development limits with specific allocations would allow this to continue concerning on the landscape setting of settlements and their relationship to proximal settlements.	u/- Whilst the development limits would still exist- and planned allocations identified, a criteria based policy approach to allow windfalls could have adverse impacts if not sufficiently scoped, and it would very much come down to the implementation. Mitigation – could look at avoiding settlement coalescence and specific wording on this.
		PAQ 10. Will the policy deliver high quality design that respects and strengthens local	+	u/-

DEVELOPMENT LIMITS AND SMALL SCALE WINDFALL SITES - SOCIAL OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Retention of Development Limits – with no policy provision for incremental expansion	Retention of Development Limits – with policy provision for incremental expansion
		character and distinctiveness, helping to create a strong sense of place?	The considerations of design are normally outside of the considerations around development limits, but the way development limits have been drawn has been informed by settlement form and character, the contribution of open spaces and views and the matter of outlier housing and historic land use (such as conservation areas)	by applying a policy which allows incremental expansion- this will need to carefully respond to the site/settlement context though a series of thematic considerations , as the factors taken into account by the development limits (such as those identified in the adjacent left column) still need to be given full considerations.
A5	To reduce crime and fear of crime	PAQ 31. Will the policy contribute to the reduction of crime and fear of crime?	O There is no direct link between the nature of the use of Development Limits and the nature of the objective.	O There is no direct link between the nature of the use of development limits- or their ability to be adjusted and the nature of the objective.
A6	To develop a more balanced population	PAQ 32. Will the policy contribute to reducing inequality of opportunity and support a balanced living and working population, including in relation to housing provisions?	O There is no direct link between the nature of the use of Development Limits and the nature of the objective.	O There is no direct link between the nature of the use of development limits- or their ability to be adjusted and the nature of the objective.
		PAQ 33. Will the policy enable increased accessibility for people of all abilities?	O There is no direct link between the nature of the use of Development Limits and the nature of the objective.	O There is no direct link between the nature of the use of development limits- or their ability to be adjusted and the nature of the objective.

DEVELOPMENT LIMITS AND SMALL SCALE WINDFALL SITES - SOCIAL OBJECTIVES				
	Sustainability Objective	Relevant Policy Appraisal Questions	Retention of Development Limits – with no policy provision for incremental expansion	Retention of Development Limits – with policy provision for incremental expansion
		PAQ 34. Will the policy enable the delivery of the district’s housing needs, including market and affordable housing where they are needed/wanted?	+The retention of development limits will support delivery of homes in areas which have been identified in the past as being areas attractive for affordable housing – namely our market towns and allow a proportion of affordable housing to be delivered across the district including in our larger villages	++The retention of development limits will support delivery of homes in areas which have been identified in the past as being areas attractive for affordable housing – namely our market towns and allow a proportion of affordable housing to be delivered across the district including in our larger villages, but the inclusion of the criteria-based policy would provide the opportunity for self-build and other bespoke tenures which could enhance the choice of housing sites available for developers and occupiers/owners
		PAQ 35. Will the policy enable the delivery of the needs of older people?	O There is no direct link between the nature of the use of Development Limits and the nature of the objective in the PAQ.	O There is no direct link between the nature of the use of development limits- or their ability to be adjusted and the nature of the objective in the PAQ.
		PAQ 36. Will the policy enable/support the delivery of facilities, utilities and key infrastructure, including high-speed broadband?	+ It is considered that the principle of designation would not undermine the objective of supporting infrastructure delivery- whilst the settlements would be	- It is considered that the principle of designation would not undermine the objective of supporting infrastructure delivery- because this policy would

DEVELOPMENT LIMITS AND SMALL SCALE WINDFALL SITES - SOCIAL OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Retention of Development Limits – with no policy provision for incremental expansion	Retention of Development Limits – with policy provision for incremental expansion
			also subject to key facilities. The application of development limits with restraint would	need to operate within the context of a planned supply of housing, but it may hinder some settlements- as the developments will be essentially un-planned.
		PAQ 40. Will the policy enable the creation of net additional jobs?	O There is no direct link between the nature of the use of development limits and the nature of the objective. It may support delivery of housing which supports traditional sectors including manufacturing/food industry.	O There is no direct link between the nature of the provision to consider incremental expansion of settlements and the nature of the objective. A broader base of settlements may result in broader opportunities for employees to be based or self-employed businesses

DEVELOPMENT LIMITS AND SMALL SCALE WINDFALL SITES - ECONOMIC OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Retention of development limits – with no policy provision for incremental expansion	Retention of Development Limits – with policy provision for incremental expansion
B1	To maintain and enhance employment opportunities	PAQ 32. Will the policy contribute to reducing inequality of opportunity and support a balanced living and working population, including in relation to housing provisions?	+ The application of Development limits in relation to established Policy SP6 would already allow employment expansion opportunities. Housing delivery is focused at towns and with some housing delivery to the selected service villages, this designation would meet a wide range of housing needs, and this is focused on the ability to be able to commute to higher order settlement.	+ The application of Development limits in relation to established Policy SP6 would already allow employment expansion opportunities. Housing delivery is focused at towns and with some housing delivery to the selected service villages, this designation would meet a wide range of housing needs, and this is focused on the ability to be able to commute to higher order settlement. The expansion of development limits under a criteria based policy is for housing
		PAQ 34. Will the policy enable the delivery of the district’s housing needs, including market and affordable housing where they are needed/wanted?	+The retention of development limits will support delivery of homes in areas which have been identified in the past as being areas attractive for affordable housing – namely our market towns and allow a proportion of affordable housing to be delivered across the district including in our larger villages	++The retention of development limits will support delivery of homes in areas which have been identified in the past as being areas attractive for affordable housing – namely our market towns and allow a proportion of affordable housing to be delivered across the district including in our larger villages, but the inclusion of the criteria-based policy would provide the opportunity for self-build and other bespoke tenures which could enhance the

DEVELOPMENT LIMITS AND SMALL SCALE WINDFALL SITES - ECONOMIC OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Retention of development limits – with no policy provision for incremental expansion	Retention of Development Limits – with policy provision for incremental expansion
				choice of housing sites available for developers and occupiers/owners
		PAQ 38. Will the policy enable the viability and vitality of town centres?	O There is no direct link between the nature of the application of Development Limits and the nature of the objective. Town Centre Commercial Limits are a different site specific policy designation.	O There is no direct link between the nature of the expansion of development limits and the nature of the objective
		PAQ 39. Will the policy contribute positively to the diversification of the district's economy?	O There is no direct link between the nature of the application of Development Limits and the nature of the objective.	O There is no direct link between the nature of the expansion of development limits and the nature of the objective
		PAQ 40. Will the policy enable the creation of net additional jobs?	O There is no direct link between the nature of the application of Development Limits and the nature of the objective.	O There is no direct link between the nature of the expansion of development limits and the nature of the objective
		PAQ 41. Will the policy support the district's existing strongest sectors?	O There is no direct link between the nature of the application of Development Limits and the nature of the objective.	O There is no direct link between the nature of the expansion of development limits and the nature of the objective
B2	To maintain and enhance the vitality of the	PAQ 37. Will the policy result in unreasonable pressure being placed upon existing key services (including community	O There is no direct link between the nature of the application of Development Limits	O There is no direct link between the nature of the expansion of

DEVELOPMENT LIMITS AND SMALL SCALE WINDFALL SITES - ECONOMIC OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Retention of development limits – with no policy provision for incremental expansion	Retention of Development Limits – with policy provision for incremental expansion
	countryside, villages and town centres	facilities), utilities or infrastructure; if so, can this be avoided or mitigated?	and the nature of the objective. Town Centre Commercial Limits are a different site specific policy designation.	development limits and the nature of the objective
		PAQ 38. Will the policy enable the viability and vitality of town centres?	O There is no direct link between the nature of the application of Development Limits and the nature of the objective. Town Centre Commercial Limits are a different site specific policy designation.	O There is no direct link between the nature of the expansion of development limits and the nature of the objective
		PAQ 39. Will the policy contribute positively to the diversification of the district's economy?	O There is no direct link between the nature of the application of Development Limits and the nature of the objective.	O There is no direct link between the nature of the expansion of development limits and the nature of the objective
		PAQ 40. Will the policy enable the creation of net additional jobs?	O There is no direct link between the nature of the application of Development Limits and the nature of the objective.	O There is no direct link between the nature of the expansion of development limits and the nature of the objective
		PAQ 41. Will the policy support the district's existing strongest sectors?	O	O There is no direct link between the nature of the expansion of

DEVELOPMENT LIMITS AND SMALL SCALE WINDFALL SITES - ECONOMIC OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Retention of development limits – with no policy provision for incremental expansion	Retention of Development Limits – with policy provision for incremental expansion
			There is no direct link between the nature of the application of Development Limits and the nature of the objective.	development limits and the nature of the objective
B3	To retain and enhance the factors which are conducive to wealth creation, including personal creativity and attractiveness to investors	PAQ 13. Will the policy support the district’s cultural sector?	O There is no direct link between the nature of the application of Development Limits and the nature of the objective.	O There is no direct link between the nature of the expansion of development limits and the nature of the objective
		PAQ 32. Will the policy contribute to reducing inequality of opportunity and support a balanced living and working population, including in relation to housing provisions?	O There is no direct link between the nature of the application of Development Limits and the nature of the objective. The Development limits are a tool- the housing supply is delivered as allocations.	+ There is no direct link between the nature of the expansion of development limits and the nature of the objective. The Development limits are a tool- the housing supply is delivered as allocations. But the criteria based policy would allow bespoke small-scale schemes to come forward
		PAQ 34. Will the policy enable the delivery of the district’s housing needs, including market and affordable housing where they are needed/wanted?	+ Housing delivery is focused at towns and with some housing delivery to the selected service villages, this would meet a wide range of housing needs. The continuation	++ Housing delivery would still be focused at the towns, but there would be a greater emphasis at the villages, this may assist in providing a wider range of housing demand profiles as well as

DEVELOPMENT LIMITS AND SMALL SCALE WINDFALL SITES - ECONOMIC OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Retention of development limits – with no policy provision for incremental expansion	Retention of Development Limits – with policy provision for incremental expansion
			of development limits with allocations made would continue that.	meeting needs in a more place-specific way through the retention of development limits with a criteria-based policy
		PAQ 38. Will the policy enable the viability and vitality of town centres?	O There is no direct link between the nature of the application of Development Limits and the nature of the objective.	O There is no direct link between the nature of the expansion of development limits and the nature of the objective
		PAQ 39. Will the policy contribute positively to the diversification of the district's economy?	O There is no direct link between the nature of the application of Development Limits and the nature of the objective.	O There is no direct link between the nature of the expansion of development limits and the nature of the objective
		PAQ 40. Will the policy enable the creation of net additional jobs?	O There is no direct link between the nature of the application of Development Limits and the nature of the objective.	O There is no direct link between the nature of the expansion of development limits and the nature of the objective
		PAQ 41. Will the policy support the district's existing strongest sectors?	O There is no direct link between the nature of the application of Development Limits and the nature of the objective.	O There is no direct link between the nature of the expansion of development limits and the nature of the objective

DEVELOPMENT LIMITS AND SMALL SCALE WINDFALL SITES - ECONOMIC OBJECTIVES				
	Sustainability Objective	Relevant Policy Appraisal Questions	Retention of development limits – with no policy provision for incremental expansion	Retention of Development Limits – with policy provision for incremental expansion
B4	To diversify the local economy	PAQ 39. Will the policy contribute positively to the diversification of the district's economy?	O There is no direct link between the nature of the application of Development Limits and the nature of the objective.	O There is no direct link between the nature of the expansion of development limits and the nature of the objective
		PAQ 40. Will the policy enable the creation of net additional jobs?	O There is no direct link between the nature of the application of Development Limits and the nature of the objective.	O There is no direct link between the nature of the expansion of development limits and the nature of the objective

DEVELOPMENT LIMITS AND SMALL SCALE WINDFALL SITES - ENVIRONMENTAL OBJECTIVES				
	Sustainability Objective	Relevant Policy Appraisal Questions	Retention of development limits – with no policy provision for incremental expansion	Retention of Development Limits – with policy provision for incremental expansion
C1	To enhance the resilience of our ecosystems services in the face of climate change, whilst improving air, soil and water quality	PAQ 3. Will the policy ensure that new developments and landscaping schemes contribute to the creation and enhancement of habitats, whilst avoiding any significant or adverse impact upon the existing habitat network?	O There is no direct link between the nature of the extent of development limits and the nature of the objective. This will require exploration at a settlement/ site specific level, and will be the subject of HRA, and	O /U There is no direct link between the nature of including a criteria-based policy to allow the small scale housing sites. This will require exploration at a settlement/ site specific level, and will

DEVELOPMENT LIMITS AND SMALL SCALE WINDFALL SITES - ENVIRONMENTAL OBJECTIVES				
	Sustainability Objective	Relevant Policy Appraisal Questions	Retention of development limits – with no policy provision for incremental expansion	Retention of Development Limits – with policy provision for incremental expansion
		<p>PAQ 4. Will the policy result in delivery, restoration or safeguarding of priority habitats and aid nature recovery?</p> <p>PAQ 5. Will the policy align with the Council's biodiversity mitigation hierarchy (avoidance, minimisation, restoration, offsetting)?</p> <p>PAQ 6. Will the policy have an adverse impact on trees (protected or otherwise), hedgerows or ancient woodland; if so, can this be avoided or mitigated?</p>	will also be subject to the implementation of Biodiversity Net Gain, and landscape setting considerations as part of site allocations alone.	<p>be the subject of HRA, and will also be subject to the implementation of Biodiversity Net Gain, and landscape setting considerations. Due to being a windfall policy- there is no significant ability to define the impacts now- proposals will need to be considered on a site-by-site basis.</p> <p>Schemes will need to have a degree on in-built mitigation to ensure that key sensitivities are flagged as being important to address.</p>
		<p>PAQ 16. Will the policy encourage a modal shift from private car usage to sustainable and/or active transport alternatives?</p>	+ with a smaller proportion to a select group of villages – which are on a regular bus route capable of being used for commuting. Malton and Norton have the train station and are well served by public transport which goes further afield. The designation approach requires three facilities and that	- The application of a criteria based policy across a much broader range of villages would have the cumulative capacity to undermine this objective. There may sites which could comply, but others would be relying on access to private car to access key facilities and services without alternative. It is

DEVELOPMENT LIMITS AND SMALL SCALE WINDFALL SITES - ENVIRONMENTAL OBJECTIVES				
	Sustainability Objective	Relevant Policy Appraisal Questions	Retention of development limits – with no policy provision for incremental expansion	Retention of Development Limits – with policy provision for incremental expansion
			<p>the bus service is capable of being used for commuting purposes.</p> <p>+If the definition of service villages is changed it still supports settlements with key facilities and also regular bus services and opportunities for active travel. Existing service villages would be retained. The designation would permit in principle and additional villages may be considered on the basis that they would still facilitate sustainable travel choices, and indeed active travel within the settlement.</p>	<p>considered that a mitigation for this would be to restrict the scale of sites- and permit up to 5 houses per settlement?</p>
		<p>PAQ 17. Will the policy approach result in improvements to air quality?</p>	<p>O</p> <p>There is no direct link between the nature of the extent of development limits and the nature of the objective. This will require exploration at a settlement/ site specific level.</p>	<p>O /U</p> <p>There is no direct link between the nature of including a criteria-based policy to allow the small scale housing sites. This will require exploration at a settlement/ site specific level. There could be additional cumulative impacts there is a sizable cohort of sites developed, in addition to plan requirements, which then use private cars to access the services and facilities in the towns. It is considered that this would require monitoring to capture</p>

DEVELOPMENT LIMITS AND SMALL SCALE WINDFALL SITES - ENVIRONMENTAL OBJECTIVES				
	Sustainability Objective	Relevant Policy Appraisal Questions	Retention of development limits – with no policy provision for incremental expansion	Retention of Development Limits – with policy provision for incremental expansion
				the delivery of these additional houses
		<p>PAQ 21. Will the policy inadvertently or directly cause the loss of/harm to any natural assets such as high quality agricultural land, mineral resources or groundwater protection zones; if so, can this be avoided or mitigated?</p> <p>PAQ 22. Will the policy inadvertently or directly cause the loss of/harm to any natural assets such as best and most versatile agricultural land, mineral resources or groundwater protection zones; if so, can this be avoided or mitigated?</p> <p>PAQ 23. Will the policy have an adverse impact on a surface water body’s status; if so, can this be avoided or mitigated?</p> <p>PAQ 24. Will the policy have an adverse or neutral impact on watercourses and/or will the policy contribute to the enhancement of watercourses?</p>	<p>O</p> <p>There is no direct link between the nature of the application of current development limits the nature of the objective. Settlements and sites will be assessed in relation to their natural resources both in nature and capacity for resilience. This will require exploration at a settlement/ site specific level, and will be the subject of HRA, and will also be subject to the implementation of Biodiversity Net Gain, and landscape setting considerations. Proposals will need to be considered individually and cumulatively in relation to their impacts on the aquatic environment and water courses /bodies and in relation to the opportunities for the implementation of sustainable drainage systems.</p>	<p>O</p> <p>There is no direct link between the nature of the designation criteria and the nature of the objective. Although it will be more challenging to consider cumulative considerations as whilst this can considered through the allocations, a windfall policy cannot do so. Sites will be still subject to implementation of Biodiversity Net Gain, and landscape setting considerations. Proposals will need to be considered individually and cumulatively in relation to their impacts on the aquatic environment and water courses /bodies and in relation to the opportunities for the implementation of sustainable drainage systems.</p>

DEVELOPMENT LIMITS AND SMALL SCALE WINDFALL SITES - ENVIRONMENTAL OBJECTIVES				
	Sustainability Objective	Relevant Policy Appraisal Questions	Retention of development limits – with no policy provision for incremental expansion	Retention of Development Limits – with policy provision for incremental expansion
		<p>PAQ 29. Will the policy encourage the use of green/blue infrastructure and/or sustainable drainage systems?</p>		
		<p>PAQ 37. Will the policy result in unreasonable pressure being placed upon existing key services (including community facilities), utilities or infrastructure; if so, can this be avoided or mitigated?</p>	<p>+ The planned allocation of sites (irrespective of the chosen settlements) works in tandem with the retention of the Development Limits. Very much dependant on implementation. Settlements and sites will be assessed in relation to their natural resources both in nature and capacity for resilience in terms of ecosystem services. This will require exploration at a settlement/ site specific level, and will be the subject of HRA, and will also be subject to the implementation of Biodiversity Net Gain, and landscape setting considerations. Proposals will need to be considered individually and cumulatively in relation to their impacts on the aquatic environment and water courses /bodies and in relation to the opportunities for the implementation of sustainable drainage systems. The focus of development at the market towns,</p>	<p>u/+ The planned allocation of sites (irrespective of the chosen settlements) works in tandem with the retention of the Development Limits. By including a criteria based approach the ability to consider cumulative environmental considerations will become more difficult to evidence. Very much dependant on implementation. Settlements and sites will be assessed in relation to their natural resources both in nature and capacity for resilience in terms of ecosystem services. This will require exploration at a settlement/ site specific level, and will be the subject of HRA, and will also be subject to the implementation of Biodiversity Net Gain, and landscape setting considerations. Proposals will need to be considered individually and cumulatively in relation to their impacts on the aquatic environment and water courses /bodies and in</p>

DEVELOPMENT LIMITS AND SMALL SCALE WINDFALL SITES - ENVIRONMENTAL OBJECTIVES				
	Sustainability Objective	Relevant Policy Appraisal Questions	Retention of development limits – with no policy provision for incremental expansion	Retention of Development Limits – with policy provision for incremental expansion
			particularly Malton and Norton is likely to generate significant additional vehicular movements. These are likely to exacerbate known air quality issues in those settlements and may also place pressure on Pickering and Kirkbymoorside in relation to air quality in specific places. The retention of development limits provides a clear approach to considering environmental capacity issues.	relation to the opportunities for the implementation of sustainable drainage systems. The focus of development at the market towns, particularly Malton and Norton is likely to generate significant additional vehicular movements. These are likely to exacerbate known air quality issues in those settlements and may also place pressure on Pickering and Kirkbymoorside in relation to air quality in specific places. The retention of development limits provides a clear approach to considering environmental capacity issues. Mitigation measures around scale of sites
C2	To embed the principle of ‘biodiversity net gain’ into all development, improving the natural environment and aiding nature recovery and biodiversity resilience	<p>PAQ 3. Will the policy ensure that new developments and landscaping schemes contribute to the creation and enhancement of habitats, whilst avoiding any significant or adverse impact upon the existing habitat network?</p> <p>PAQ 4. Will the policy result in delivery, restoration or safeguarding of priority habitats and aid nature recovery?</p>	<p>O</p> <p>Settlements and sites will be assessed in relation to their natural resources both in nature and capacity for resilience. This will require exploration at a settlement/ site specific level, and will be the subject of HRA, and will also be subject to the implementation of Biodiversity Net Gain, and landscape setting considerations. Proposals will need to be considered individually and cumulatively and</p>	<p>O</p> <p>Settlements and sites will be assessed in relation to their natural resources both in nature and capacity for resilience. This will require exploration at a settlement/ site specific level, and will be the subject of HRA, and will also be subject to the implementation of Biodiversity Net Gain, and landscape setting considerations. Proposals will need to be considered individually and cumulatively in relation to their impacts on the aquatic environment</p>

DEVELOPMENT LIMITS AND SMALL SCALE WINDFALL SITES - ENVIRONMENTAL OBJECTIVES				
	Sustainability Objective	Relevant Policy Appraisal Questions	Retention of development limits – with no policy provision for incremental expansion	Retention of Development Limits – with policy provision for incremental expansion
		<p>PAQ 5. Will the policy align with the Council’s biodiversity mitigation hierarchy (avoidance, minimisation, restoration, offsetting)?</p> <p>PAQ 21. Will the policy inadvertently or directly cause the loss of/harm to any natural assets such as high quality agricultural land, mineral resources or groundwater protection zones; if so, can this be avoided or mitigated?</p>	<p>cumulatively in relation to their impacts on the aquatic environment and water courses /bodies and in relation to the opportunities for the implementation of sustainable drainage systems. The focus of development at the market towns, particularly Malton and Norton is likely to generate significant additional vehicular movements. These are likely to exacerbate known air quality issues in those settlements and may also place pressure on Pickering and Kirkbymoorside in relation to air quality in specific places. Sites will need to be assessed in relation to their mineral safeguarding considerations and in the case of there being minerals safeguarding implications how the resources can be reasonably utilised/extracted as part of the development process.</p>	<p>and water courses /bodies and in relation to the opportunities for the implementation of sustainable drainage systems. Sites will need to be assessed in relation to their mineral safeguarding considerations and in the case of there being minerals safeguarding implications how the resources can be reasonably utilised/extracted as part of the development process. It becomes more difficult to assess cumulative considerations if windfall sites are capable of being included as a policy principle (alongside allocations).</p> <p>Mitigation could employ an assessment framework to minimise impacts on high quality natural resources. Brownfield sites could be sequentially promoted.</p>
C3	To protect and enhance geodiversity	<p>PAQ 7. Does the policy ensure that the context and value of the geology/geomorphology underpinning landscapes is recognised and that any adverse impacts are prevented?</p> <p>PAQ 21. Will the policy inadvertently or directly cause the loss of/harm to any</p>	<p>O Settlements and sites will be assessed in relation to their natural resources both in nature and capacity for resilience. This will require exploration at a settlement/ site specific level, and will be the subject of HRA, and will also be subject to the implementation of Biodiversity Net Gain,</p>	<p>O/U Settlements and sites will be assessed in relation to their natural resources both in nature and capacity for resilience. This will require exploration at a settlement/ site specific level, and will be the subject of HRA, and will also be subject to the implementation of Biodiversity Net Gain, and landscape</p>

DEVELOPMENT LIMITS AND SMALL SCALE WINDFALL SITES - ENVIRONMENTAL OBJECTIVES				
	Sustainability Objective	Relevant Policy Appraisal Questions	Retention of development limits – with no policy provision for incremental expansion	Retention of Development Limits – with policy provision for incremental expansion
		natural assets such as high quality agricultural land, mineral resources or groundwater protection zones; if so, can this be avoided or mitigated?	and landscape setting considerations. Proposals will need to be considered individually and cumulatively and cumulatively in relation to their impacts on the aquatic environment and water courses /bodies and in relation to the opportunities for the implementation of sustainable drainage systems. The focus of development at the market towns, particularly Malton and Norton is likely to generate significant additional vehicular movements. These are likely to exacerbate known air quality issues in those settlements and may also place pressure on Pickering and Kirkbymoorside in relation to air quality in specific places. Sites will need to be assessed in relation to their mineral safeguarding considerations and in the case of there being minerals safeguarding implications how the resources can be reasonably utilised/extracted as part of the development process. The retention of the existing development limits, subject to allocations, would not undermine this approach.	setting considerations. Proposals will need to be considered individually and cumulatively in relation to their impacts on the aquatic environment and water courses /bodies and in relation to the opportunities for the implementation of sustainable drainage systems. Sites will need to be assessed in relation to their mineral safeguarding considerations and in the case of there being minerals safeguarding implications how the resources can be reasonably utilised/extracted as part of the development process. With an incremental expansion capability across most villages this ability to plan cumulatively is lost, and the criteria based policy should consider: Policy on minerals safeguarding considerations; Use of sustainable drainage systems; BNG
C4	To maintain and enhance the quality and character of the landscape,	PAQ 6. Will the policy have an adverse impact on trees (protected or otherwise),	+ To be explored at a settlement and site level. Sites will be expected to incorporate	+To be explored at a settlement and site level. Sites will be expected to incorporate green infrastructure and

DEVELOPMENT LIMITS AND SMALL SCALE WINDFALL SITES - ENVIRONMENTAL OBJECTIVES				
	Sustainability Objective	Relevant Policy Appraisal Questions	Retention of development limits – with no policy provision for incremental expansion	Retention of Development Limits – with policy provision for incremental expansion
	including the special qualities of remoteness and tranquillity	hedgerows or ancient woodland; if so, can this be avoided or mitigated?	green infrastructure and loss of ancient woodland would be seen as an absolute constraint. Development Limits as a tool can help in this process.	loss of ancient woodland would be seen as an absolute constraint. Development Limits as a tool can help in this process. The criteria based policy could look to refer to the protecting the contribution of trees to sites.
		PAQ 7. Does the policy ensure that the context and value of landscapes is recognised and that any adverse impacts are prevented?	O This will depend upon implementation. It depends on the settlements chosen and the sites and their landscaping. Settlements and sites will be assessed in relation to their impacts on the surrounding landscape and setting of the settlements and landscape designation context. Ryedale is subject to a range of national level and local level landscape designations which will require commensurate consideration. The application of Development Limits help to define spaces on the edge of settlements. It would allow the totality of the landscape setting to be considered.	O This will depend upon implementation. It depends on the settlements chosen and the sites and their landscaping. Settlements and sites will be assessed in relation to their impacts on the surrounding landscape and setting of the settlements and landscape designation context. Ryedale is subject to a range of national level and local level landscape designations which will require commensurate consideration. This will depend upon implementation. . The application of Development Limits help to define spaces on the edge of settlements. If there is to be a criteria based policy then this policy will need to set out an approach to how landscape setting and settlement context is not undermined by the impacts of sporadic windfall sites.

DEVELOPMENT LIMITS AND SMALL SCALE WINDFALL SITES - ENVIRONMENTAL OBJECTIVES				
	Sustainability Objective	Relevant Policy Appraisal Questions	Retention of development limits – with no policy provision for incremental expansion	Retention of Development Limits – with policy provision for incremental expansion
C5	To reduce the need for private car usage and non-local travel by promoting sustainable transport alternatives	<p>PAQ 2. Will the policy encourage development occurring in locations that provide the best opportunities for active travel opportunities and good public transport?</p> <p>PAQ 16. Will the policy encourage a modal shift from private car usage to sustainable and/or active transport alternatives?</p> <p>PAQ 37. Will the policy result in unreasonable pressure being placed upon existing key services (including community facilities), utilities or infrastructure; if so, can this be avoided or mitigated?</p>	<p>O</p> <p>The provision of Development Limits existing across all settlements. It will be for the spatial approach to maximise active travel and use of public transport.</p>	<p>O</p> <p>The provision of Development Limits existing across all settlements. It will be for the spatial approach to maximise active travel and use of public transport. It will be important to manage the scale of any windfall delivery as this will be likely to be in settlements that do not have access to public transport.</p>
C6	To ensure that future development is not vulnerable to flooding, or will increase the risk of flooding elsewhere	<p>PAQ 24. Will the policy have an adverse or neutral impact on watercourses and/or will the policy contribute to the enhancement of watercourses?</p> <p>PAQ 25. Will the policy be impacted by or impact on any invasive species or major/significant hazards, for example:</p>	<p>++ This will be considered effectively through the site assessment process as part of the allocations. Settlements and sites will be assessed in relation to their impacts on the aquatic environment and hydrogeological processes. A sequential approach to minimising flood risk will need to be undertaken in accordance with our</p>	<p>O This will depend upon implementation. Any planning application proposals will be assessed in relation to their impacts on the aquatic environment and hydrogeological processes. A sequential approach to minimising flood risk will need to be undertaken in accordance with our Strategic Flood Risk Assessment and any subsequent</p>

DEVELOPMENT LIMITS AND SMALL SCALE WINDFALL SITES - ENVIRONMENTAL OBJECTIVES				
	Sustainability Objective	Relevant Policy Appraisal Questions	Retention of development limits – with no policy provision for incremental expansion	Retention of Development Limits – with policy provision for incremental expansion
		<p>flood risk, proximity to pipelines, geohazards, contamination and gases?</p> <p>PAQ 27. Will the policy lead to an increased flood risk for the community; if so, can this be avoided or mitigated?</p> <p>PAQ 28. Will the policy ensure a sequential approach to locating development in areas of lowest flood risk?</p> <p>PAQ 29. Will the policy encourage the use of green/blue infrastructure and/or sustainable drainage systems?</p>	<p>Strategic Flood Risk Assessment and any subsequent Level 2 assessment if such an assessment is required. Any sites chosen will need to be able to demonstrate that they are maximising the use of sustainable drainage systems. This will evidence through the site assessment process in relation to allocations and our current policy framework and the NPPF on responding to flood risk in relation to planning applications which come forward within development limits.</p>	<p>Level 2 assessment if such an assessment is required. Any sites which come forward as windfall sites will need to be able to demonstrate that they are maximising the use of sustainable drainage systems. It will be important for mitigation that SP17 is robust in the consideration of such sites specifically in relation to the sequential test.</p>
C7	To conserve and, where appropriate, enhance the historical and cultural environment	<p>PAQ 10. Will the policy deliver high quality design that respects and strengthens local character and distinctiveness, helping to create a strong sense of place?</p> <p>PAQ 11. Will the policy help to conserve and enhance the historic environment, including both designated and non-designated heritage assets and their settings?</p>	<p>+ The use of Development Limits are part of a suite of policies which can articulate and protect important areas of open space at settlements, in-between them and to ensure the preservation of settings of designated heritage assets. These aspects of (PAQ10/PAQ11) the historic and cultural environment and the nature of the objective which is conserve and appropriate enhance the historic environment. To be explored at a settlement and site level through the allocations.</p>	<p>U – because this policy approach would permit development outside of the development limits there needs to be strong caveats in place to ensure that any heritage assets are not undermined by the development, there would need to be a specific policy reference made to ensuring that the siting, scale, massing, materials, fenestration and relationship to existing buildings, spaces and settings of designated heritage assets is carefully</p>

DEVELOPMENT LIMITS AND SMALL SCALE WINDFALL SITES - ENVIRONMENTAL OBJECTIVES				
	Sustainability Objective	Relevant Policy Appraisal Questions	Retention of development limits – with no policy provision for incremental expansion	Retention of Development Limits – with policy provision for incremental expansion
		<p>PAQ 12. Will the policy foster heritage-led regeneration and/or address heritage at risk?</p> <p>PAQ 13. Will the policy support the district's cultural sector?</p>	<p>Policy SP12 already has a framework for considering Enabling Development and the heritage at risk considerations.</p> <p>O The non-residential development potential is not 'regulated' by the Development Limits to the same extent. Opportunities through the Ryedale Plan</p>	<p>considered- this will be a the planning application stage.</p> <p>Policy SP12 already has a framework for considering Enabling Development and the heritage at risk considerations. It is likely that this additional policy approach may give additional flexibility for proposals to come forward which are not classified as enabling development, but may be used for addressing heritage issues.</p> <p>O The non-residential development potential is not 'regulated' by the Development Limits to the same extent. Opportunities through the Ryedale Plan</p>
C8	To reduce the emission of greenhouse gases, particularly those generated through fossil fuel consumption	PAQ 2. Will the policy encourage development occurring in locations that provide the best opportunities for active travel opportunities and good public transport?	+ The application of the development limits in conjunction with allocations ensure that housing delivery is focused at the locations that provide the best opportunities for active travel and public transport. There could still be small scale infill schemes but there scale and number would be limited.	U The use of a policy which would allow small scale developments in most of Ryedale's settlements would potentially provided a counter to this objective. It is possible thought that active travel and access to some public transport would still be achieved. But home working in rural areas is more achievable now than in 2012 and earlier. Mitigation would be to require that such sites have EV

DEVELOPMENT LIMITS AND SMALL SCALE WINDFALL SITES - ENVIRONMENTAL OBJECTIVES				
	Sustainability Objective	Relevant Policy Appraisal Questions	Retention of development limits – with no policy provision for incremental expansion	Retention of Development Limits – with policy provision for incremental expansion
		<p>PAQ 14. Will the policy align with the district's energy hierarchy (use less energy, use energy efficiently, use renewable and/or low carbon sources)?</p> <p>PAQ 15. Will the policy encourage the use of renewable energy sources?</p> <p>PAQ 16. Will the policy encourage a modal shift from private car usage to sustainable and/or active transport alternatives?</p> <p>PAQ 18. Will the policy encourage the development of sustainable building standards, reduce demands for water, energy and material resources, via passive design/siting?</p> <p>PAQ 19. Will the policy encourage recycling and support the reduction of waste?</p>	<p>O to be explored at the site level and through other policies (SP18)</p> <p>O to be explored at the site level and through other policies (SP18)</p> <p>O to be explored at the site level and through other policies (SP18)</p> <p>O to be explored at the site level and through other policies (SP18)</p> <p>O to be explored at the site level and through other policies (SP18)</p>	<p>charging, and this is already mandated, and to ensure that schemes maximise energy efficiency/renewable energy/and battery storage</p> <p>This would also assist in addressing the additional policy appraisal prompts listed.</p> <p>O to be explored at the site level and through other policies (SP18)</p>
C9	To mitigate and adapt to the impacts of climate change by promoting renewable energy	PAQ 14. Will the policy align with the district's energy hierarchy (use less	O to be explored at a settlement and site level through the allocations process. A framework will also be needed within SP18	O this will require a robust framework of consideration for those planning applications that would result from

DEVELOPMENT LIMITS AND SMALL SCALE WINDFALL SITES - ENVIRONMENTAL OBJECTIVES				
	Sustainability Objective	Relevant Policy Appraisal Questions	Retention of development limits – with no policy provision for incremental expansion	Retention of Development Limits – with policy provision for incremental expansion
	<p>sources, whilst minimising energy and water consumption</p>	<p>energy, use energy efficiently, use renewable and/or low carbon sources)?</p> <p>PAQ 15. Will the policy encourage the use of renewable energy sources?</p> <p>PAQ 16. Will the policy encourage a modal shift from private car usage to sustainable and/or active transport alternatives?</p> <p>PAQ 18. Will the policy encourage the development of sustainable building standards, reduce demands for water, energy and material resources, via passive design/siting?</p> <p>PAQ 19. Will the policy encourage recycling and support the reduction of waste?</p> <p>PAQ 29. Will the policy encourage the use of green/blue infrastructure and/or sustainable drainage systems?</p>	<p>and other policies to address these matters in relation to any windfall sites that come forward within Development Limits.</p>	<p>the implementation of the criteria in SP18</p>

DEVELOPMENT LIMITS AND SMALL SCALE WINDFALL SITES - ENVIRONMENTAL OBJECTIVES				
	Sustainability Objective	Relevant Policy Appraisal Questions	Retention of development limits – with no policy provision for incremental expansion	Retention of Development Limits – with policy provision for incremental expansion
C10	To make the most efficient use of land	<p>PAQ 20. Will the policy encourage efficient use of land, maximising opportunities for development of brownfield land, remediation and/or regeneration?</p> <p>PAQ 21. Will the policy promote the multi-functional use of land as a resource?</p> <p>PAQ 22. Will the policy inadvertently or directly cause the loss of/harm to any natural assets such as best and most versatile agricultural land, mineral resources or groundwater protection zones; if so, can this be avoided or mitigated?</p>	<p>O to be explored at a settlement and site level through the allocations process there could still be windfall applications within the development limits and they would be captured by specific policies</p>	<p>O to be explored at the planning application stage to mitigation would be necessary to be embedded in to the policy to ensure that these natural resources are not undermined, and that use of brownfield land is explored first. This is a greater risk for sites outside of the settlements because the natural resource implications are likely to be greater.</p>
C11	To ensure that water consumption is as low as possible, protect productive soils and maintain the stock of minerals	<p>PAQ 18. Will the policy encourage the development of sustainable building standards, reduce demands for water, energy and material resources, via passive design/siting?</p> <p>PAQ 21. Will the policy inadvertently or directly cause the loss of/harm to any</p>	<p>O to be explored at a settlement and site level through the allocations process.</p>	<p>O/U to be explored at a settlement and site level. This will be more challenging as windfall sites on the edge of settlements may have more resource productivity than sites within the development limits- so it may require the submission of additional assessments to ensure that any adverse impacts are minimised or a mitigation strategy is proposed.</p>

DEVELOPMENT LIMITS AND SMALL SCALE WINDFALL SITES - ENVIRONMENTAL OBJECTIVES				
	Sustainability Objective	Relevant Policy Appraisal Questions	Retention of development limits – with no policy provision for incremental expansion	Retention of Development Limits – with policy provision for incremental expansion
		natural assets such as high quality agricultural land, mineral resources or groundwater protection zones; if so, can this be avoided or mitigated?		
C12	To reduce the amount of waste produced and maximise the rates of re-use and recycling	PAQ 19. Will the policy encourage recycling and support the reduction of waste?	O to be explored at a settlement and site level	O to be explored at a settlement and site level

Retention/removal of the Local Needs Occupancy Condition or application of a Primary residence condition

OCCUPANCY CONDITIONS - SOCIAL OBJECTIVES					
	Sustainability Objective	Relevant Policy Appraisal Questions	Retain the Local Needs Occupancy Condition as per SP2	Remove the Local Needs Occupancy Condition	Apply a Primary Residence Condition instead of LNOC as per SP2
A1	To support development which enables or improves communities' access to health, education, nature & open spaces and leisure & recreation services	PAQ 2. Will the policy encourage development occurring in locations that provide the best opportunities for active travel opportunities and good public transport?	+ Housing delivery is focused through allocations at the most sustainable settlements . The current application of the LNOC is a policy restraint on growth which is unmanaged.	= Housing delivery would still be focused through allocations at the most sustainable settlements. The non-application of the LNOC would see an uplift in housing delivery in small sites across the district- which would not undermine the allocations, but would increase housing delivery in a more dispersed way so would not necessarily improve access to facilities and services	+ Housing delivery is focused through allocations at the most sustainable settlements. The application of PRC would still be a policy restraint on growth which is unmanaged.
		PAQ 26. Will the policy result in any adverse amenity impacts for any members of the community; if so, can this be avoided or mitigated?	O There would be no direct link. Other policies would consider the amenity impacts of schemes where an LNOC would be expected.	O There would be no direct link. Other policies would consider the amenity impacts of schemes.	O There would be no direct link. Other policies would consider the amenity impacts of schemes where a PRC would be expected.
		PAQ 30. Will the policy encourage environments which are conducive to good health,	O There would be no direct link. Other policies would consider the	O There would be no direct link. Other policies would consider	O There would be no direct link. Other policies would

OCCUPANCY CONDITIONS - SOCIAL OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Retain the Local Needs Occupancy Condition as per SP2	Remove the Local Needs Occupancy Condition	Apply a Primary Residence Condition instead of LNOC as per SP2
		including improving air quality, active travel, opportunities for sport, leisure, recreation and community interaction?	amenity impacts of schemes where an LNOC would be expected.	the amenity impacts of schemes.	consider the amenity impacts of schemes where an LNOC would be expected.
		PAQ 33. Will the policy enable increased accessibility for people of all abilities?	O There would be no direct link- the LNOC is a specific policy choice, and works in conjunction with other policies.	O There would be no direct link, other policies would be addressing this	O There would be no direct link- the PRC is a specific policy choice, and works in conjunction with other policies.
		PAQ 36. Will the policy enable/support the delivery of facilities, utilities and key infrastructure, including high-speed broadband?	O There would be no direct link- the LNOC is a specific policy choice , and works in conjunction with other policies. Allocations would be the opportunity to focus on delivery of infrastructure.	O/U Allocations would be the opportunity to focus on delivery of infrastructure. The provision of a policy which reduces restraints on windfall delivery, and which removes a current policy check on such supply would see an incremental increase in small scale schemes which would address their own specific impacts, but not wider infrastructure delivery	O There would be no direct link- the LNOC is a specific policy choice , and works in conjunction with other policies. Allocations would be the opportunity to focus on delivery of infrastructure.
		PAQ 37. Will the policy result in unreasonable pressure being	+	U	U Any development would be expected to

OCCUPANCY CONDITIONS - SOCIAL OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Retain the Local Needs Occupancy Condition as per SP2	Remove the Local Needs Occupancy Condition	Apply a Primary Residence Condition instead of LNOC as per SP2
		<p>placed upon existing key services (including community facilities), utilities or infrastructure; if so, can this be avoided or mitigated?</p>	<p>Any development would be expected to meet any on-site infrastructure requirements and would be subject to CIL (subject to the prescribed exemptions). Allocations would be expected to deliver any essential cumulative infrastructure requirements. The use of the LNOC has restricted the amount of infill housing coming forward, and so it is aligned with the objective.</p>	<p>Any development would be expected to meet any on-site infrastructure requirements and would be subject to CIL (subject to the prescribed exemptions). Allocations would be expected to deliver any essential cumulative infrastructure requirements. The use of the LNOC has restricted the amount of infill housing coming forward. The provision of a policy which supports windfall delivery would be in addition to the planned supply of housing and this would be factoring infrastructure delivery, but as it is not planned it cannot be taken into account by infrastructure providers. Small scale scheme would need careful consideration- and to have some form of control on</p>	<p>meet any on-site infrastructure requirements and would be subject to CIL (subject to the prescribed exemptions). Allocations would be expected to deliver any essential cumulative infrastructure requirements. The use of the LNOC has restricted the amount of infill housing coming forward, it is not clear as to the extent a PRC would do so- and it is likely that this would put potentially still cumulative pressure on services and facilities.</p>

OCCUPANCY CONDITIONS - SOCIAL OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Retain the Local Needs Occupancy Condition as per SP2	Remove the Local Needs Occupancy Condition	Apply a Primary Residence Condition instead of LNOC as per SP2
				quantum otherwise it could be expanding significantly.	
A2	To provide the opportunities for all people to meet their housing needs	PAQ 33. Will the policy enable increased accessibility for people of all abilities?	O There is no direct link between the current application of Local Needs Occupancy Condition and enhancing accessibility.	O There is no direct link between the current application of Local Needs Occupancy Condition and enhancing accessibility, and it would not affect it if it was deleted.	O There is no direct link between the spatial approach of applying a PRC and enhancing accessibility.
		PAQ 34. Will the policy enable the delivery of the district's housing needs, including market and affordable housing where they are needed/wanted?	= Affordable housing delivery is through the allocations and delivery of any exception sites. The application of the LNOC does not deliver affordable housing.	u/= Affordable housing delivery is through the allocations and delivery of any exception sites. The non-application of the LNOC would only apply to small-scale windfall schemes which are not subject to affordable housing thresholds.	u/= Affordable housing delivery is through the allocations and delivery of any exception sites. The application of a PRC does not deliver affordable housing, and would cover smaller sites potentially
		PAQ 35. Will the policy enable the delivery of the needs of older people?	+ the LNOC currently identifies that in the circumstances of their being a need due to illness or infirmity a dwelling could be supported- subject to wider plan compliance	= the absence of the LNOC would remove that specific justification, but there would be a greater degree of flexibility to consider such proposals- for any circumstances	= the use of a PRC would remove that specific justification, but there would be a greater degree of flexibility to consider such proposals- for any circumstances

OCCUPANCY CONDITIONS - SOCIAL OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Retain the Local Needs Occupancy Condition as per SP2	Remove the Local Needs Occupancy Condition	Apply a Primary Residence Condition instead of LNOC as per SP2
A3	To improve overall levels of health, reduce social isolation and reduce the disparities between different groups and areas	PAQ 2. Will the policy encourage development occurring in locations that provide the best opportunities for active travel opportunities and good public transport?	+ The application of the LNOC acts as a policy restraint, reducing housing delivery in the lower tiers of the settlement hierarchy and allowing a focus on the Market Towns and Service Villages- with the best opportunities for public transport.	-/u Allocations would deliver the majority of housing- at the Market Towns and Service Villages- with the best opportunities for public transport. The removal of the LNOC is likely to precipitate an increase in The provision of a policy for small scale, incremental windfall development would be likely hinder this if considered in isolation, but because the plan would need to allocate sufficient land then this can be delivered through the allocations.	
		PAQ 17. Will the policy approach result in improvements to air quality?	O There is no direct link between the retention of the LNOC and air quality	O There is no direct link concerning air quality and the non-application of the LNOC- it could result in more small scale development coming forward across the plan-area and this could place incremental pressure on market towns	O There is no direct link between the application of a PRC and air quality
		PAQ 30. Will the policy encourage environments which are	O	U	U

OCCUPANCY CONDITIONS - SOCIAL OBJECTIVES					
	Sustainability Objective	Relevant Policy Appraisal Questions	Retain the Local Needs Occupancy Condition as per SP2	Remove the Local Needs Occupancy Condition	Apply a Primary Residence Condition instead of LNOC as per SP2
		conducive to good health, including improving air quality, active travel, opportunities for sport, leisure, recreation and community interaction?	There is no direct link between the retention of the LNOC- although developments are focused on larger settlements, with key facilities	The policy approach would not be planned, and would be applied across a range of settlements.	The policy approach would not be planned, and would be applied across a range of settlements.
		PAQ 31. Will the policy contribute to the reduction of crime and fear of crime?	○ There is no direct link between the application of the LNOC and the nature of the objective.	○ There is no direct link between the non- application of the LNOC and the nature of the objective.	○ There is no direct link between the application of a PRC and the nature of the objective.
		PAQ 32. Will the policy contribute to reducing inequality of opportunity and support a balanced living and working population, including in relation to housing provisions?	+/- Developments will be planned allocations, in conjunction with elements of the existing Policy SP2- in the service villages and market towns (+) and this would include the LNOC. The LNOC could however (-) undermine some small scale housing growth	+ The allocations will be to meet housing needs across the plan area, since this policy covered the windfall schemes, its removal is likely to deliver small scale bespoke housing –. But choice in housing delivery is important	+ The allocations will be to meet housing needs across the plan area, since a PRC covered the windfall schemes. It is likely to deliver small scale bespoke housing –. But choice in housing delivery is important
		PAQ 33. Will the policy enable increased accessibility for people of all abilities?	○ There is no direct link between the application of the LNOC and the nature of the objective.	○ There is no direct link between the non- application of the LNOC and the nature of the objective.	○ There is no direct link between the application of a PRC and the nature of the objective.

OCCUPANCY CONDITIONS - SOCIAL OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Retain the Local Needs Occupancy Condition as per SP2	Remove the Local Needs Occupancy Condition	Apply a Primary Residence Condition instead of LNOC as per SP2
		PAQ 36. Will the policy enable/support the delivery of facilities, utilities and key infrastructure, including high-speed broadband?	+ The application of the LNOC acts a restriction on the supply of windfall sites and focuses development in areas where infrastructure is more established, or can be enhanced.	- It is considered that the principle of designation would not undermine the objective of supporting infrastructure delivery- because the treatment of windfalls would need to operate within the context of a planned supply of housing, but it may hinder some settlements- as the developments will be essentially un-planned.	- It is considered that the principle of designation would not undermine the objective of supporting infrastructure delivery- because the treatment of windfalls would need to operate within the context of a planned supply of housing, but it may hinder some settlements- as the developments will be essentially un-planned.
		PAQ 37. Will the policy result in unreasonable pressure being placed upon existing key services (including community facilities), utilities or infrastructure; if so, can this be avoided or mitigated?	+ The application of the LNOC acts a restriction on the supply of windfall sites and focuses development in areas where infrastructure is more established, or can be enhanced.	- It is considered that the principle of designation would not undermine the objective of supporting infrastructure delivery- because the treatment of windfalls would need to operate within the context of a planned supply of housing, but	- It is considered that the principle of designation would not undermine the objective of supporting infrastructure delivery- because the treatment of windfalls would need to operate within the

OCCUPANCY CONDITIONS - SOCIAL OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Retain the Local Needs Occupancy Condition as per SP2	Remove the Local Needs Occupancy Condition	Apply a Primary Residence Condition instead of LNOC as per SP2
				it may hinder some settlements- as the developments will be essentially un-planned.	context of a planned supply of housing, but it may hinder some settlements- as the developments will be essentially un-planned.
A4	To maintain and promote the distinctiveness of identifiable communities	PAQ 7. Does the policy ensure that the context and value of landscapes is recognised and that any adverse impacts are prevented?	○ There is no direct link between the application of the LNOC and the nature of the objective.	○ There is no direct link between the non- application of the LNOC and the nature of the objective.	○ There is no direct link between the application of a PRC and the nature of the objective.
		PAQ 8. Will the policy have an adverse impact on the York green belt; if so, can this be avoided or mitigated?	○ There is no direct link between the application of the LNOC and the nature of the objective.	○ There is no direct link between the non- application of the LNOC and the nature of the objective.	○ There is no direct link between the application of a PRC and the nature of the objective.
		PAQ 9. Will the policy ensure that the distinctiveness and special qualities of settlements is maintained and avoids the potential for coalescence?	○ There is no direct link between the application of the LNOC and the nature of the objective.	○ There is no direct link between the non- application of the LNOC and the nature of the objective.	○ There is no direct link between the application of a PRC and the nature of the objective.

OCCUPANCY CONDITIONS - SOCIAL OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Retain the Local Needs Occupancy Condition as per SP2	Remove the Local Needs Occupancy Condition	Apply a Primary Residence Condition instead of LNOC as per SP2
		PAQ 10. Will the policy deliver high quality design that respects and strengthens local character and distinctiveness, helping to create a strong sense of place?	○ There is no direct link between the application of the LNOC and the nature of the objective.	○ There is no direct link between the non- application of the LNOC and the nature of the objective.	○ There is no direct link between the application of a PRC and the nature of the objective.
A5	To reduce crime and fear of crime	PAQ 31. Will the policy contribute to the reduction of crime and fear of crime?	○ There is no direct link between the application of the LNOC and the nature of the objective.	○ There is no direct link between the non- application of the LNOC and the nature of the objective.	○ There is no direct link between the application of a PRC and the nature of the objective.
A6	To develop a more balanced population	PAQ 32. Will the policy contribute to reducing inequality of opportunity and support a balanced living and working population, including in relation to housing provisions?	+/- Developments will be planned allocations, in conjunction with elements of the existing Policy SP2- in the service villages and market towns (+) and this would include the LNOC. The LNOC could however (-) undermine some small scale housing growth	+ The allocations will be to meet housing needs across the plan area, since this policy covered the windfall schemes, its removal is likely to deliver small scale bespoke housing –. But choice in housing delivery is important	+ The allocations will be to meet housing needs across the plan area, since a PRC covered the windfall schemes. It is likely to deliver small scale bespoke housing –. But choice in housing delivery is important
		PAQ 33. Will the policy enable increased accessibility for people of all abilities?	○ There is no direct link between the application of the LNOC and the nature of the objective.	○ There is no direct link between the non- application of the LNOC and the nature of the objective.	○ There is no direct link between the application of a PRC and the nature of the objective.

OCCUPANCY CONDITIONS - SOCIAL OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Retain the Local Needs Occupancy Condition as per SP2	Remove the Local Needs Occupancy Condition	Apply a Primary Residence Condition instead of LNOC as per SP2
		PAQ 34. Will the policy enable the delivery of the district's housing needs, including market and affordable housing where they are needed/wanted?	= Affordable housing delivery is through the allocations and delivery of any exception sites. The application of the LNOC does not deliver affordable housing.	u/= Affordable housing delivery is through the allocations and delivery of any exception sites. The non-application of the LNOC would only apply to small-scale windfall schemes which are not subject to affordable housing thresholds. But it would deliver small-scale bespoke schemes- providing increased choice.	u/= Affordable housing delivery is through the allocations and delivery of any exception sites. The application of a PRC does not deliver affordable housing. But it would deliver small-scale bespoke schemes- providing increased choice.
		PAQ 35. Will the policy enable the delivery of the needs of older people?	+ the LNOC currently identifies that in the circumstances of their being a need due to illness or infirmity a dwelling could be supported- subject to wider plan compliance	= the absence of the LNOC would remove that specific justification, but there would be a greater degree of flexibility to consider such proposals- for any circumstances	= the use of a PRC would remove that specific justification, but there would be a greater degree of flexibility to consider such proposals- for any circumstances
		PAQ 36. Will the policy enable/support the delivery of facilities, utilities and key infrastructure, including high-speed broadband?	+ The application of the LNOC acts a restriction on the supply of windfall sites and focuses development in areas where infrastructure is more established, or can be enhanced.	- It is considered that the principle of designation would not undermine the objective of supporting infrastructure delivery- because the treatment of windfalls would need to	- It is considered that the principle of designation would not undermine the objective of supporting infrastructure delivery- because the treatment of

OCCUPANCY CONDITIONS - SOCIAL OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Retain the Local Needs Occupancy Condition as per SP2	Remove the Local Needs Occupancy Condition	Apply a Primary Residence Condition instead of LNOC as per SP2
				operate within the context of a planned supply of housing, but it may hinder some settlements- as the developments will be essentially un-planned.	windfalls would need to operate within the context of a planned supply of housing, but it may hinder some settlements- as the developments will be essentially un-planned.
		PAQ 40. Will the policy enable the creation of net additional jobs?	○ There is no direct link between the application of the LNOC and the nature of the objective.	○ There is no direct link between the non- application of the LNOC and the nature of the objective.	○ There is no direct link between the application of a PRC and the nature of the objective.

OCCUPANCY CONDITIONS - ECONOMIC OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Retain the Local Needs Occupancy Condition as per SP2	Remove the Local Needs Occupancy Condition	Apply a Primary Residence Condition instead of LNOC as per SP2
B1	To maintain and enhance employment opportunities	PAQ 32. Will the policy contribute to reducing inequality of opportunity and support a balanced living and working population, including in relation to housing provisions?	+/- Developments will be planned allocations, in conjunction with elements of the existing Policy SP2- in the service villages and market towns (+) and this would include the LNOC. The LNOC could however (-) undermine some small scale housing growth	+ The allocations will be to meet housing needs across the plan area, since this policy covered the windfall schemes, its removal is likely to deliver small scale bespoke housing -. But choice in housing delivery is important	+ The allocations will be to meet housing needs across the plan area, since a PRC covered the windfall schemes. It is likely to deliver small scale bespoke housing -. But choice in housing delivery is important
		PAQ 34. Will the policy enable the delivery of the district's housing needs, including market and affordable housing where they are needed/wanted?	= Affordable housing delivery is through the allocations and delivery of any exception sites. The application of the LNOC does not deliver affordable housing.	u/= Affordable housing delivery is through the allocations and delivery of any exception sites. The non-application of the LNOC would only apply to small-scale windfall schemes which are not subject to affordable housing thresholds. But it would deliver small-scale bespoke schemes- providing increased choice.	u/= Affordable housing delivery is through the allocations and delivery of any exception sites. The application of a PRC does not deliver affordable housing. But it would deliver small-scale bespoke schemes- providing increased choice.
		PAQ 38. Will the policy enable the viability and vitality of town centres?	○ There is no direct link between the application of the LNOC and the nature of the objective.	○ There is no direct link between the non- application of the LNOC and the nature of the objective.	○ There is no direct link between the application of a PRC and the nature of the objective.

OCCUPANCY CONDITIONS - ECONOMIC OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Retain the Local Needs Occupancy Condition as per SP2	Remove the Local Needs Occupancy Condition	Apply a Primary Residence Condition instead of LNOC as per SP2
		PAQ 39. Will the policy contribute positively to the diversification of the district's economy?	<input type="radio"/> There is no direct link between the application of the LNOC and the nature of the objective.	<input type="radio"/> There is no direct link between the non- application of the LNOC and the nature of the objective.	<input type="radio"/> There is no direct link between the application of a PRC and the nature of the objective.
		PAQ 40. Will the policy enable the creation of net additional jobs?	<input type="radio"/> There is no direct link between the application of the LNOC and the nature of the objective.	<input type="radio"/> There is no direct link between the non- application of the LNOC and the nature of the objective.	<input type="radio"/> There is no direct link between the application of a PRC and the nature of the objective.
		PAQ 41. Will the policy support the district's existing strongest sectors?	<input type="radio"/> There is no direct link between the application of the LNOC and the nature of the objective.	<input type="radio"/> There is no direct link between the non- application of the LNOC and the nature of the objective.	<input type="radio"/> There is no direct link between the application of a PRC and the nature of the objective.
B2	To maintain and enhance the vitality of the countryside, villages and town centres	PAQ 37. Will the policy result in unreasonable pressure being placed upon existing key services (including community facilities), utilities or infrastructure; if so, can this be avoided or mitigated?	<input type="radio"/> There is no direct link between the application of the LNOC and the nature of the objective.	<input type="radio"/> There is no direct link between the non- application of the LNOC and the nature of the objective.	<input type="radio"/> There is no direct link between the application of a PRC and the nature of the objective.
		PAQ 38. Will the policy enable the viability and vitality of town centres?	<input type="radio"/> There is no direct link between the application of the LNOC and the nature of the objective.	<input type="radio"/> There is no direct link between the non- application of the LNOC and the nature of the objective.	<input type="radio"/> There is no direct link between the application of a PRC and the nature of the objective.

OCCUPANCY CONDITIONS - ECONOMIC OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Retain the Local Needs Occupancy Condition as per SP2	Remove the Local Needs Occupancy Condition	Apply a Primary Residence Condition instead of LNOC as per SP2
		PAQ 39. Will the policy contribute positively to the diversification of the district’s economy?	○ There is no direct link between the application of the LNOC and the nature of the objective.	○ There is no direct link between the non- application of the LNOC and the nature of the objective.	○ There is no direct link between the application of a PRC and the nature of the objective.
		PAQ 40. Will the policy enable the creation of net additional jobs?	○ There is no direct link between the application of the LNOC and the nature of the objective.	○ There is no direct link between the non- application of the LNOC and the nature of the objective.	○ There is no direct link between the application of a PRC and the nature of the objective.
		PAQ 41. Will the policy support the district’s existing strongest sectors?	○ There is no direct link between the application of the LNOC and the nature of the objective.	○ There is no direct link between the non- application of the LNOC and the nature of the objective.	○ There is no direct link between the application of a PRC and the nature of the objective.
B3	To retain and enhance the factors which are conducive to wealth creation, including personal creativity and attractiveness to investors	PAQ 13. Will the policy support the district’s cultural sector?	○ There is no direct link between the application of the LNOC and the nature of the objective.	○ There is no direct link between the non- application of the LNOC and the nature of the objective.	○ There is no direct link between the application of a PRC and the nature of the objective.
		PAQ 32. Will the policy contribute to reducing inequality of opportunity and support a balanced living and working population, including in relation to housing provisions?	+/- Developments will be planned allocations, in conjunction with elements of the existing Policy SP2- in the service villages and market towns (+) and this would	+ The allocations will be to meet housing needs across the plan area, since this policy covered the windfall schemes, its removal is likely to deliver small	+ The allocations will be to meet housing needs across the plan area, since a PRC covered the windfall schemes. It is likely to

OCCUPANCY CONDITIONS - ECONOMIC OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Retain the Local Needs Occupancy Condition as per SP2	Remove the Local Needs Occupancy Condition	Apply a Primary Residence Condition instead of LNOC as per SP2
			include the LNOC. The LNOC could however (-) undermine some small scale housing growth	scale bespoke housing –. But choice in housing delivery is important	deliver small scale bespoke housing –. But choice in housing delivery is important
		PAQ 34. Will the policy enable the delivery of the district’s housing needs, including market and affordable housing where they are needed/wanted?	= Affordable housing delivery is through the allocations and delivery of any exception sites. The application of the LNOC does not deliver affordable housing.	u/= Affordable housing delivery is through the allocations and delivery of any exception sites. The non-application of the LNOC would only apply to small-scale windfall schemes which are not subject to affordable housing thresholds. But it would deliver small-scale bespoke schemes- providing increased choice.	u/= Affordable housing delivery is through the allocations and delivery of any exception sites. The application of a PRC does not deliver affordable housing. But it would deliver small-scale bespoke schemes- providing increased choice.
		PAQ 38. Will the policy enable the viability and vitality of town centres?	○ There is no direct link between the application of the LNOC and the nature of the objective.	○ There is no direct link between the non- application of the LNOC and the nature of the objective.	○ There is no direct link between the application of a PRC and the nature of the objective.
		PAQ 39. Will the policy contribute positively to the diversification of the district’s economy?	○ There is no direct link between the application of the LNOC and the nature of the objective.	○ There is no direct link between the non- application of the LNOC and the nature of the objective.	○ There is no direct link between the application of a PRC and the nature of the objective.
		PAQ 40. Will the policy enable the creation of net additional jobs?	○ There is no direct link between the application of the LNOC and the nature of the objective.	○ There is no direct link between the non- application of	○ There is no direct link between the application

OCCUPANCY CONDITIONS - ECONOMIC OBJECTIVES					
	Sustainability Objective	Relevant Policy Appraisal Questions	Retain the Local Needs Occupancy Condition as per SP2	Remove the Local Needs Occupancy Condition	Apply a Primary Residence Condition instead of LNOC as per SP2
				the LNOC and the nature of the objective.	of a PRC and the nature of the objective.
		PAQ 41. Will the policy support the district's existing strongest sectors?	O There is no direct link between the application of the LNOC and the nature of the objective.	O There is no direct link between the non- application of the LNOC and the nature of the objective.	O There is no direct link between the application of a PRC and the nature of the objective.
B4	To diversify the local economy	PAQ 39. Will the policy contribute positively to the diversification of the district's economy?	O There is no direct link between the application of the LNOC and the nature of the objective.	O There is no direct link between the non- application of the LNOC and the nature of the objective.	O There is no direct link between the application of a PRC and the nature of the objective.
		PAQ 40. Will the policy enable the creation of net additional jobs?	O There is no direct link between the application of the LNOC and the nature of the objective.	O There is no direct link between the non- application of the LNOC and the nature of the objective.	O There is no direct link between the application of a PRC and the nature of the objective.

OCCUPANCY CONDITIONS - ENVIRONMENTAL OBJECTIVES					
	Sustainability Objective	Relevant Policy Appraisal Questions	Retain the Local Needs Occupancy Condition as per SP2	Remove the Local Needs Occupancy Condition	Apply a Primary Residence Condition instead of LNOC as per SP2
C1	To enhance the resilience of our	PAQ 3. Will the policy ensure that new developments and landscaping	O There is no direct link between the application of the	O/U There is no direct link between the non- application	O/U There is no direct link between the application of a

OCCUPANCY CONDITIONS - ENVIRONMENTAL OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Retain the Local Needs Occupancy Condition as per SP2	Remove the Local Needs Occupancy Condition	Apply a Primary Residence Condition instead of LNOC as per SP2
	ecosystems services in the face of climate change, whilst improving air, soil and water quality	<p>schemes contribute to the creation and enhancement of habitats, whilst avoiding any significant or adverse impact upon the existing habitat network?</p> <p>PAQ 4. Will the policy result in delivery, restoration or safeguarding of priority habitats and aid nature recovery?</p> <p>PAQ 5. Will the policy align with the Council’s biodiversity mitigation hierarchy (avoidance, minimisation, restoration, offsetting)?</p> <p>PAQ 6. Will the policy have an adverse impact on trees (protected or otherwise), hedgerows or ancient woodland; if so, can this be avoided or mitigated?</p>	<p>LNOC and the nature of the objective.</p> <p>This will require exploration at a settlement/ site specific level, and will be the subject of HRA, and will also be subject to the implementation of Biodiversity Net Gain, and landscape setting considerations as part of site allocations alone, and then through any planning applications</p>	<p>of the LNOC and the nature of the objective.</p> <p>This will require exploration at a settlement/ site specific level, and will be the subject of HRA, and will also be subject to the implementation of Biodiversity Net Gain, and landscape setting considerations. Due to removal of the LNOC there is likely to be an crease in windfall applications, there is no significant ability to define the impacts now- proposals will need to be considered on a site-by-site basis.</p> <p>Schemes will need to have a degree on in-built mitigation to ensure that key sensitivities are flagged as being important to address- and considered through other policies.</p>	<p>PRC and the nature of the objective.</p> <p>This will require exploration at a settlement/ site specific level, and will be the subject of HRA, and will also be subject to the implementation of Biodiversity Net Gain, and landscape setting considerations. Due to removal of the LNOC there is likely to be an crease in windfall applications, there is no significant ability to define the impacts now- proposals will need to be considered on a site-by-site basis.</p> <p>Schemes will need to have a degree on in-built mitigation to ensure that key sensitivities are flagged as being important to address- and considered through other policies.</p>

OCCUPANCY CONDITIONS - ENVIRONMENTAL OBJECTIVES					
	Sustainability Objective	Relevant Policy Appraisal Questions	Retain the Local Needs Occupancy Condition as per SP2	Remove the Local Needs Occupancy Condition	Apply a Primary Residence Condition instead of LNOC as per SP2
		PAQ 16. Will the policy encourage a modal shift from private car usage to sustainable and/or active transport alternatives?	+ The LNOC operates in conjunction with the allocations to Service Villages and Market Towns. These represent the best opportunities for modal shift and active travel. It would reduce the amount of dispersed housing delivery-meeting very specific local needs.	- Without the LNOC in place windfall housing delivery will be less constrained and so there will be less opportunity in relation to windfall schemes to promote modal shift and active travel.	= With a PRC in place this potentially will act as a check on housing, but windfall housing delivery will be less constrained and so there will be less opportunity in relation to windfall schemes to promote modal shift and active travel.
		PAQ 17. Will the policy approach result in improvements to air quality?	<p>○ There is no direct link between the application of the LNOC and the nature of the objective.</p> <p>This will require exploration at a settlement/ site specific level.</p>	<p>○ There is no direct link between the application of the LNOC and the nature of the objective.</p> <p>This will require exploration at a settlement/ site specific level.</p>	<p>○ There is no direct link between the application of the PRC and the nature of the objective.</p> <p>This will require exploration at a settlement/ site specific level.</p>
		PAQ 21. Will the policy inadvertently or directly cause the loss of/harm to any natural assets such as high quality agricultural land, mineral resources or groundwater protection zones; if so, can this be avoided or mitigated?	<p>○ There is no direct link between the nature of the application of current LNOC the nature of the objective. Settlements and sites will be assessed in relation to their natural resources both in nature and</p>	<p>○ There is no direct link between the non-application of the LNOC and the nature of the objective. Although it will be more challenging to consider cumulative considerations as whilst this</p>	<p>○ There is no direct link between the application of the PRC and the nature of the objective. Although it will be more challenging to consider cumulative considerations as whilst this can considered</p>

OCCUPANCY CONDITIONS - ENVIRONMENTAL OBJECTIVES					
	Sustainability Objective	Relevant Policy Appraisal Questions	Retain the Local Needs Occupancy Condition as per SP2	Remove the Local Needs Occupancy Condition	Apply a Primary Residence Condition instead of LNOC as per SP2
		<p>PAQ 22. Will the policy inadvertently or directly cause the loss of/harm to any natural assets such as best and most versatile agricultural land, mineral resources or groundwater protection zones; if so, can this be avoided or mitigated?</p> <p>PAQ 23. Will the policy have an adverse impact on a surface water body's status; if so, can this be avoided or mitigated?</p> <p>PAQ 24. Will the policy have an adverse or neutral impact on watercourses and/or will the policy contribute to the enhancement of watercourses?</p> <p>PAQ 29. Will the policy encourage the use of green/blue infrastructure and/or sustainable drainage systems?</p>	<p>capacity for resilience. This will require exploration at a settlement/ site specific level, and will be the subject of HRA, and will also be subject to the implementation of Biodiversity Net Gain, and landscape setting considerations. Proposals will need to be considered individually and cumulatively in relation to their impacts on the aquatic environment and water courses /bodies and in relation to the opportunities for the implementation of sustainable drainage systems.</p>	<p>can considered through the allocations, a windfall policy cannot do so. Sites will be still subject to implementation of Biodiversity Net Gain, and landscape setting considerations. Proposals will need to be considered individually and cumulatively in relation to their impacts on the aquatic environment and water courses /bodies and in relation to the opportunities for the implementation of sustainable drainage systems.</p>	<p>through the allocations, a windfall policy cannot do so. Sites will be still subject to implementation of Biodiversity Net Gain, and landscape setting considerations. Proposals will need to be considered individually and cumulatively in relation to their impacts on the aquatic environment and water courses /bodies and in relation to the opportunities for the implementation of sustainable drainage systems.</p>

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	Sustainability Objective	Relevant Policy Appraisal Questions	Retain the Local Needs Occupancy Condition as per SP2	Remove the Local Needs Occupancy Condition	Apply a Primary Residence Condition instead of LNOC as per SP2
		<p>PAQ 37. Will the policy result in unreasonable pressure being placed upon existing key services (including community facilities), utilities or infrastructure; if so, can this be avoided or mitigated?</p>	<p>+ The planned allocation of sites (irrespective of the chosen settlements) has operated in tandem with the LNOC.</p> <p>Settlements and sites will be assessed in relation to their natural resources both in nature and capacity for resilience in terms of ecosystem services. This will require exploration at a settlement/ site specific level, and will be the subject of HRA, and will also be subject to the implementation of Biodiversity Net Gain, and landscape setting considerations. Proposals will need to be considered individually and cumulatively in relation to their impacts on the aquatic environment and water courses /bodies and in relation to the opportunities for the implementation of sustainable</p>	<p>u/+ The planned allocation of sites (irrespective of the chosen settlements) would be compatible with the non-implementation of the LNOC.</p> <p>This would be assisted by including a criteria based approach the ability to consider cumulative environmental considerations will become more difficult to evidence.</p> <p>Settlements and sites will be assessed in relation to their natural resources both in nature and capacity for resilience in terms of ecosystem services. This will require exploration at a settlement/ site specific level, and will be the subject of HRA, and will also be subject to the implementation of Biodiversity Net Gain, and landscape setting considerations. Proposals will need to be considered individually and cumulatively</p>	<p>u/+ The planned allocation of sites (irrespective of the chosen settlements) would be compatible with the application of the PRC.</p> <p>This would be assisted by including a criteria based approach the ability to consider cumulative environmental considerations will become more difficult to evidence.</p> <p>Settlements and sites will be assessed in relation to their natural resources both in nature and capacity for resilience in terms of ecosystem services. This will require exploration at a settlement/ site specific level, and will be the subject of HRA, and will also be subject to the implementation of Biodiversity Net Gain, and landscape setting considerations. Proposals will need to be considered individually and cumulatively in relation to</p>

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			<p>drainage systems. The focus of development at the market towns, particularly Malton and Norton is likely to generate significant additional vehicular movements. These are likely to exacerbate known air quality issues in those settlements and may also place pressure on Pickering and Kirkbymoorside in relation to air quality in specific places. The LNOC as a restrictive policy tool reduces the impact of dispersed cumulative impacts</p>	<p>in relation to their impacts on the aquatic environment and water courses /bodies and in relation to the opportunities for the implementation of sustainable drainage systems. Mitigation measures around scale of sites and a series of environmental criteria through other policies is required.</p>	<p>their impacts on the aquatic environment and water courses /bodies and in relation to the opportunities for the implementation of sustainable drainage systems. Mitigation measures around scale of sites and a series of environmental criteria through other policies is required.</p>
C2	<p>To embed the principle of 'biodiversity net gain' into all development, improving the natural environment and aiding nature recovery and biodiversity resilience</p>	<p>PAQ 3. Will the policy ensure that new developments and landscaping schemes contribute to the creation and enhancement of habitats, whilst avoiding any significant or adverse impact upon the existing habitat network?</p> <p>PAQ 4. Will the policy result in delivery, restoration or</p>	<p>O</p> <p>There is no direct link between the nature of the application of current LNOC the nature of the objective.</p> <p>Settlements and sites will be assessed in relation to their natural resources both in nature and capacity for</p>	<p>O</p> <p>There is no direct link between the nature of the application of current LNOC the nature of the objective.</p> <p>Settlements and sites will be assessed in relation to their natural resources both in nature and capacity for resilience. This will require</p>	<p>O</p> <p>There is no direct link between the nature of the application of current LNOC the nature of the objective.</p> <p>Settlements and sites will be assessed in relation to their natural resources both in nature and capacity for resilience. This will require</p>

OCCUPANCY CONDITIONS - ENVIRONMENTAL OBJECTIVES					
	Sustainability Objective	Relevant Policy Appraisal Questions	Retain the Local Needs Occupancy Condition as per SP2	Remove the Local Needs Occupancy Condition	Apply a Primary Residence Condition instead of LNOC as per SP2
		<p>safeguarding of priority habitats and aid nature recovery?</p> <p>PAQ 5. Will the policy align with the Council’s biodiversity mitigation hierarchy (avoidance, minimisation, restoration, offsetting)?</p> <p>PAQ 21. Will the policy inadvertently or directly cause the loss of/harm to any natural assets such as high quality agricultural land, mineral resources or groundwater protection zones; if so, can this be avoided or mitigated?</p>	<p>resilience. This will require exploration at a settlement/site specific level, and will be the subject of HRA, and will also be subject to the implementation of Biodiversity Net Gain, and landscape setting considerations. Proposals will need to be considered individually and cumulatively in relation to their impacts on the aquatic environment and water courses /bodies and in relation to the opportunities for the implementation of sustainable drainage systems. Sites will need to be assessed in relation to their mineral safeguarding considerations and in the case of there being minerals safeguarding implications how the resources can be reasonably utilised/extracted as part of the development process.</p>	<p>exploration at a settlement/site specific level, and will be the subject of HRA, and will also be subject to the implementation of Biodiversity Net Gain, and landscape setting considerations. Proposals will need to be considered individually and cumulatively in relation to their impacts on the aquatic environment and water courses /bodies and in relation to the opportunities for the implementation of sustainable drainage systems. Sites will need to be assessed in relation to their mineral safeguarding considerations and in the case of there being minerals safeguarding implications how the resources can be reasonably utilised/extracted as part of the development process.</p>	<p>exploration at a settlement/site specific level, and will be the subject of HRA, and will also be subject to the implementation of Biodiversity Net Gain, and landscape setting considerations. Proposals will need to be considered individually and cumulatively in relation to their impacts on the aquatic environment and water courses /bodies and in relation to the opportunities for the implementation of sustainable drainage systems. Sites will need to be assessed in relation to their mineral safeguarding considerations and in the case of there being minerals safeguarding implications how the resources can be reasonably utilised/extracted as part of the development process.</p>

OCCUPANCY CONDITIONS - ENVIRONMENTAL OBJECTIVES					
	Sustainability Objective	Relevant Policy Appraisal Questions	Retain the Local Needs Occupancy Condition as per SP2	Remove the Local Needs Occupancy Condition	Apply a Primary Residence Condition instead of LNOC as per SP2
C3	To protect and enhance geodiversity	<p>PAQ 7. Does the policy ensure that the context and value of the geology/geomorphology underpinning landscapes is recognised and that any adverse impacts are prevented?</p> <p>PAQ 21. Will the policy inadvertently or directly cause the loss of/harm to any natural assets such as high quality agricultural land, mineral resources or groundwater protection zones; if so, can this be avoided or mitigated?</p>	<p>O</p> <p>Sites subject to this condition are windfall sites</p> <p>Settlements and sites will be assessed in relation to their natural resources both in nature and capacity for resilience. This will require exploration at a settlement/site specific level, and will be the subject of HRA, and will also be subject to the implementation of Biodiversity Net Gain, and landscape setting considerations. Proposals will need to be considered individually and cumulatively and cumulatively in relation to their impacts on the aquatic environment and water courses /bodies and in relation to the opportunities for the implementation of sustainable drainage systems. Sites will need to be assessed in relation to their mineral safeguarding considerations</p>	<p>O</p> <p>Windfall sites and allocations Settlements and sites will be assessed in relation to their natural resources both in nature and capacity for resilience. This will require exploration at a settlement/site specific level, and will be the subject of HRA, and will also be subject to the implementation of Biodiversity Net Gain, and landscape setting considerations. Proposals will need to be considered individually and cumulatively and cumulatively in relation to their impacts on the aquatic environment and water courses /bodies and in relation to the opportunities for the implementation of sustainable drainage systems. Sites will need to be assessed in relation to their mineral safeguarding considerations and in the case of there being minerals safeguarding implications how the resources can be reasonably</p>	<p>O</p> <p>Sites subject to this condition are windfall sites</p> <p>Settlements and sites will be assessed in relation to their natural resources both in nature and capacity for resilience. This will require exploration at a settlement/site specific level, and will be the subject of HRA, and will also be subject to the implementation of Biodiversity Net Gain, and landscape setting considerations. Proposals will need to be considered individually and cumulatively and cumulatively in relation to their impacts on the aquatic environment and water courses /bodies and in relation to the opportunities for the implementation of sustainable drainage systems. Sites will need to be assessed in relation to their mineral safeguarding considerations</p>

OCCUPANCY CONDITIONS - ENVIRONMENTAL OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Retain the Local Needs Occupancy Condition as per SP2	Remove the Local Needs Occupancy Condition	Apply a Primary Residence Condition instead of LNOC as per SP2
			and in the case of there being minerals safeguarding implications how the resources can be reasonably utilised/extracted as part of the development process. The application of the LNOC would not undermine this approach.	utilised/extracted as part of the development process. The absence of an occupancy condition would not influence/undermine this work. It would be, when concerning windfalls considered at the planning application stage.	and in the case of there being minerals safeguarding implications how the resources can be reasonably utilised/extracted as part of the development process. The application of a PRC would not undermine this approach.
C4	To maintain and enhance the quality and character of the landscape, including the special qualities of remoteness and tranquillity	PAQ 6. Will the policy have an adverse impact on trees (protected or otherwise), hedgerows or ancient woodland; if so, can this be avoided or mitigated?	O To be explored at a settlement and site level. Sites will be expected to incorporate green infrastructure and loss of ancient woodland would be seen as an absolute constraint. The LNOC would not change this.	O To be explored at a settlement and site level. Sites will be expected to incorporate green infrastructure and loss of ancient woodland would be seen as an absolute constraint. Losing the LNOC would not change this.	O To be explored at a settlement and site level. Sites will be expected to incorporate green infrastructure and loss of ancient woodland would be seen as an absolute constraint. The PRC would not change this.

OCCUPANCY CONDITIONS - ENVIRONMENTAL OBJECTIVES					
	Sustainability Objective	Relevant Policy Appraisal Questions	Retain the Local Needs Occupancy Condition as per SP2	Remove the Local Needs Occupancy Condition	Apply a Primary Residence Condition instead of LNOC as per SP2
		<p>PAQ 7. Does the policy ensure that the context and value of landscapes is recognised and that any adverse impacts are prevented?</p>	<p>O To be explored at a settlement and site level. Sites allocated would have been assessed for their landscape setting considerations. The windfall sites which would be subject of the LNOC would be also subject to an assessment on the impacts of the landscape. The LNOC would not change this.</p>	<p>O To be explored at a settlement and site level. Sites allocated would have been assessed for their landscape setting considerations. The windfall sites which would be subject of the LNOC would be also subject to an assessment on the impacts of the landscape. Losing the LNOC would not change this.</p>	<p>O To be explored at a settlement and site level. Sites allocated would have been assessed for their landscape setting considerations. The windfall sites which would be subject of the LNOC would be also subject to an assessment on the impacts of the landscape. The PRC would not change this.</p>
C5	<p>To reduce the need for private car usage and non-local travel by promoting sustainable transport alternatives</p>	<p>PAQ 2. Will the policy encourage development occurring in locations that provide the best opportunities for active travel opportunities and good public transport?</p>	<p>+ It will be for the spatial approach to maximise active travel and use of public transport. The LNOC is part of the current spatial approach to act as a tool of</p>	<p>- The provision of Development Limits existing across all settlements. It will be for the spatial approach to maximise active travel and use of public transport. It will be important</p>	<p>=It will be for the spatial approach to maximise active travel and use of public transport. The use of a PRC is a tool of restraint, but is does not in itself encourage</p>

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	Sustainability Objective	Relevant Policy Appraisal Questions	Retain the Local Needs Occupancy Condition as per SP2	Remove the Local Needs Occupancy Condition	Apply a Primary Residence Condition instead of LNOC as per SP2
		<p>PAQ 16. Will the policy encourage a modal shift from private car usage to sustainable and/or active transport alternatives?</p> <p>PAQ 37. Will the policy result in unreasonable pressure being placed upon existing key services (including community facilities), utilities or infrastructure; if so, can this be avoided or mitigated?</p>	<p>restraint, but it does not in itself encourage development in locations to provide opportunities for public transport use and active travel.</p> <p>+ the application of the LNOC has effectively placed a check on the supply of windfall applications and so it reduces lots of small scale incremental actions as a result of small-scale windfall developments which are difficult to mitigate based on their size.</p>	<p>to manage the scale of any windfall delivery as this will be likely to be in settlements that do not have access to public transport.</p> <p>U the removal of the LNOC is likely to result in an increased amount of small scale windfall applications which are difficult to mitigate based on their size. It may still result in just as many sites as if the condition was not in place.</p>	<p>development in locations to provide opportunities for public transport use and active travel.</p> <p>U it is not known if the PRC would form a check on the supply of windfall applications and so it reduces lots of small scale incremental actions as a result of small-scale windfall developments which are difficult to mitigate based on their size. It may still result in just as many sites as if the condition was not in place.</p>
C6	To ensure that future development is not vulnerable to flooding, or will increase the risk of flooding elsewhere	<p>PAQ 24. Will the policy have an adverse or neutral impact on watercourses and/or will the policy contribute to the enhancement of watercourses?</p> <p>PAQ 25. Will the policy be impacted by or impact on any invasive species or</p>	<p>○ This will depend upon implementation as windfall sites. Any planning application proposals will be assessed in relation to their impacts on the aquatic environment and hydrogeological processes. A sequential approach to minimising flood risk will need</p>	<p>○ This will depend upon implementation as windfall sites. Any planning application proposals will be assessed in relation to their impacts on the aquatic environment and hydrogeological processes. A sequential approach to minimising flood risk will need to be undertaken in accordance with our Strategic</p>	<p>○ This will depend upon implementation. Any planning application proposals will be assessed in relation to their impacts on the aquatic environment and hydrogeological processes. A sequential approach to minimising flood risk will need to be undertaken in accordance with our Strategic</p>

OCCUPANCY CONDITIONS - ENVIRONMENTAL OBJECTIVES					
	Sustainability Objective	Relevant Policy Appraisal Questions	Retain the Local Needs Occupancy Condition as per SP2	Remove the Local Needs Occupancy Condition	Apply a Primary Residence Condition instead of LNOC as per SP2
		<p>major/significant hazards, for example: flood risk, proximity to pipelines, geohazards, contamination and gases?</p> <p>PAQ 27. Will the policy lead to an increased flood risk for the community; if so, can this be avoided or mitigated?</p> <p>PAQ 28. Will the policy ensure a sequential approach to locating development in areas of lowest flood risk?</p> <p>PAQ 29. Will the policy encourage the use of green/blue infrastructure and/or sustainable drainage systems?</p>	<p>to be undertaken in accordance with our Strategic Flood Risk Assessment and any subsequent Level 2 assessment if such an assessment is required. Any sites which come forward as windfall sites will need to be able to demonstrate that they are maximising the use of sustainable drainage systems.</p> <p>It will be important for mitigation that SP17 is robust in the consideration of such sites specifically in relation to the sequential test.</p>	<p>Flood Risk Assessment and any subsequent Level 2 assessment if such an assessment is required. Any sites which come forward as windfall sites will need to be able to demonstrate that they are maximising the use of sustainable drainage systems.</p> <p>It will be important for mitigation that SP17 is robust in the consideration of such sites specifically in relation to the sequential test.</p>	<p>Flood Risk Assessment and any subsequent Level 2 assessment if such an assessment is required. Any sites which come forward as windfall sites will need to be able to demonstrate that they are maximising the use of sustainable drainage systems.</p> <p>It will be important for mitigation that SP17 is robust in the consideration of such sites specifically in relation to the sequential test.</p>
C7	To conserve and, where appropriate, enhance the historical and cultural environment	<p>PAQ 10. Will the policy deliver high quality design that respects and strengthens local character and distinctiveness, helping to create a strong sense of place?</p> <p>PAQ 11. Will the policy help to conserve and enhance the historic</p>	<p>O This concerning occupancy restrictions and so there is no direct link between the nature of the application of current LNOC the nature of the objective.</p>	<p>O This concerning occupancy restrictions and so There is no direct link between the nature of the non- application of current LNOC the nature of the objective.</p>	<p>O This concerning occupancy restrictions and so There is no direct link between the nature of the application of a PRC the nature of the objective.</p>

OCCUPANCY CONDITIONS - ENVIRONMENTAL OBJECTIVES					
	Sustainability Objective	Relevant Policy Appraisal Questions	Retain the Local Needs Occupancy Condition as per SP2	Remove the Local Needs Occupancy Condition	Apply a Primary Residence Condition instead of LNOC as per SP2
		<p>environment, including both designated and non-designated heritage assets and their settings?</p> <p>PAQ 12. Will the policy foster heritage-led regeneration and/or address heritage at risk?</p> <p>PAQ 13. Will the policy support the district’s cultural sector?</p>	<p>The use of Development Limits</p> <p>Policy SP12 already has a framework for considering Enabling Development and the heritage at risk considerations.</p> <p>O The non-residential development potential is not ‘regulated’ by the occupancy conditions</p>	<p>Policy SP12 already has a framework for considering Enabling Development and the heritage at risk considerations. It is likely that this additional policy approach may give additional flexibility for proposals to come forward which are not classified as enabling development, but may be used for addressing heritage issues.</p> <p>O The non-residential development potential is not ‘regulated’ by the occupancy conditions</p>	<p>Policy SP12 already has a framework for considering Enabling Development and the heritage at risk considerations. It is likely that this additional policy approach may give additional flexibility for proposals to come forward which are not classified as enabling development, but may be used for addressing heritage issues.</p> <p>O The non-residential development potential is not ‘regulated’ by the occupancy conditions</p>
C8	To reduce the emission of greenhouse gases, particularly those generated through	PAQ 2. Will the policy encourage development occurring in locations that provide the best opportunities for active travel opportunities and good public transport?	+ The application of the LNOC in conjunction with allocations ensure that housing delivery is focused at the locations that provide the best opportunities	U The use of a policy which would allow small scale developments in most of Ryedale’s settlements would potentially provide a counter	U The use of a policy which would allow small scale developments in most of Ryedale’s settlements would potentially provide a counter

OCCUPANCY CONDITIONS - ENVIRONMENTAL OBJECTIVES					
	Sustainability Objective	Relevant Policy Appraisal Questions	Retain the Local Needs Occupancy Condition as per SP2	Remove the Local Needs Occupancy Condition	Apply a Primary Residence Condition instead of LNOC as per SP2
	fossil fuel consumption	<p>PAQ 14. Will the policy align with the district’s energy hierarchy (use less energy, use energy efficiently, use renewable and/or low carbon sources)?</p> <p>PAQ 15. Will the policy encourage the use of renewable energy sources?</p> <p>PAQ 16. Will the policy encourage a modal shift from private car usage to sustainable and/or active transport alternatives?</p> <p>PAQ 18. Will the policy encourage the development of sustainable building standards, reduce demands for water, energy and</p>	<p>for active travel and public transport. There could still be small scale infill schemes but there scale and number would be limited.</p> <p>O to be explored at the site level and through other policies (SP18)</p> <p>O to be explored at the site level and through other policies (SP18)</p> <p>O to be explored at the site level and through other policies (SP18)</p> <p>O to be explored at the site level and through other policies (SP18)</p>	<p>to this objective. It is possible thought that active travel and access to some public transport would still be achieved. But home working in rural areas is more achievable now than in 2012 and earlier.</p> <p>O to be explored at the site level and through other policies (SP18)</p> <p>O to be explored at the site level and through other policies (SP18)</p> <p>O to be explored at the site level and through other policies (SP18)</p> <p>O to be explored at the site level and through other policies (SP18)</p>	<p>to this objective. It is possible thought that active travel and access to some public transport would still be achieved. But home working in rural areas is more achievable now than in 2012 and earlier.</p> <p>O to be explored at the site level and through other policies (SP18)</p> <p>O to be explored at the site level and through other policies (SP18)</p> <p>O to be explored at the site level and through other policies (SP18)</p> <p>O to be explored at the site level and through other policies (SP18)</p>

OCCUPANCY CONDITIONS - ENVIRONMENTAL OBJECTIVES					
	Sustainability Objective	Relevant Policy Appraisal Questions	Retain the Local Needs Occupancy Condition as per SP2	Remove the Local Needs Occupancy Condition	Apply a Primary Residence Condition instead of LNOC as per SP2
		<p>material resources, via passive design/siting?</p> <p>PAQ 19. Will the policy encourage recycling and support the reduction of waste?</p>	<p>O to be explored at the site level and through other policies (SP18)</p>	<p>O to be explored at the site level and through other policies (SP18)</p>	<p>O to be explored at the site level and through other policies (SP18)</p>
C9	<p>To mitigate and adapt to the impacts of climate change by promoting renewable energy sources, whilst minimising energy and water consumption</p>	<p>PAQ 14. Will the policy align with the district’s energy hierarchy (use less energy, use energy efficiently, use renewable and/or low carbon sources)?</p> <p>PAQ 15. Will the policy encourage the use of renewable energy sources?</p> <p>PAQ 16. Will the policy encourage a modal shift from private car usage to sustainable and/or active transport alternatives?</p> <p>PAQ 18. Will the policy encourage the development of sustainable building standards, reduce demands for water, energy and</p>	<p>O to be explored at a settlement and site level through the allocations process. A framework will also be needed within SP18 and other policies to address these matters in relation to any windfall sites</p>	<p>O to be explored at a settlement and site level through the allocations process. A framework will also be needed within SP18 and other policies to address these matters in relation to any windfall sites</p>	<p>O to be explored at a settlement and site level through the allocations process. A framework will also be needed within SP18 and other policies to address these matters in relation to any windfall sites</p>

OCCUPANCY CONDITIONS - ENVIRONMENTAL OBJECTIVES					
	Sustainability Objective	Relevant Policy Appraisal Questions	Retain the Local Needs Occupancy Condition as per SP2	Remove the Local Needs Occupancy Condition	Apply a Primary Residence Condition instead of LNOc as per SP2
		<p>material resources, via passive design/siting?</p> <p>PAQ 19. Will the policy encourage recycling and support the reduction of waste?</p> <p>PAQ 29. Will the policy encourage the use of green/blue infrastructure and/or sustainable drainage systems?</p>			
C10	To make the most efficient use of land	<p>PAQ 20. Will the policy encourage efficient use of land, maximising opportunities for development of brownfield land, remediation and/or regeneration?</p> <p>PAQ 21. Will the policy promote the multi-functional use of land as a resource?</p> <p>PAQ 22. Will the policy inadvertently or directly cause the loss of/harm to any natural assets such as best and most versatile agricultural land, mineral resources</p>	<p>○ to be explored at a settlement and site level through the allocations process. Other policies to address these matters in relation to any windfall sites</p>	<p>○ to be explored at a settlement and site level through the allocations process. Other policies to address these matters in relation to any windfall sites</p>	<p>○ to be explored at a settlement and site level through the allocations process. Other policies to address these matters in relation to any windfall sites</p>

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	Sustainability Objective	Relevant Policy Appraisal Questions	Retain the Local Needs Occupancy Condition as per SP2	Remove the Local Needs Occupancy Condition	Apply a Primary Residence Condition instead of LNOC as per SP2
		or groundwater protection zones; if so, can this be avoided or mitigated?			
C11	To ensure that water consumption is as low as possible, protect productive soils and maintain the stock of minerals	<p>PAQ 18. Will the policy encourage the development of sustainable building standards, reduce demands for water, energy and material resources, via passive design/siting?</p> <p>PAQ 21. Will the policy inadvertently or directly cause the loss of/harm to any natural assets such as high quality agricultural land, mineral resources or groundwater protection zones; if so, can this be avoided or mitigated?</p>	<p>○ to be explored at a settlement and site level through the allocations process. Other policies to address these matters in relation to any windfall sites</p>	<p>○ to be explored at a settlement and site level through the allocations process. Other policies to address these matters in relation to any windfall sites</p>	<p>○ to be explored at a settlement and site level through the allocations process. Other policies to address these matters in relation to any windfall sites</p>
C12	To reduce the amount of waste produced and maximise the rates of re-use and recycling	<p>PAQ 19. Will the policy encourage recycling and support the reduction of waste?</p>	<p>○ to be explored at a site level</p>	<p>○ to be explored at a site level</p>	<p>○ to be explored at a site level</p>

The Plan-for figure – Standard method or existing Ryedale Plan housing requirement

PLAN FOR FIGURE - SOCIAL OBJECTIVES				
	Sustainability Objective	Relevant Policy Appraisal Questions	Utilise the standard method figure of 186 dwellings per year	Retain the Plan Requirement of 200 dwellings per year
A1	To support development which enables or improves communities' access to health, education, nature & open spaces and leisure & recreation services	PAQ 2. Will the policy encourage development occurring in locations that provide the best opportunities for active travel opportunities and good public transport?	++ The SHMA advises that Ryedale District should not have a plan-for figure which exceeds the Standard Method-derived Housing requirement. This level of housing delivery will, subject to spatial approach principles seek to deliver allocations which provide the best opportunities for active travel.	++ The Ryedale Plan figure of 200 dwellings is 14 dwelling per annum more than the Standard, and as a housing requirement is not excessively more than the Standard Method-derived Housing requirement. This level of housing delivery will, subject to spatial approach principles seek to deliver allocations which provide the best opportunities for active travel.
		PAQ 26. Will the policy result in any adverse amenity impacts for any members of the community; if so, can this be avoided or mitigated?	++ Proposals should be so designed as to have not direct amenity impacts.	++ Proposals should be so designed as to have not direct amenity impacts. It is not considered that by pursuing a plan requirement which is 14 dwellings per annum greater than the standard method-derived housing figure would result in materially significant adverse amenity considerations- and sites both as allocations and windfall applications will need to consider the amenity implications of proposals directly.
		PAQ 30. Will the policy encourage environments which are conducive to good health, including improving air quality,	+/o This is expressed through the spatial approach and settlement hierarchy	+/o This is expressed through the spatial approach and settlement hierarchy

PLAN FOR FIGURE - SOCIAL OBJECTIVES				
	Sustainability Objective	Relevant Policy Appraisal Questions	Utilise the standard method figure of 186 dwellings per year	Retain the Plan Requirement of 200 dwellings per year
		active travel, opportunities for sport, leisure, recreation and community interaction?		
		PAQ 33. Will the policy enable increased accessibility for people of all abilities?	+/o This is expressed through the spatial approach and settlement hierarchy	+/o This is expressed through the spatial approach and settlement hierarchy
		PAQ 36. Will the policy enable/support the delivery of facilities, utilities and key infrastructure, including high-speed broadband?	+/o This is expressed through the spatial approach and settlement hierarchy	+/o This is expressed through the spatial approach and settlement hierarchy
		PAQ 37. Will the policy result in unreasonable pressure being placed upon existing key services (including community facilities), utilities or infrastructure; if so, can this be avoided or mitigated?	+/o This is expressed through the spatial approach and settlement hierarchy	+/o This is expressed through the spatial approach and settlement hierarchy, it is not considered that the additional 14 dwellings per year (70 over 5 years 210 over 15 years) would result in unreasonable pressure, it will be subject of the site assessment work.
A2	To provide the opportunities for all people to meet their housing needs	PAQ 33. Will the policy enable increased accessibility for people of all abilities?	+ This will be explored in more detail through other policies.	+ This will be explored in more detail through other policies.
		PAQ 34. Will the policy enable the delivery of the district's housing needs, including market and affordable housing where they are needed/wanted?	++ Having a housing requirement will be key to delivery this. This is expressed through the spatial approach and settlement	++ Having a housing requirement will be key to delivery this. This is expressed through the spatial approach and

PLAN FOR FIGURE - SOCIAL OBJECTIVES				
	Sustainability Objective	Relevant Policy Appraisal Questions	Utilise the standard method figure of 186 dwellings per year	Retain the Plan Requirement of 200 dwellings per year
			hierarchy and our housing policies (SP1 SP2/SP3/SP4/SP5)	settlement hierarchy and our housing policies (SP1 SP2/SP3/SP4/SP5)
		PAQ 35. Will the policy enable the delivery of the needs of older people?	O There is no direct link between the nature of the plan-for figure and the nature of the objective. It will be addressed through other policies	O There is no direct link between the nature of the plan-for figure and the nature of the objective. It will be addressed through other policies
A3	To improve overall levels of health, reduce social isolation and reduce the disparities between different groups and areas	PAQ 2. Will the policy encourage development occurring in locations that provide the best opportunities for active travel opportunities and good public transport?	++ Having a housing requirement will be key to delivery this. This is expressed through the spatial approach and settlement hierarchy and our housing policies (SP1 SP2/SP3/SP4/SP5)	++ Having a housing requirement will be key to delivery this. This is expressed through the spatial approach and settlement hierarchy and our housing policies (SP1 SP2/SP3/SP4/SP5)
		PAQ 17. Will the policy approach result in improvements to air quality?	U Depends on implementation. This is expressed through the spatial approach and settlement hierarchy and our housing policies (SP1 SP2)	U Depends on implementation. This is expressed through the spatial approach and settlement hierarchy and our housing policies (SP1 SP2) but the additional units (70 for 5 years 210 for 15 years would not materially affect the air quality conditions across the district- it will be for site choices to reduce impacts from the development.
		PAQ 30. Will the policy encourage environments which are conducive to good	++ Having a housing requirement will be key to delivery this. This is expressed	++ Having a housing requirement will be key to delivery this. This is expressed through the spatial

PLAN FOR FIGURE - SOCIAL OBJECTIVES				
	Sustainability Objective	Relevant Policy Appraisal Questions	Utilise the standard method figure of 186 dwellings per year	Retain the Plan Requirement of 200 dwellings per year
		health, including improving air quality, active travel, opportunities for sport, leisure, recreation and community interaction?	through the spatial approach and settlement hierarchy and our housing policies (SP1 SP2/SP3/SP4/SP5)	approach and settlement hierarchy and our housing policies (SP1 SP2/SP3/SP4/SP5)
		PAQ 31. Will the policy contribute to the reduction of crime and fear of crime?	O There is no direct link between the nature of the plan-for figure and the nature of the objective. It will be addressed through other policies	O There is no direct link between the nature of the plan-for figure and the nature of the objective. It will be addressed through other policies.
		PAQ 32. Will the policy contribute to reducing inequality of opportunity and support a balanced living and working population, including in relation to housing provisions?	++ Having a housing requirement will be key to delivery this. This is expressed through the spatial approach and settlement hierarchy and our housing policies (SP1 SP2/SP3/SP4/SP5)	++ Having a housing requirement will be key to delivery this. This is expressed through the spatial approach and settlement hierarchy and our housing policies (SP1 SP2/SP3/SP4/SP5)
		PAQ 33. Will the policy enable increased accessibility for people of all abilities?	O There is no direct link between the nature of the plan-for figure and the nature of the objective. It will be addressed through other policies	O There is no direct link between the nature of the plan-for figure and the nature of the objective. It will be addressed through other policies.
		PAQ 36. Will the policy enable/support the delivery of facilities, utilities and key infrastructure, including high-speed broadband?	O There is no direct link between the nature of the plan-for figure and the nature of the objective. It will be addressed through other policies	O There is no direct link between the nature of the plan-for figure and the nature of the objective. It will be addressed through other policies.

PLAN FOR FIGURE - SOCIAL OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Utilise the standard method figure of 186 dwellings per year	Retain the Plan Requirement of 200 dwellings per year
		PAQ 37. Will the policy result in unreasonable pressure being placed upon existing key services (including community facilities), utilities or infrastructure; if so, can this be avoided or mitigated?	O There is no direct link between the nature of the plan-for figure and the nature of the objective. It will be addressed through other policies and site choices as part of the settlement hierarchy.	O There is no direct link between the nature of the plan-for figure and the nature of the objective. It will be addressed through other policies and site choices as part of the settlement hierarchy.
A4	To maintain and promote the distinctiveness of identifiable communities	PAQ 7. Does the policy ensure that the context and value of landscapes is recognised and that any adverse impacts are prevented?	O There is no direct link between the nature of the plan-for figure and the nature of the objective. It will be addressed through other policies- and the site assessment work.	O There is no direct link between the nature of the plan-for figure and the nature of the objective. It will be addressed through other policies- and the site assessment work.
		PAQ 8. Will the policy have an adverse impact on the York green belt; if so, can this be avoided or mitigated?	O There is no direct link between the nature of the plan-for figure and the nature of the objective. It will be addressed through other policies	O There is no direct link between the nature of the plan-for figure and the nature of the objective. It will be addressed through other policies.
		PAQ 9. Will the policy ensure that the distinctiveness and special qualities of settlements is maintained and avoids the potential for coalescence?	O There is no direct link between the nature of the plan-for figure and the nature of the objective. It will be addressed through other policies	O There is no direct link between the nature of the plan-for figure and the nature of the objective. It will be addressed through other policies.

PLAN FOR FIGURE - SOCIAL OBJECTIVES				
	Sustainability Objective	Relevant Policy Appraisal Questions	Utilise the standard method figure of 186 dwellings per year	Retain the Plan Requirement of 200 dwellings per year
		PAQ 10. Will the policy deliver high quality design that respects and strengthens local character and distinctiveness, helping to create a strong sense of place?	O There is no direct link between the nature of the plan-for figure and the nature of the objective. It will be addressed through other policies	O There is no direct link between the nature of the plan-for figure and the nature of the objective. It will be addressed through other policies.
A5	To reduce crime and fear of crime	PAQ 31. Will the policy contribute to the reduction of crime and fear of crime?	O There is no direct link between the nature of the plan-for figure and the nature of the objective. It will be addressed through other policies	O There is no direct link between the nature of the plan-for figure and the nature of the objective. It will be addressed through other policies.
A6	To develop a more balanced population	PAQ 32. Will the policy contribute to reducing inequality of opportunity and support a balanced living and working population, including in relation to housing provisions?	++ Having a housing requirement will be key to delivery this. This is expressed through the spatial approach and settlement hierarchy and our housing policies (SP1 SP2/SP3/SP4/SP5)	++ Having a housing requirement will be key to delivery this. This is expressed through the spatial approach and settlement hierarchy and our housing policies (SP1 SP2/SP3/SP4/SP5)
		PAQ 33. Will the policy enable increased accessibility for people of all abilities?	O There is no direct link between the nature of the plan-for figure and the nature of the objective. It will be addressed through other policies	O There is no direct link between the nature of the plan-for figure and the nature of the objective. It will be addressed through other policies.
		PAQ 34. Will the policy enable the delivery of the district's housing needs, including market and affordable housing where they are needed/wanted?	++ The approach will focus delivery of homes in areas which have been identified in the past as being areas attractive for affordable housing – namely our market towns and but it will not allow a greater	++ The approach will still support delivery of homes in areas which have been identified in the past as being areas attractive for affordable housing – namely our market towns but will

PLAN FOR FIGURE - SOCIAL OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Utilise the standard method figure of 186 dwellings per year	Retain the Plan Requirement of 200 dwellings per year
			proportion of affordable housing to be delivered across the district including in our larger villages	also allow a greater proportion of affordable housing to be delivered across the district including in our larger villages
		PAQ 35. Will the policy enable the delivery of the needs of older people?	O There is no direct link between the nature of the plan-for figure and the nature of the objective. It will be addressed through other policies	O There is no direct link between the nature of the plan-for figure and the nature of the objective. It will be addressed through other policies.
		PAQ 36. Will the policy enable/support the delivery of facilities, utilities and key infrastructure, including high-speed broadband?	O There is no direct link between the nature of the plan-for figure and the nature of the objective. It will be addressed through other policies	O There is no direct link between the nature of the plan-for figure and the nature of the objective. It will be addressed through other policies.
		PAQ 40. Will the policy enable the creation of net additional jobs?	O There is no direct link between the nature of the plan-for figure and the nature of the objective. It will be addressed through other policies	O There is no direct link between the nature of the plan-for figure and the nature of the objective. It will be addressed through other policies.

PLAN FOR FIGURE - ECONOMIC OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Utilise the standard method figure of 186 dwellings per year	Retain the Plan Requirement of 200 dwellings per year
B1	To maintain and enhance employment opportunities	PAQ 32. Will the policy contribute to reducing inequality of opportunity and support a balanced living and working population, including in relation to housing provisions?	++ Having a housing requirement will be key to delivery this. This is expressed through the spatial approach and settlement hierarchy and our housing policies (SP1 SP2/SP3/SP4/SP5)	++ Having a housing requirement will be key to delivery this. This is expressed through the spatial approach and settlement hierarchy and our housing policies (SP1 SP2/SP3/SP4/SP5)
		PAQ 34. Will the policy enable the delivery of the district's housing needs, including market and affordable housing where they are needed/wanted?	++ Having a housing requirement will be key to delivery this. This is expressed through the spatial approach and settlement hierarchy and our housing policies (SP1 SP2/SP3/SP4/SP5)	++ Having a housing requirement will be key to delivery this. This is expressed through the spatial approach and settlement hierarchy and our housing policies (SP1 SP2/SP3/SP4/SP5)
		PAQ 38. Will the policy enable the viability and vitality of town centres?	O There is no direct link between the nature of the plan-for figure and the nature of the objective. It will be addressed through other policies	O There is no direct link between the nature of the plan-for figure and the nature of the objective. It will be addressed through other policies.
		PAQ 39. Will the policy contribute positively to the diversification of the district's economy?	O There is no direct link between the nature of the plan-for figure and the nature of the objective. It will be addressed through other policies	O There is no direct link between the nature of the plan-for figure and the nature of the objective. It will be addressed through other policies.
		PAQ 40. Will the policy enable the creation of net additional jobs?	O There is no direct link between the nature of the plan-for figure and the nature of the objective. It will be addressed through other policies	O There is no direct link between the nature of the plan-for figure and the nature of the objective. It will be addressed through other policies.

PLAN FOR FIGURE - ECONOMIC OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Utilise the standard method figure of 186 dwellings per year	Retain the Plan Requirement of 200 dwellings per year
		PAQ 41. Will the policy support the district's existing strongest sectors?	O There is no direct link between the nature of the plan-for figure and the nature of the objective. It will be addressed through other policies	O There is no direct link between the nature of the plan-for figure and the nature of the objective. It will be addressed through other policies.
B2	To maintain and enhance the vitality of the countryside, villages and town centres	PAQ 37. Will the policy result in unreasonable pressure being placed upon existing key services (including community facilities), utilities or infrastructure; if so, can this be avoided or mitigated?	O There is no direct link between the nature of the plan-for figure and the nature of the objective. It will be addressed through other policies and site choices as part of the settlement hierarchy.	O There is no direct link between the nature of the plan-for figure and the nature of the objective. It will be addressed through other policies and site choices as part of the settlement hierarchy.
		PAQ 38. Will the policy enable the viability and vitality of town centres?	O There is no direct link between the nature of the plan-for figure and the nature of the objective. It will be addressed through other policies	O There is no direct link between the nature of the plan-for figure and the nature of the objective. It will be addressed through other policies.
		PAQ 39. Will the policy contribute positively to the diversification of the district's economy?	O There is no direct link between the nature of the plan-for figure and the nature of the objective. It will be addressed through other policies	O There is no direct link between the nature of the plan-for figure and the nature of the objective. It will be addressed through other policies.

PLAN FOR FIGURE - ECONOMIC OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Utilise the standard method figure of 186 dwellings per year	Retain the Plan Requirement of 200 dwellings per year
		PAQ 40. Will the policy enable the creation of net additional jobs?	O There is no direct link between the nature of the plan-for figure and the nature of the objective. It will be addressed through other policies	O There is no direct link between the nature of the plan-for figure and the nature of the objective. It will be addressed through other policies.
		PAQ 41. Will the policy support the district's existing strongest sectors?	O There is no direct link between the nature of the plan-for figure and the nature of the objective. It will be addressed through other policies	O There is no direct link between the nature of the plan-for figure and the nature of the objective. It will be addressed through other policies.
B3	To retain and enhance the factors which are conducive to wealth creation, including personal creativity and attractiveness to investors	PAQ 13. Will the policy support the district's cultural sector?	O There is no direct link between the nature of the plan-for figure and the nature of the objective. It will be addressed through other policies	O There is no direct link between the nature of the plan-for figure and the nature of the objective. It will be addressed through other policies.
		PAQ 32. Will the policy contribute to reducing inequality of opportunity and support a balanced living and working population, including in relation to housing provisions?	++ Having a housing requirement will be key to delivery this. This is expressed through the spatial approach and settlement hierarchy and our housing policies (SP1 SP2/SP3/SP4/SP5)	++ Having a housing requirement will be key to delivery this. This is expressed through the spatial approach and settlement hierarchy and our housing policies (SP1 SP2/SP3/SP4/SP5)
		PAQ 34. Will the policy enable the delivery of the district's housing needs, including	++ Having a housing requirement will be key to delivery this. This is expressed through the spatial approach and	++ Having a housing requirement will be key to delivery this. This is expressed through the spatial approach and settlement hierarchy

PLAN FOR FIGURE - ECONOMIC OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Utilise the standard method figure of 186 dwellings per year	Retain the Plan Requirement of 200 dwellings per year
		market and affordable housing where they are needed/wanted?	settlement hierarchy and our housing policies (SP1 SP2/SP3/SP4/SP5)	and our housing policies (SP1 SP2/SP3/SP4/SP5)
		PAQ 38. Will the policy enable the viability and vitality of town centres?	O There is no direct link between the nature of the plan-for figure and the nature of the objective. It will be addressed through other policies	O There is no direct link between the nature of the plan-for figure and the nature of the objective. It will be addressed through other policies.
		PAQ 39. Will the policy contribute positively to the diversification of the district's economy?	O There is no direct link between the nature of the plan-for figure and the nature of the objective. It will be addressed through other policies	O There is no direct link between the nature of the plan-for figure and the nature of the objective. It will be addressed through other policies.
		PAQ 40. Will the policy enable the creation of net additional jobs?	O There is no direct link between the nature of the plan-for figure and the nature of the objective. It will be addressed through other policies	O There is no direct link between the nature of the plan-for figure and the nature of the objective. It will be addressed through other policies.
		PAQ 41. Will the policy support the district's existing strongest sectors?	O There is no direct link between the nature of the plan-for figure and the nature of the objective. It will be addressed through other policies	O There is no direct link between the nature of the plan-for figure and the nature of the objective. It will be addressed through other policies.
B4	To diversify the local economy	PAQ 39. Will the policy contribute positively to the diversification of the district's economy?	O There is no direct link between the nature of the plan-for figure and the nature of the	O There is no direct link between the nature of the plan-for figure and the

PLAN FOR FIGURE - ECONOMIC OBJECTIVES				
	Sustainability Objective	Relevant Policy Appraisal Questions	Utilise the standard method figure of 186 dwellings per year	Retain the Plan Requirement of 200 dwellings per year
			objective. It will be addressed through other policies	nature of the objective. It will be addressed through other policies.
		PAQ 40. Will the policy enable the creation of net additional jobs?	O There is no direct link between the nature of the plan-for figure and the nature of the objective. It will be addressed through other policies	O There is no direct link between the nature of the plan-for figure and the nature of the objective. It will be addressed through other policies.

PLAN FOR FIGURE- ENVIRONMENTAL OBJECTIVES				
	Sustainability Objective	Relevant Policy Appraisal Questions	Utilise the standard method figure of 186 dwellings per year	Retain the Plan Requirement of 200 dwellings per year
C1	To enhance the resilience of our ecosystems services in the face of climate change, whilst improving air, soil and water quality	PAQ 3. Will the policy ensure that new developments and landscaping schemes contribute to the creation and enhancement of habitats, whilst avoiding any significant or adverse impact upon the existing habitat network? PAQ 4. Will the policy result in delivery, restoration or safeguarding of priority habitats and aid nature recovery?	O There is no direct link between the nature of the housing requirement and the nature of the objective. This will require exploration at a settlement/ site specific level, and will be the subject of HRA, and will also be subject to the implementation of Biodiversity Net Gain, and landscape setting considerations	O There is no direct link between the nature of the housing requirement and the nature of the objective. This will require exploration at a settlement/ site specific level, and will be the subject of HRA, and will also be subject to the implementation of Biodiversity Net Gain, and landscape setting considerations. Retaining the plan requirement at 200 homes per over a

PLAN FOR FIGURE- ENVIRONMENTAL OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Utilise the standard method figure of 186 dwellings per year	Retain the Plan Requirement of 200 dwellings per year
		<p>PAQ 5. Will the policy align with the Council’s biodiversity mitigation hierarchy (avoidance, minimisation, restoration, offsetting)?</p> <p>PAQ 6. Will the policy have an adverse impact on trees (protected or otherwise), hedgerows or ancient woodland; if so, can this be avoided or mitigated?</p>		<p>full plan period would be an additional 210 dwellings over the 15 years at 70 at 5 years.</p> <p>Depends on implementation. This is expressed through the spatial approach and settlement hierarchy and our housing policies (SP1 SP2) but the additional units (70 for 5 years 210 for 15 years) would not materially affect the air quality conditions across the district- it will be for site choices to reduce impacts from the development.</p>
		<p>PAQ 16. Will the policy encourage a modal shift from private car usage to sustainable and/or active transport alternatives?</p>	<p>++</p> <p>The SHMA advises that Ryedale District should not have a plan-for figure which exceeds the Standard Method-derived Housing requirement. This level of housing delivery will, subject to spatial approach principles seek to deliver allocations which provide the best opportunities for active travel.</p>	<p>++</p> <p>The Ryedale Plan figure of 200 dwellings is 14 dwelling per annum more than the Standard, and as a housing requirement is not excessively more than the Standard Method-derived Housing requirement. This level of housing delivery will, subject to spatial approach principles seek to deliver allocations which provide the best opportunities for active travel.</p>
		<p>PAQ 17. Will the policy approach result in improvements to air quality?</p>	<p>U Depends on implementation. This is expressed through the spatial approach and settlement hierarchy and our housing</p>	<p>U Depends on implementation. This is expressed through the spatial approach and settlement hierarchy</p>

PLAN FOR FIGURE- ENVIRONMENTAL OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Utilise the standard method figure of 186 dwellings per year	Retain the Plan Requirement of 200 dwellings per year
			policies (SP1 SP2) and an exploration of the impacts on air quality	and our housing policies (SP1 SP2) and an exploration of the impacts on air quality but the additional units (70 for 5 years 210 for 15 years would not materially affect the air quality conditions across the district- it will be for site choices to reduce impacts from the development.
		<p>PAQ 21. Will the policy inadvertently or directly cause the loss of/harm to any natural assets such as high quality agricultural land, mineral resources or groundwater protection zones; if so, can this be avoided or mitigated?</p> <p>PAQ 22. Will the policy inadvertently or directly cause the loss of/harm to any natural assets such as best and most versatile agricultural land, mineral resources or groundwater protection zones; if so, can this be avoided or mitigated?</p> <p>PAQ 23. Will the policy have an adverse impact on a surface water body's status; if so, can this be avoided or mitigated?</p>	<p>+</p> <p>There is no direct link between the to-plan -for figure and the nature of the objective. It will need to be considered on a constraints/capacity basis. Settlements and sites will be assessed in relation to their natural resources both in nature and capacity for resilience. This will require exploration at a settlement/ site specific level, and will be the subject of HRA, and will also be subject to the implementation of Biodiversity Net Gain, and landscape setting considerations. Proposals will need to be considered individually and cumulatively in relation to their impacts on the aquatic environment and water courses /bodies and in relation to the opportunities for the implementation of sustainable drainage systems.</p>	<p>+</p> <p>There is no direct link between the to-plan -for figure and the nature of the objective.</p> <p>The additional units (70 for 5 years 210 for 15 years) would not materially affect across the district- it will be for site choices to reduce impacts from the development.</p> <p>It will need to be considered on a constraints/capacity basis. Settlements and sites will be assessed in relation to their natural resources both in nature and capacity for resilience. This will require exploration at a settlement/ site specific level, and will be the subject of HRA, and will also be subject to the implementation of Biodiversity Net Gain, and landscape setting</p>

PLAN FOR FIGURE- ENVIRONMENTAL OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Utilise the standard method figure of 186 dwellings per year	Retain the Plan Requirement of 200 dwellings per year
		<p>PAQ 24. Will the policy have an adverse or neutral impact on watercourses and/or will the policy contribute to the enhancement of watercourses?</p> <p>PAQ 29. Will the policy encourage the use of green/blue infrastructure and/or sustainable drainage systems?</p>		<p>considerations. Proposals will need to be considered individually and cumulatively in relation to their impacts on the aquatic environment and water courses /bodies and in relation to the opportunities for the implementation of sustainable drainage systems.</p>
		<p>PAQ 37. Will the policy result in unreasonable pressure being placed upon existing key services (including community facilities), utilities or infrastructure; if so, can this be avoided or mitigated?</p>	<p>O There is no direct link between the nature of the housing requirement and the nature of the objective. This will require exploration at a settlement/ site specific level, in conjunction with key service providers, and in terms of key facilities- understanding where development could improve facilities or infrastructure.</p>	<p>O There is no direct link between the nature of the housing requirement and the nature of the objective. This will require exploration at a settlement/ site specific level, This will require exploration at a settlement/ site specific level, in conjunction with key service providers, and in terms of key facilities- understanding where development could improve facilities or infrastructure. . Retaining the plan requirement at 200 homes per over a full plan period would be an additional 210 dwellings over the 15 years at 70 at 5 years.</p>

PLAN FOR FIGURE- ENVIRONMENTAL OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Utilise the standard method figure of 186 dwellings per year	Retain the Plan Requirement of 200 dwellings per year
				This is expressed through the spatial approach and settlement hierarchy and our housing policies (SP1 SP2) but the additional units (70 for 5 years 210 for 15 years would not materially affect utilities and services considerations, but needs consideration at a settlement level.
C2	To embed the principle of 'biodiversity net gain' into all development, improving the natural environment and aiding nature recovery and biodiversity resilience	<p>PAQ 3. Will the policy ensure that new developments and landscaping schemes contribute to the creation and enhancement of habitats, whilst avoiding any significant or adverse impact upon the existing habitat network?</p> <p>PAQ 4. Will the policy result in delivery, restoration or safeguarding of priority habitats and aid nature recovery?</p> <p>PAQ 5. Will the policy align with the Council's biodiversity mitigation hierarchy (avoidance, minimisation, restoration, offsetting)?</p> <p>PAQ 21. Will the policy inadvertently or directly cause the loss of/harm to any natural assets such as high quality</p>	<p>O</p> <p>Settlements and sites will be assessed in relation to their natural resources both in nature and capacity for resilience. This will require exploration at a settlement/ site specific level, and will be the subject of HRA, and will also be subject to the implementation of Biodiversity Net Gain, and landscape setting considerations. Proposals will need to be considered individually and cumulatively and cumulatively in relation to their impacts on the aquatic environment and water courses /bodies and in relation to the opportunities for the implementation of sustainable drainage systems. Sites will need to be assessed in relation to their mineral safeguarding considerations and in the case of there being minerals safeguarding</p>	<p>O</p> <p>Settlements and sites will be assessed in relation to their natural resources both in nature and capacity for resilience. This will require exploration at a settlement/ site specific level, and will be the subject of HRA, and will also be subject to the implementation of Biodiversity Net Gain, and landscape setting considerations. Proposals will need to be considered individually and cumulatively in relation to their impacts on the aquatic environment and water courses /bodies and in relation to the opportunities for the implementation of sustainable drainage systems. Sites will need to be assessed in relation to their mineral safeguarding considerations and in the case of there being minerals safeguarding implications how the resources can be reasonably</p>

PLAN FOR FIGURE- ENVIRONMENTAL OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Utilise the standard method figure of 186 dwellings per year	Retain the Plan Requirement of 200 dwellings per year
		agricultural land, mineral resources or groundwater protection zones; if so, can this be avoided or mitigated?	implications how the resources can be reasonably utilised/extracted as part of the development process.	utilised/extracted as part of the development process. The additional quantum of development would not undermine this assessment work.
C3	To protect and enhance geodiversity	<p>PAQ 7. Does the policy ensure that the context and value of the geology/geomorphology underpinning landscapes is recognised and that any adverse impacts are prevented?</p> <p>PAQ 21. Will the policy inadvertently or directly cause the loss of/harm to any natural assets such as high quality agricultural land, mineral resources or groundwater protection zones; if so, can this be avoided or mitigated?</p>	<p>O</p> <p>Settlements and sites will be assessed in relation to their natural resources both in nature and capacity for resilience. This will require exploration at a settlement/ site specific level, and will be the subject of HRA, and will also be subject to the implementation of Biodiversity Net Gain, and landscape setting considerations. Proposals will need to be considered individually and cumulatively and cumulatively in relation to their impacts on the aquatic environment and water courses /bodies and in relation to the opportunities for the implementation of sustainable drainage systems. Sites will need to be assessed in relation to their mineral safeguarding considerations and in the case of there being minerals safeguarding implications how the resources can be reasonably utilised/extracted as part of the development process.</p>	<p>O</p> <p>Settlements and sites will be assessed in relation to their natural resources both in nature and capacity for resilience. This will require exploration at a settlement/ site specific level, and will be the subject of HRA, and will also be subject to the implementation of Biodiversity Net Gain, and landscape setting considerations. Proposals will need to be considered individually and cumulatively in relation to their impacts on the aquatic environment and water courses /bodies and in relation to the opportunities for the implementation of sustainable drainage systems. Sites will need to be assessed in relation to their mineral safeguarding considerations and in the case of there being minerals safeguarding implications how the resources can be reasonably utilised/extracted as part of the development process. The additional quantum of development would not undermine this assessment work.</p>

PLAN FOR FIGURE- ENVIRONMENTAL OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Utilise the standard method figure of 186 dwellings per year	Retain the Plan Requirement of 200 dwellings per year
C4	To maintain and enhance the quality and character of the landscape, including the special qualities of remoteness and tranquillity	PAQ 6. Will the policy have an adverse impact on trees (protected or otherwise), hedgerows or ancient woodland; if so, can this be avoided or mitigated?	+ To be explored at a settlement and site level. Sites will be expected to incorporate green infrastructure and loss of ancient woodland would be seen as an absolute constraint.	+To be explored at a settlement and site level. Sites will be expected to incorporate green infrastructure and loss of ancient woodland would be seen as an absolute constraint.
		PAQ 7. Does the policy ensure that the context and value of landscapes is recognised and that any adverse impacts are prevented?	O This will depend upon implementation. It depends on the settlements chosen and the sites and their landscaping. Settlements and sites will be assessed in relation to their impacts on the surrounding landscape and setting of the settlements and landscape designation context. Ryedale is subject to a range of national level and local level landscape designations which will require commensurate consideration.	O This will depend upon implementation. It depends on the settlements chosen and the sites and their landscaping. Settlements and sites will be assessed in relation to their impacts on the surrounding landscape and setting of the settlements and landscape designation context. Ryedale is subject to a range of national level and local level landscape designations which will require commensurate consideration.
C5	To reduce the need for private car usage and non-local travel by promoting sustainable transport alternatives	PAQ 2. Will the policy encourage development occurring in locations that provide the best opportunities for active travel opportunities and good public transport? PAQ 16. Will the policy encourage a modal shift from private car usage to	O There is no direct link between the nature of the housing requirement and the nature of the objective. Having a housing requirement will be key to delivery this. This is expressed through the spatial approach and settlement hierarchy and our housing policies (SP1 SP2)	O There is no direct link between the nature of the housing requirement and the nature of the objective. Having a housing requirement will be key to delivery this. This is expressed through the spatial approach and settlement hierarchy and our housing policies (SP1 SP2)

PLAN FOR FIGURE- ENVIRONMENTAL OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Utilise the standard method figure of 186 dwellings per year	Retain the Plan Requirement of 200 dwellings per year
		<p>sustainable and/or active transport alternatives?</p> <p>PAQ 37. Will the policy result in unreasonable pressure being placed upon existing key services (including community facilities), utilities or infrastructure; if so, can this be avoided or mitigated?</p>	<p>O This will require exploration at a settlement/ site specific level, in conjunction with key service providers, and in terms of key facilities- understanding where development could improve facilities or infrastructure.</p>	<p>O This will require exploration at a settlement/ site specific level, This will require exploration at a settlement/ site specific level, in conjunction with key service providers, and in terms of key facilities- understanding where development could improve facilities or infrastructure.</p> <p>. Retaining the plan requirement at 200 homes per over a full plan period would be an additional 210 dwellings over the 15 years at 70 at 5 years.</p> <p>This is expressed through the spatial approach and settlement hierarchy and our housing policies (SP1 SP2) but the additional units (70 for 5 years 210 for 15 years) would not materially affect utilities and services considerations, but needs consideration at a settlement level.</p>
C6	To ensure that future development is not vulnerable to flooding, or will increase the risk of flooding elsewhere	PAQ 24. Will the policy have an adverse or neutral impact on watercourses and/or will the policy contribute to the enhancement of watercourses?	O This will depend upon implementation. It depends on the settlements chosen and the sites and their landscaping. Settlements and sites will be assessed in relation to their	O This will depend upon implementation. It depends on the settlements chosen and the sites and their landscaping. Settlements and sites will be assessed in relation to

PLAN FOR FIGURE- ENVIRONMENTAL OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Utilise the standard method figure of 186 dwellings per year	Retain the Plan Requirement of 200 dwellings per year
		<p>PAQ 25. Will the policy be impacted by or impact on any invasive species or major/significant hazards, for example: flood risk, proximity to pipelines, geohazards, contamination and gases?</p> <p>PAQ 27. Will the policy lead to an increased flood risk for the community; if so, can this be avoided or mitigated?</p> <p>PAQ 28. Will the policy ensure a sequential approach to locating development in areas of lowest flood risk?</p> <p>PAQ 29. Will the policy encourage the use of green/blue infrastructure and/or sustainable drainage systems?</p>	<p>impacts on the aquatic environment and hydrogeological processes. A sequential approach to minimising flood risk will need to be undertaken in accordance with our Strategic Flood Risk Assessment and any subsequent Level 2 assessment if such an assessment is required. Any sites chosen will need to be able to demonstrate that they are maximising the use of sustainable drainage systems.</p>	<p>their impacts on the aquatic environment and hydrogeological processes. A sequential approach to minimising flood risk will need to be undertaken in accordance with our Strategic Flood Risk Assessment and any subsequent Level 2 assessment if such an assessment is required. Any sites chosen will need to be able to demonstrate that they are maximising the use of sustainable drainage systems.</p>
C7	To conserve and, where appropriate, enhance the historical and cultural environment	<p>PAQ 10. Will the policy deliver high quality design that respects and strengthens local character and distinctiveness, helping to create a strong sense of place?</p> <p>PAQ 11. Will the policy help to conserve and enhance the historic environment,</p>	<p>O There is no direct link between the spatial approach and these aspects of the historic and cultural environment and the nature of the objective which is conserve and appropriate enhance the historic environment. To be explored at a settlement and site level.</p>	<p>O There is no direct link between the spatial approach and these aspects of the historic and cultural environment and the nature of the objective which is conserve and appropriate enhance the historic environment. To be explored at a settlement and site level.</p>

PLAN FOR FIGURE- ENVIRONMENTAL OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Utilise the standard method figure of 186 dwellings per year	Retain the Plan Requirement of 200 dwellings per year
		<p>including both designated and non-designated heritage assets and their settings?</p> <p>PAQ 12. Will the policy foster heritage-led regeneration and/or address heritage at risk?</p> <p>PAQ 13. Will the policy support the district's cultural sector?</p>		
C8	To reduce the emission of greenhouse gases, particularly those generated through fossil fuel consumption	<p>PAQ 2. Will the policy encourage development occurring in locations that provide the best opportunities for active travel opportunities and good public transport?</p> <p>PAQ 14. Will the policy align with the district's energy hierarchy (use less energy, use energy efficiently, use renewable and/or low carbon sources)?</p> <p>PAQ 15. Will the policy encourage the use of renewable energy sources?</p>	<p>++ Having a housing requirement will be key to delivery this. This is expressed through the spatial approach and settlement hierarchy and our housing policies (SP1 SP2)</p> <p>O to be explored at the site level and through other policies (SP18)</p> <p>O to be explored at the site level and through other policies (SP18)</p>	<p>++ Having a housing requirement will be key to delivery this. This is expressed through the spatial approach and settlement hierarchy and our housing policies (SP1 SP2)</p> <p>O to be explored at the site level and through other policies (SP18)</p> <p>O to be explored at the site level and through other policies (SP18)</p>

PLAN FOR FIGURE- ENVIRONMENTAL OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Utilise the standard method figure of 186 dwellings per year	Retain the Plan Requirement of 200 dwellings per year
		<p>PAQ 16. Will the policy encourage a modal shift from private car usage to sustainable and/or active transport alternatives?</p> <p>PAQ 18. Will the policy encourage the development of sustainable building standards, reduce demands for water, energy and material resources, via passive design/siting?</p> <p>PAQ 19. Will the policy encourage recycling and support the reduction of waste?</p>	<p>Please see above PAQ 2</p> <p>O to be explored at the site level and through other policies (SP18)</p> <p>O to be explored at the site level and through other policies (SP18)</p>	<p>Please see above PAQ 2</p> <p>O to be explored at the site level and through other policies (SP18)</p> <p>O to be explored at the site level and through other policies (SP18)</p>
C9	To mitigate and adapt to the impacts of climate change by promoting renewable energy sources, whilst minimising energy and water consumption	<p>PAQ 14. Will the policy align with the district’s energy hierarchy (use less energy, use energy efficiently, use renewable and/or low carbon sources)?</p> <p>PAQ 15. Will the policy encourage the use of renewable energy sources?</p> <p>PAQ 16. Will the policy encourage a modal shift from private car usage to</p>	<p>O to be explored at a settlement and site level</p>	<p>O to be explored at a settlement and site level</p>

PLAN FOR FIGURE- ENVIRONMENTAL OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Utilise the standard method figure of 186 dwellings per year	Retain the Plan Requirement of 200 dwellings per year
		<p>sustainable and/or active transport alternatives?</p> <p>PAQ 18. Will the policy encourage the development of sustainable building standards, reduce demands for water, energy and material resources, via passive design/siting?</p> <p>PAQ 19. Will the policy encourage recycling and support the reduction of waste?</p> <p>PAQ 29. Will the policy encourage the use of green/blue infrastructure and/or sustainable drainage systems?</p>		
C10	To make the most efficient use of land	<p>PAQ 20. Will the policy encourage efficient use of land, maximising opportunities for development of brownfield land, remediation and/or regeneration?</p> <p>PAQ 21. Will the policy promote the multi-functional use of land as a resource?</p>	O to be explored at a settlement and site level	O to be explored at a settlement and site level

PLAN FOR FIGURE- ENVIRONMENTAL OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Utilise the standard method figure of 186 dwellings per year	Retain the Plan Requirement of 200 dwellings per year
		PAQ 22. Will the policy inadvertently or directly cause the loss of/harm to any natural assets such as best and most versatile agricultural land, mineral resources or groundwater protection zones; if so, can this be avoided or mitigated?		
C11	To ensure that water consumption is as low as possible, protect productive soils and maintain the stock of minerals	<p>PAQ 18. Will the policy encourage the development of sustainable building standards, reduce demands for water, energy and material resources, via passive design/siting?</p> <p>PAQ 21. Will the policy inadvertently or directly cause the loss of/harm to any natural assets such as high quality agricultural land, mineral resources or groundwater protection zones; if so, can this be avoided or mitigated?</p>	O to be explored at a settlement and site level	O to be explored at a settlement and site level
C12	To reduce the amount of waste produced and maximise the rates of re-use and recycling	PAQ 19. Will the policy encourage recycling and support the reduction of waste?	O to be explored at a settlement and site level	O to be explored at a settlement and site level

Plan period for the Review of the Ryedale Plan

A key consideration which is difficult to do within a SA/SEA of a plan is to consider the SA/SEA of the emerging new North Yorkshire Local Plan- which is soon to be formally commenced, and will have a plan period from 2028/9 to 2044 as a minimum- and it is the extent to which having a 15 year plan period could undermine future SA/SEA sustainability appraisal objectives. The current Local Development Scheme proposes a 15-year plan period

PLAN PERIOD DURATION - SOCIAL OBJECTIVES				
	Sustainability Objective	Relevant Policy Appraisal Questions	Roll forward the plan by 5 years 2027-2032	Produce a plan with a 15 plan period 2023-2038
A1	To support development which enables or improves communities' access to health, education, nature & open spaces and leisure & recreation services	PAQ 2. Will the policy encourage development occurring in locations that provide the best opportunities for active travel opportunities and good public transport?	+ The roll forward will necessitate that sites do not require substantial infrastructure which cannot be delivered/addressed through the development. This will also be considered through the spatial approach and other plan policies	++ A longer plan period would allow the ability to consider longer term infrastructure requirements This will also be considered through the spatial approach and other plan policies
		PAQ 26. Will the policy result in any adverse amenity impacts for any members of the community; if so, can this be avoided or mitigated?	O- The plan period will not impact on considerations of amenity. This will be addressed through site appraisal work and other policies in the plan	O- The plan period will not impact on considerations of amenity. This will be addressed through site appraisal work and other policies in the plan
		PAQ 30. Will the policy encourage environments which are conducive to good health, including improving air quality, active travel, opportunities for sport,	o This is expressed through the spatial approach and settlement hierarchy	o This is expressed through the spatial approach and settlement hierarchy

PLAN PERIOD DURATION - SOCIAL OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Roll forward the plan by 5 years 2027-2032	Produce a plan with a 15 plan period 2023-2038
		leisure, recreation and community interaction?		
		PAQ 33. Will the policy enable increased accessibility for people of all abilities?	o This is expressed through the spatial approach and settlement hierarchy	o This is expressed through the spatial approach and settlement hierarchy
		PAQ 36. Will the policy enable/support the delivery of facilities, utilities and key infrastructure, including high-speed broadband?	+ The roll forward will necessitate that sites do not require substantial infrastructure which cannot be delivered/addressed through the development. This will also be considered through the spatial approach and other plan policies	++ A longer plan period would allow the ability to consider longer term infrastructure requirements This will also be considered through the spatial approach and other plan policies
		PAQ 37. Will the policy result in unreasonable pressure being placed upon existing key services (including community facilities), utilities or infrastructure; if so, can this be avoided or mitigated?	+ The roll forward will necessitate that sites do not require substantial infrastructure which cannot be delivered/addressed through the development. This will also be considered through the spatial approach and other plan policies	++ A longer plan period would allow the ability to consider longer term infrastructure requirements This will also be considered through the spatial approach and other plan policies
A2	To provide the opportunities for all people to meet their housing needs	PAQ 33. Will the policy enable increased accessibility for people of all abilities?	o This is expressed through the spatial approach and settlement hierarchy It will also be explored through other policies, notably Policy SP4	o This is expressed through the spatial approach and settlement hierarchy It will also be explored through other policies, notably Policy SP4
		PAQ 34. Will the policy enable the delivery of the district’s housing needs, including	+	++

PLAN PERIOD DURATION - SOCIAL OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Roll forward the plan by 5 years 2027-2032	Produce a plan with a 15 plan period 2023-2038
		market and affordable housing where they are needed/wanted?	Rolling forward the plan will necessitate sites that are expected to have short to medium term role outs post 2027. Having a housing requirement will be key to delivery this. This is expressed through the spatial approach and settlement hierarchy and our housing policies (SP1 SP2/SP3/SP4/SP5)	The longer plan period allows long-term consideration on planning for housing needs Having a housing requirement will be key to delivery this. This is expressed through the spatial approach and settlement hierarchy and our housing policies (SP1 SP2/SP3/SP4/SP5)
		PAQ 35. Will the policy enable the delivery of the needs of older people?	O There is no direct link between the nature of the plan period and the nature of the objective. It will be addressed through other policies	O There is no direct link between the nature of the plan period and the nature of the objective. It will be addressed through other policies
A3	To improve overall levels of health, reduce social isolation and reduce the disparities between different groups and areas	PAQ 2. Will the policy encourage development occurring in locations that provide the best opportunities for active travel opportunities and good public transport?	+ This is expressed through the spatial approach and settlement hierarchy and our housing policies (SP1 SP2/SP3/SP4/SP5)	+ This is expressed through the spatial approach and settlement hierarchy and our housing policies (SP1 SP2/SP3/SP4/SP5)
		PAQ 17. Will the policy approach result in improvements to air quality?	O There is no direct link between the nature of the plan period and the nature of the objective. It will be addressed through other policies	O There is no direct link between the nature of the plan period and the nature of the objective. It will be addressed through other policies
		PAQ 30. Will the policy encourage environments which are conducive to good	O	O

PLAN PERIOD DURATION - SOCIAL OBJECTIVES				
	Sustainability Objective	Relevant Policy Appraisal Questions	Roll forward the plan by 5 years 2027-2032	Produce a plan with a 15 plan period 2023-2038
		health, including improving air quality, active travel, opportunities for sport, leisure, recreation and community interaction?	There is no direct link between the nature of the plan period and the nature of the objective. It will be addressed through other policies	There is no direct link between the nature of the plan period and the nature of the objective. It will be addressed through other policies
		PAQ 31. Will the policy contribute to the reduction of crime and fear of crime?	O There is no direct link between the nature of the plan period and the nature of the objective. It will be addressed through other policies	O There is no direct link between the nature of the plan period and the nature of the objective. It will be addressed through other policies
		PAQ 32. Will the policy contribute to reducing inequality of opportunity and support a balanced living and working population, including in relation to housing provisions?	+ This is expressed through the spatial approach and settlement hierarchy and our housing policies (SP1 SP2/SP3/SP4/SP5)	+ This is expressed through the spatial approach and settlement hierarchy and our housing policies (SP1 SP2/SP3/SP4/SP5)
		PAQ 33. Will the policy enable increased accessibility for people of all abilities?	O There is no direct link between the nature of the plan period and the nature of the objective. It will be addressed through other policies	O There is no direct link between the nature of the plan period and the nature of the objective. It will be addressed through other policies
		PAQ 36. Will the policy enable/support the delivery of facilities, utilities and key infrastructure, including high-speed broadband?	+ The roll forward will necessitate that sites do not require substantial infrastructure which cannot be delivered/addressed through the development.	++ A longer plan period would allow the ability to consider longer term infrastructure requirements

PLAN PERIOD DURATION - SOCIAL OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Roll forward the plan by 5 years 2027-2032	Produce a plan with a 15 plan period 2023-2038
			This will also be considered through the spatial approach and other plan policies	This will also be considered through the spatial approach and other plan policies
		PAQ 37. Will the policy result in unreasonable pressure being placed upon existing key services (including community facilities), utilities or infrastructure; if so, can this be avoided or mitigated?	+ The roll forward will necessitate that sites do not require substantial infrastructure which cannot be delivered/addressed through the development. This will also be considered through the spatial approach and other plan policies	++ A longer plan period would allow the ability to consider longer term infrastructure requirements This will also be considered through the spatial approach and other plan policies
A4	To maintain and promote the distinctiveness of identifiable communities	PAQ 7. Does the policy ensure that the context and value of landscapes is recognised and that any adverse impacts are prevented?	O There is no direct link between the nature of the plan period and the nature of the objective. It will be addressed through other policies	O There is no direct link between the nature of the plan period and the nature of the objective. It will be addressed through other policies
		PAQ 8. Will the policy have an adverse impact on the York green belt; if so, can this be avoided or mitigated?	O There is no direct link between the nature of the plan period and the nature of the objective. It will be addressed through other policies	O There is no direct link between the nature of the plan period and the nature of the objective. It will be addressed through other policies
		PAQ 9. Will the policy ensure that the distinctiveness and special qualities of settlements is maintained and avoids the potential for coalescence?	O There is no direct link between the nature of the plan period and the nature of the	O There is no direct link between the nature of the plan period and the

PLAN PERIOD DURATION - SOCIAL OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Roll forward the plan by 5 years 2027-2032	Produce a plan with a 15 plan period 2023-2038
			objective. It will be addressed through other policies	nature of the objective. It will be addressed through other policies
		PAQ 10. Will the policy deliver high quality design that respects and strengthens local character and distinctiveness, helping to create a strong sense of place?	O There is no direct link between the nature of the plan period and the nature of the objective. It will be addressed through other policies	O There is no direct link between the nature of the plan period and the nature of the objective. It will be addressed through other policies
A5	To reduce crime and fear of crime	PAQ 31. Will the policy contribute to the reduction of crime and fear of crime?	O There is no direct link between the nature of the plan period and the nature of the objective. It will be addressed through other policies	O There is no direct link between the nature of the plan period and the nature of the objective. It will be addressed through other policies
A6	To develop a more balanced population	PAQ 32. Will the policy contribute to reducing inequality of opportunity and support a balanced living and working population, including in relation to housing provisions?	+ This is expressed through the spatial approach and settlement hierarchy and our housing policies (SP1 SP2/SP3/SP4/SP5)	+ This is expressed through the spatial approach and settlement hierarchy and our housing policies (SP1 SP2/SP3/SP4/SP5)
		PAQ 33. Will the policy enable increased accessibility for people of all abilities?	o This is expressed through the spatial approach and settlement hierarchy It will also be explored through other policies, notably Policy SP4	o This is expressed through the spatial approach and settlement hierarchy It will also be explored through other policies, notably Policy SP4
		PAQ 34. Will the policy enable the delivery of the district’s housing needs, including	+	++

PLAN PERIOD DURATION - SOCIAL OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Roll forward the plan by 5 years 2027-2032	Produce a plan with a 15 plan period 2023-2038
		market and affordable housing where they are needed/wanted?	Rolling forward the plan will necessitate sites that are expected to have short to medium term role outs post 2027. Having a housing requirement will be key to delivery this. This is expressed through the spatial approach and settlement hierarchy and our housing policies (SP1 SP2/SP3/SP4/SP5)	The longer plan period allows long-term consideration on planning for housing needs Having a housing requirement will be key to delivery this. This is expressed through the spatial approach and settlement hierarchy and our housing policies (SP1 SP2/SP3/SP4/SP5)
		PAQ 35. Will the policy enable the delivery of the needs of older people?	O There is no direct link between the nature of the plan period and the nature of the objective. It will be addressed through other policies	O There is no direct link between the nature of the plan period and the nature of the objective. It will be addressed through other policies
		PAQ 36. Will the policy enable/support the delivery of facilities, utilities and key infrastructure, including high-speed broadband?	O There is no direct link between the nature of the plan period and the nature of the objective. It will be addressed through other policies	O There is no direct link between the nature of the plan period and the nature of the objective. It will be addressed through other policies
		PAQ 40. Will the policy enable the creation of net additional jobs?	O There is no direct link between the nature of the plan period and the nature of the objective. It will be addressed through other policies	O There is no direct link between the nature of the plan period and the nature of the objective. It will be addressed through other policies

PLAN PERIOD DURATION - ECONOMIC OBJECTIVES				
	Sustainability Objective	Relevant Policy Appraisal Questions	Roll forward the plan by 5 years 2027-2032	Produce a plan with a 15 plan period 2023-2038
B1	To maintain and enhance employment opportunities	PAQ 32. Will the policy contribute to reducing inequality of opportunity and support a balanced living and working population, including in relation to housing provisions?	+ Rolling forward the plan will necessitate sites that are expected to have short to medium term role outs post 2027. Having a housing requirement will be key to delivery this. This is expressed through the spatial approach and settlement hierarchy and our housing policies (SP1 SP2/SP3/SP4/SP5)	++ The longer plan period allows long-term consideration on planning for housing needs Having a housing requirement will be key to delivery this. This is expressed through the spatial approach and settlement hierarchy and our housing policies (SP1 SP2/SP3/SP4/SP5)
		PAQ 34. Will the policy enable the delivery of the district's housing needs, including market and affordable housing where they are needed/wanted?	+ Rolling forward the plan will necessitate sites that are expected to have short to medium term role outs post 2027. Having a housing requirement will be key to delivery this. This is expressed through the spatial approach and settlement hierarchy and our housing policies (SP1 SP2/SP3/SP4/SP5)	++ The longer plan period allows long-term consideration on planning for housing needs Having a housing requirement will be key to delivery this. This is expressed through the spatial approach and settlement hierarchy and our housing policies (SP1 SP2/SP3/SP4/SP5)
		PAQ 38. Will the policy enable the viability and vitality of town centres?	0 There is no direct link between the nature of the plan period and the nature of the	0 There is no direct link between the nature of the plan period and the

PLAN PERIOD DURATION - ECONOMIC OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Roll forward the plan by 5 years 2027-2032	Produce a plan with a 15 plan period 2023-2038
			objective. It will be addressed through other policies	nature of the objective. It will be addressed through other policies
		PAQ 39. Will the policy contribute positively to the diversification of the district's economy?	O There is no direct link between the nature of the plan period and the nature of the objective. It will be addressed through other policies	O There is no direct link between the nature of the plan period and the nature of the objective. It will be addressed through other policies
		PAQ 40. Will the policy enable the creation of net additional jobs?	O There is no direct link between the nature of the plan period and the nature of the objective. It will be addressed through other policies	O There is no direct link between the nature of the plan period and the nature of the objective. It will be addressed through other policies
		PAQ 41. Will the policy support the district's existing strongest sectors?	O There is no direct link between the nature of the plan period and the nature of the objective. It will be addressed through other policies	O There is no direct link between the nature of the plan period and the nature of the objective. It will be addressed through other policies
B2	To maintain and enhance the vitality of the countryside, villages and town centres	PAQ 37. Will the policy result in unreasonable pressure being placed upon existing key services (including community facilities), utilities or infrastructure; if so, can this be avoided or mitigated?	+ The roll forward will necessitate that sites do not require substantial infrastructure which cannot be delivered/addressed through the development. This will also be considered through the spatial approach and other plan policies	++ A longer plan period would allow the ability to consider longer term infrastructure requirements This will also be considered through the spatial approach and other plan policies

PLAN PERIOD DURATION - ECONOMIC OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Roll forward the plan by 5 years 2027-2032	Produce a plan with a 15 plan period 2023-2038
		PAQ 38. Will the policy enable the viability and vitality of town centres?	O There is no direct link between the nature of the plan period and the nature of the objective. It will be addressed through other policies	O There is no direct link between the nature of the plan period and the nature of the objective. It will be addressed through other policies
		PAQ 39. Will the policy contribute positively to the diversification of the district's economy?	O There is no direct link between the nature of the plan period and the nature of the objective. It will be addressed through other policies	O There is no direct link between the nature of the plan period and the nature of the objective. It will be addressed through other policies
		PAQ 40. Will the policy enable the creation of net additional jobs?	O There is no direct link between the nature of the plan period and the nature of the objective. It will be addressed through other policies	O There is no direct link between the nature of the plan period and the nature of the objective. It will be addressed through other policies
		PAQ 41. Will the policy support the district's existing strongest sectors?	O There is no direct link between the nature of the plan period and the nature of the objective. It will be addressed through other policies	O There is no direct link between the nature of the plan period and the nature of the objective. It will be addressed through other policies
B3	To retain and enhance the factors which are conducive to wealth creation, including personal creativity and	PAQ 13. Will the policy support the district's cultural sector?	O There is no direct link between the nature of the plan period and the nature of the objective. It will be addressed through other policies	O There is no direct link between the nature of the plan period and the nature of the objective. It will be addressed through other policies

PLAN PERIOD DURATION - ECONOMIC OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Roll forward the plan by 5 years 2027-2032	Produce a plan with a 15 plan period 2023-2038
	attractiveness to investors			
		PAQ 32. Will the policy contribute to reducing inequality of opportunity and support a balanced living and working population, including in relation to housing provisions?	++ Having a housing requirement will be key to delivery this. This is expressed through the spatial approach and settlement hierarchy and our housing policies (SP1 SP2/SP3/SP4/SP5)	++ Having a housing requirement will be key to delivery this. This is expressed through the spatial approach and settlement hierarchy and our housing policies (SP1 SP2/SP3/SP4/SP5)
		PAQ 34. Will the policy enable the delivery of the district's housing needs, including market and affordable housing where they are needed/wanted?	++ Having a housing requirement will be key to delivery this. This is expressed through the spatial approach and settlement hierarchy and our housing policies (SP1 SP2/SP3/SP4/SP5)	++ Having a housing requirement will be key to delivery this. This is expressed through the spatial approach and settlement hierarchy and our housing policies (SP1 SP2/SP3/SP4/SP5)
		PAQ 38. Will the policy enable the viability and vitality of town centres?	O There is no direct link between the nature of the plan period and the nature of the objective. It will be addressed through other policies	O There is no direct link between the nature of the plan period and the nature of the objective. It will be addressed through other policies
		PAQ 39. Will the policy contribute positively to the diversification of the district's economy?	O There is no direct link between the nature of the plan period and the nature of the objective. It will be addressed through other policies	O There is no direct link between the nature of the plan period and the nature of the objective. It will be addressed through other policies
		PAQ 40. Will the policy enable the creation of net additional jobs?	O There is no direct link between the nature of the plan period and the nature of the	O There is no direct link between the nature of the plan period and the

PLAN PERIOD DURATION - ECONOMIC OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Roll forward the plan by 5 years 2027-2032	Produce a plan with a 15 plan period 2023-2038
			objective. It will be addressed through other policies	nature of the objective. It will be addressed through other policies
		PAQ 41. Will the policy support the district’s existing strongest sectors?	O There is no direct link between the nature of the plan period and the nature of the objective. It will be addressed through other policies	O There is no direct link between the nature of the plan period and the nature of the objective. It will be addressed through other policies
B4	To diversify the local economy	PAQ 39. Will the policy contribute positively to the diversification of the district’s economy?	O There is no direct link between the nature of the plan period and the nature of the objective. It will be addressed through other policies	O There is no direct link between the nature of the plan period and the nature of the objective. It will be addressed through other policies
		PAQ 40. Will the policy enable the creation of net additional jobs?	O There is no direct link between the nature of the plan period and the nature of the objective. It will be addressed through other policies	O There is no direct link between the nature of the plan period and the nature of the objective. It will be addressed through other policies

PLAN PERIOD DURATION- ENVIRONMENTAL OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Roll forward the plan by 5 years 2027-2032	Produce a plan with a 15 plan period 2023-2038
C1	To enhance the resilience of our ecosystems services in the face of climate change, whilst improving air, soil and water quality	<p>PAQ 3. Will the policy ensure that new developments and landscaping schemes contribute to the creation and enhancement of habitats, whilst avoiding any significant or adverse impact upon the existing habitat network?</p> <p>PAQ 4. Will the policy result in delivery, restoration or safeguarding of priority habitats and aid nature recovery?</p> <p>PAQ 5. Will the policy align with the Council’s biodiversity mitigation hierarchy (avoidance, minimisation, restoration, offsetting)?</p> <p>PAQ 6. Will the policy have an adverse impact on trees (protected or otherwise), hedgerows or ancient woodland; if so, can this be avoided or mitigated?</p>	<p>O There is no direct link between the nature of the plan period and the nature of the objective. This will require exploration at a settlement/ site specific level, and will be the subject of HRA, and will also be subject to the implementation of Biodiversity Net Gain, and landscape setting considerations</p>	<p>O There is no direct link between the nature of the plan period and the nature of the objective. This will require exploration at a settlement/ site specific level, and will be the subject of HRA, and will also be subject to the implementation of Biodiversity Net Gain, and landscape setting considerations.</p>

PLAN PERIOD DURATION- ENVIRONMENTAL OBJECTIVES				
	Sustainability Objective	Relevant Policy Appraisal Questions	Roll forward the plan by 5 years 2027-2032	Produce a plan with a 15 plan period 2023-2038
		PAQ 16. Will the policy encourage a modal shift from private car usage to sustainable and/or active transport alternatives?	O There is no direct link between the nature of the plan period and the nature of the objective. This will require exploration at a settlement/ site specific level	O There is no direct link between the nature of the plan period and the nature of the objective. This will require exploration at a settlement/ site specific level
		PAQ 17. Will the policy approach result in improvements to air quality?	O There is no direct link between the nature of the plan period and the nature of the objective. This will require exploration at a settlement/ site specific level	O There is no direct link between the nature of the plan period and the nature of the objective. This will require exploration at a settlement/ site specific level
		PAQ 21. Will the policy inadvertently or directly cause the loss of/harm to any natural assets such as high quality agricultural land, mineral resources or groundwater protection zones; if so, can this be avoided or mitigated? PAQ 22. Will the policy inadvertently or directly cause the loss of/harm to any natural assets such as best and most versatile agricultural land, mineral resources or groundwater protection zones; if so, can this be avoided or mitigated?	+ There is no direct link between the plan period and the nature of the objective. It will need to be considered on a constraints/capacity basis. Settlements and sites will be assessed in relation to their natural resources both in nature and capacity for resilience. This will require exploration at a settlement/ site specific level, and will be the subject of HRA, and will also be subject to the implementation of Biodiversity Net Gain, and landscape setting considerations. Proposals will need to be considered individually and cumulatively in relation to their impacts on the aquatic environment and water courses /bodies and	+ There is no direct link between the to-plan period and the nature of the objective. It will be for site choices to reduce impacts from the development. It will need to be considered on a constraints/capacity basis. Settlements and sites will be assessed in relation to their natural resources both in nature and capacity for resilience. This will require exploration at a settlement/ site specific level, and will be the subject of HRA, and will also be subject to the implementation of Biodiversity Net Gain, and landscape setting considerations. Proposals will need to

PLAN PERIOD DURATION- ENVIRONMENTAL OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Roll forward the plan by 5 years 2027-2032	Produce a plan with a 15 plan period 2023-2038
		<p>PAQ 23. Will the policy have an adverse impact on a surface water body’s status; if so, can this be avoided or mitigated?</p> <p>PAQ 24. Will the policy have an adverse or neutral impact on watercourses and/or will the policy contribute to the enhancement of watercourses?</p> <p>PAQ 29. Will the policy encourage the use of green/blue infrastructure and/or sustainable drainage systems?</p>	in relation to the opportunities for the implementation of sustainable drainage systems.	be considered individually and cumulatively in relation to their impacts on the aquatic environment and water courses /bodies and in relation to the opportunities for the implementation of sustainable drainage systems.
		<p>PAQ 37. Will the policy result in unreasonable pressure being placed upon existing key services (including community facilities), utilities or infrastructure; if so, can this be avoided or mitigated?</p>	<p>+</p> <p>The roll forward will necessitate that sites do not require substantial infrastructure which cannot be delivered/addressed through the development.</p> <p>This will also be considered through the spatial approach and other plan policies</p>	<p>++</p> <p>A longer plan period would allow the ability to consider longer term infrastructure requirements</p> <p>This will also be considered through the spatial approach and other plan policies</p>
C2	To embed the principle of ‘biodiversity net gain’ into all development, improving the natural environment and aiding nature recovery and biodiversity resilience	<p>PAQ 3. Will the policy ensure that new developments and landscaping schemes contribute to the creation and enhancement of habitats, whilst avoiding any significant or adverse impact upon the existing habitat network?</p>	<p>O</p> <p>Settlements and sites will be assessed in relation to their natural resources both in nature and capacity for resilience. This will require exploration at a settlement/ site specific level, and will be the subject of HRA,</p>	<p>O</p> <p>Settlements and sites will be assessed in relation to their natural resources both in nature and capacity for resilience. This will require exploration at a settlement/ site specific level, and will be the subject of HRA, and will also</p>

PLAN PERIOD DURATION- ENVIRONMENTAL OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Roll forward the plan by 5 years 2027-2032	Produce a plan with a 15 plan period 2023-2038
		<p>PAQ 4. Will the policy result in delivery, restoration or safeguarding of priority habitats and aid nature recovery?</p> <p>PAQ 5. Will the policy align with the Council’s biodiversity mitigation hierarchy (avoidance, minimisation, restoration, offsetting)?</p> <p>PAQ 21. Will the policy inadvertently or directly cause the loss of/harm to any natural assets such as high quality agricultural land, mineral resources or groundwater protection zones; if so, can this be avoided or mitigated?</p>	<p>and will also be subject to the implementation of Biodiversity Net Gain, and landscape setting considerations. Proposals will need to be considered individually and cumulatively and cumulatively in relation to their impacts on the aquatic environment and water courses /bodies and in relation to the opportunities for the implementation of sustainable drainage systems. Sites will need to be assessed in relation to their mineral safeguarding considerations and in the case of there being minerals safeguarding implications how the resources can be reasonably utilised/extracted as part of the development process.</p>	<p>be subject to the implementation of Biodiversity Net Gain, and landscape setting considerations. Proposals will need to be considered individually and cumulatively in relation to their impacts on the aquatic environment and water courses /bodies and in relation to the opportunities for the implementation of sustainable drainage systems. Sites will need to be assessed in relation to their mineral safeguarding considerations and in the case of there being minerals safeguarding implications how the resources can be reasonably utilised/extracted as part of the development process. The additional quantum of development would not undermine this assessment work.</p>
C3	To protect and enhance geodiversity	<p>PAQ 7. Does the policy ensure that the context and value of the geology/geomorphology underpinning landscapes is recognised and that any adverse impacts are prevented?</p> <p>PAQ 21. Will the policy inadvertently or directly cause the loss of/harm to any natural assets such as high quality</p>	<p>O Settlements and sites will be assessed in relation to their natural resources both in nature and capacity for resilience. This will require exploration at a settlement/ site specific level, and will be the subject of HRA, and will also be subject to the implementation of Biodiversity Net Gain, and landscape setting considerations.</p>	<p>O Settlements and sites will be assessed in relation to their natural resources both in nature and capacity for resilience. This will require exploration at a settlement/ site specific level, and will be the subject of HRA, and will also be subject to the implementation of Biodiversity Net Gain, and landscape setting considerations. Proposals will need to be considered individually and</p>

PLAN PERIOD DURATION- ENVIRONMENTAL OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Roll forward the plan by 5 years 2027-2032	Produce a plan with a 15 plan period 2023-2038
		agricultural land, mineral resources or groundwater protection zones; if so, can this be avoided or mitigated?	Proposals will need to be considered individually and cumulatively and cumulatively in relation to their impacts on the aquatic environment and water courses /bodies and in relation to the opportunities for the implementation of sustainable drainage systems. Sites will need to be assessed in relation to their mineral safeguarding considerations and in the case of there being minerals safeguarding implications how the resources can be reasonably utilised/extracted as part of the development process.	cumulatively in relation to their impacts on the aquatic environment and water courses /bodies and in relation to the opportunities for the implementation of sustainable drainage systems. Sites will need to be assessed in relation to their mineral safeguarding considerations and in the case of there being minerals safeguarding implications how the resources can be reasonably utilised/extracted as part of the development process. The additional quantum of development would not undermine this assessment work.
C4	To maintain and enhance the quality and character of the landscape, including the special qualities of remoteness and tranquillity	PAQ 6. Will the policy have an adverse impact on trees (protected or otherwise), hedgerows or ancient woodland; if so, can this be avoided or mitigated?	+ To be explored at a settlement and site level. Sites will be expected to incorporate green infrastructure and loss of ancient woodland would be seen as an absolute constraint.	+To be explored at a settlement and site level. Sites will be expected to incorporate green infrastructure and loss of ancient woodland would be seen as an absolute constraint.
		PAQ 7. Does the policy ensure that the context and value of landscapes is recognised and that any adverse impacts are prevented?	O This will depend upon implementation. It depends on the settlements chosen and the sites and their landscaping. Settlements and sites will be assessed in relation to their impacts on the surrounding landscape and setting of the settlements and landscape	O This will depend upon implementation. It depends on the settlements chosen and the sites and their landscaping. Settlements and sites will be assessed in relation to their impacts on the surrounding landscape and setting of the settlements and landscape

PLAN PERIOD DURATION- ENVIRONMENTAL OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Roll forward the plan by 5 years 2027-2032	Produce a plan with a 15 plan period 2023-2038
			designation context. Ryedale is subject to a range of national level and local level landscape designations which will require commensurate consideration.	designation context. Ryedale is subject to a range of national level and local level landscape designations which will require commensurate consideration.
C5	To reduce the need for private car usage and non-local travel by promoting sustainable transport alternatives	<p>PAQ 2. Will the policy encourage development occurring in locations that provide the best opportunities for active travel opportunities and good public transport?</p> <p>PAQ 16. Will the policy encourage a modal shift from private car usage to sustainable and/or active transport alternatives?</p> <p>PAQ 37. Will the policy result in unreasonable pressure being placed upon existing key services (including community facilities), utilities or infrastructure; if so, can this be avoided or mitigated?</p>	<p>O</p> <p>There is no direct link between the nature of the plan period and the nature of the objective.</p> <p>Having a housing requirement will be key to delivery this. This is expressed through the spatial approach and settlement hierarchy and our housing policies (SP1 SP2)</p> <p>O</p> <p>This will require exploration at a settlement/ site specific level, in conjunction with key service providers, and in terms of key facilities- understanding where development could improve facilities or infrastructure.</p>	<p>O</p> <p>There is no direct link between the nature of the plan period and the nature of the objective.</p> <p>Having a housing requirement will be key to delivery this. This is expressed through the spatial approach and settlement hierarchy and our housing policies (SP1 SP2)</p> <p>O</p> <p>This will require exploration at a settlement/ site specific level, This will require exploration at a settlement/ site specific level, in conjunction with key service providers, and in terms of key facilities- understanding where development could improve facilities or infrastructure.</p>

PLAN PERIOD DURATION- ENVIRONMENTAL OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Roll forward the plan by 5 years 2027-2032	Produce a plan with a 15 plan period 2023-2038
				This is expressed through the spatial approach and settlement hierarchy and our housing policies (SP1 SP2)
C6	To ensure that future development is not vulnerable to flooding, or will increase the risk of flooding elsewhere	<p>PAQ 24. Will the policy have an adverse or neutral impact on watercourses and/or will the policy contribute to the enhancement of watercourses?</p> <p>PAQ 25. Will the policy be impacted by or impact on any invasive species or major/significant hazards, for example: flood risk, proximity to pipelines, geohazards, contamination and gases?</p> <p>PAQ 27. Will the policy lead to an increased flood risk for the community; if so, can this be avoided or mitigated?</p> <p>PAQ 28. Will the policy ensure a sequential approach to locating development in areas of lowest flood risk?</p> <p>PAQ 29. Will the policy encourage the use of green/blue infrastructure and/or sustainable drainage systems?</p>	<p>O This will depend upon implementation. It depends on the settlements chosen and the sites and their landscaping. Settlements and sites will be assessed in relation to their impacts on the aquatic environment and hydrogeological processes. A sequential approach to minimising flood risk will need to be undertaken in accordance with our Strategic Flood Risk Assessment and any subsequent Level 2 assessment if such an assessment is required. Any sites chosen will need to be able to demonstrate that they are maximising the use of sustainable drainage systems.</p>	<p>O This will depend upon implementation. It depends on the settlements chosen and the sites and their landscaping. Settlements and sites will be assessed in relation to their impacts on the aquatic environment and hydrogeological processes. A sequential approach to minimising flood risk will need to be undertaken in accordance with our Strategic Flood Risk Assessment and any subsequent Level 2 assessment if such an assessment is required. Any sites chosen will need to be able to demonstrate that they are maximising the use of sustainable drainage systems.</p>
C7	To conserve and, where appropriate, enhance the	PAQ 10. Will the policy deliver high quality design that respects and	O There is no direct link between the plan period and these aspects of the historic and	O There is no direct link between the plan period and these aspects of the

PLAN PERIOD DURATION- ENVIRONMENTAL OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Roll forward the plan by 5 years 2027-2032	Produce a plan with a 15 plan period 2023-2038
	historical and cultural environment	<p>strengthens local character and distinctiveness, helping to create a strong sense of place?</p> <p>PAQ 11. Will the policy help to conserve and enhance the historic environment, including both designated and non-designated heritage assets and their settings?</p> <p>PAQ 12. Will the policy foster heritage-led regeneration and/or address heritage at risk?</p> <p>PAQ 13. Will the policy support the district’s cultural sector?</p>	<p>cultural environment and the nature of the objective which is conserve and appropriate enhance the historic environment. To be explored at a settlement and site level.</p>	<p>historic and cultural environment and the nature of the objective which is conserve and appropriate enhance the historic environment. To be explored at a settlement and site level.</p>
C8	To reduce the emission of greenhouse gases, particularly those generated through fossil fuel consumption	<p>PAQ 2. Will the policy encourage development occurring in locations that provide the best opportunities for active travel opportunities and good public transport?</p> <p>PAQ 14. Will the policy align with the district’s energy hierarchy (use less</p>	<p>O Having a housing requirement will be key to delivery this. This is expressed through the spatial approach and settlement hierarchy and our housing policies (SP1 SP2)</p> <p>O to be explored at the site level and through other policies (SP18)</p>	<p>O Having a housing requirement will be key to delivery this. This is expressed through the spatial approach and settlement hierarchy and our housing policies (SP1 SP2)</p> <p>O to be explored at the site level and through other policies (SP18)</p>

PLAN PERIOD DURATION- ENVIRONMENTAL OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Roll forward the plan by 5 years 2027-2032	Produce a plan with a 15 plan period 2023-2038
		<p>energy, use energy efficiently, use renewable and/or low carbon sources)?</p> <p>PAQ 15. Will the policy encourage the use of renewable energy sources?</p> <p>PAQ 16. Will the policy encourage a modal shift from private car usage to sustainable and/or active transport alternatives?</p> <p>PAQ 18. Will the policy encourage the development of sustainable building standards, reduce demands for water, energy and material resources, via passive design/siting?</p> <p>PAQ 19. Will the policy encourage recycling and support the reduction of waste?</p>	<p>O to be explored at the site level and through other policies (SP18)</p> <p>Please see above PAQ 2</p> <p>O to be explored at the site level and through other policies (SP18)</p> <p>O to be explored at the site level and through other policies (SP18)</p>	<p>O to be explored at the site level and through other policies (SP18)</p> <p>Please see above PAQ 2</p> <p>O to be explored at the site level and through other policies (SP18)</p> <p>O to be explored at the site level and through other policies (SP18)</p>
C9	To mitigate and adapt to the impacts of climate change by promoting renewable energy sources, whilst	PAQ 14. Will the policy align with the district’s energy hierarchy (use less energy, use energy efficiently, use renewable and/or low carbon sources)?	O to be explored at a settlement and site level	O to be explored at a settlement and site level

PLAN PERIOD DURATION- ENVIRONMENTAL OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Roll forward the plan by 5 years 2027-2032	Produce a plan with a 15 plan period 2023-2038
	minimising energy and water consumption	<p>PAQ 15. Will the policy encourage the use of renewable energy sources?</p> <p>PAQ 16. Will the policy encourage a modal shift from private car usage to sustainable and/or active transport alternatives?</p> <p>PAQ 18. Will the policy encourage the development of sustainable building standards, reduce demands for water, energy and material resources, via passive design/siting?</p> <p>PAQ 19. Will the policy encourage recycling and support the reduction of waste?</p> <p>PAQ 29. Will the policy encourage the use of green/blue infrastructure and/or sustainable drainage systems?</p>		
C10	To make the most efficient use of land	PAQ 20. Will the policy encourage efficient use of land, maximising opportunities for development of	O to be explored at a settlement and site level	O to be explored at a settlement and site level

PLAN PERIOD DURATION- ENVIRONMENTAL OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Roll forward the plan by 5 years 2027-2032	Produce a plan with a 15 plan period 2023-2038
		<p>brownfield land, remediation and/or regeneration?</p> <p>PAQ 21. Will the policy promote the multi-functional use of land as a resource?</p> <p>PAQ 22. Will the policy inadvertently or directly cause the loss of/harm to any natural assets such as best and most versatile agricultural land, mineral resources or groundwater protection zones; if so, can this be avoided or mitigated?</p>		
C11	To ensure that water consumption is as low as possible, protect productive soils and maintain the stock of minerals	<p>PAQ 18. Will the policy encourage the development of sustainable building standards, reduce demands for water, energy and material resources, via passive design/siting?</p> <p>PAQ 21. Will the policy inadvertently or directly cause the loss of/harm to any natural assets such as high quality agricultural land, mineral resources or</p>	O to be explored at a settlement and site level	O to be explored at a settlement and site level

PLAN PERIOD DURATION- ENVIRONMENTAL OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Roll forward the plan by 5 years 2027-2032	Produce a plan with a 15 plan period 2023-2038
		groundwater protection zones; if so, can this be avoided or mitigated?		
C12	To reduce the amount of waste produced and maximise the rates of re-use and recycling	PAQ 19. Will the policy encourage recycling and support the reduction of waste?	O to be explored at a settlement and site level	O to be explored at a settlement and site level

Consideration review of SP18 in relation to responding to climate change through criteria based policies for stand-alone schemes and development proposals

This scoping framework considers the existing approach with identified proposed changes in the two principal areas of standalone technologies and then development responding to climate change. **They are not comparative assessments- each proposes any specific mitigation measures**

RESPONDING TO CLIMATE CHANGE currently known as RENEWABLE AND LOW CARBON ENERGY(POLICY SP18) - SOCIAL OBJECTIVES				
	Sustainability Objective	Relevant Policy Appraisal Questions	Current criteria- based approach to the consideration of stand-alone renewable/low carbon technologies	Emerging criteria for considering development proposals and a framework for allocations
A1	To support development which enables or improves communities' access to health, education, nature & open spaces and leisure & recreation services	PAQ 2. Will the policy encourage development occurring in locations that provide the best opportunities for active travel opportunities and good public transport?	O There is no direct link between the nature of the presence of renewable energy technologies and the nature of the objective. It will be addressed through other policies. Renewable energy technologies application is dependent on where they are operationally feasible.	+ This is considered through the spatial approach primarily. But the assessment of sites and consideration of development proposals will look at active travel and access to good public transport.
		PAQ 26. Will the policy result in any adverse amenity impacts for any members of the community; if so, can this be avoided or mitigated?	++ One of the criteria of the policy is the consideration of amenity impacts in their broadest sense. Proposals should be so designed as to have not direct amenity impacts.	++ The consideration on looking at siting/design/planting and presence of any sustainable building technologies will still need to take into account impacts on residential amenity.
		PAQ 30. Will the policy encourage environments which are conducive to good health, including improving air quality, active travel, opportunities for sport,	+/o This is expressed through the spatial approach and settlement hierarchy. Renewable energy technologies are sited where they operate technically best,	+/o This is expressed through the spatial approach and settlement hierarchy. It is possible that the policy could look at community space and tree planting- to

RESPONDING TO CLIMATE CHANGE currently known as RENEWABLE AND LOW CARBON ENERGY(POLICY SP18) - SOCIAL OBJECTIVES				
	Sustainability Objective	Relevant Policy Appraisal Questions	Current criteria- based approach to the consideration of stand-alone renewable/low carbon technologies	Emerging criteria for considering development proposals and a framework for allocations
		leisure, recreation and community interaction?	whilst ensuring any wider considerations can be addressed or raise no such concerns	provide shade and opportunities for recreation.
		PAQ 33. Will the policy enable increased accessibility for people of all abilities?	+/o The criteria based policy would not undermine accessibility	+/o It is proposed accessibility will be considered through Policy SP4.
		PAQ 36. Will the policy enable/support the delivery of facilities, utilities and key infrastructure, including high-speed broadband?	++ Renewable Energy and Low carbon energy technologies are becoming seen as a critical source of utility for communities, particularly in rural areas.	++ The revised policy seeks to promote <ul style="list-style-type: none"> • Community energy schemes • SuDs • Battery storage • Facilitation of broadband to improve sustainable working • Green infrastructure
		PAQ 37. Will the policy result in unreasonable pressure being placed upon existing key services (including community facilities), utilities or infrastructure; if so, can this be avoided or mitigated?	+ This is a framework for the consideration of the delivery of infrastructure which is supportive in principle, whilst ensuring that key considerations around impacts on amenity and resource considerations can be adequately addressed.	+ This will be primarily considered through the settlement hierarchy and spatial approach for delivery of development, but it will be looking at infrastructure on the ground which helps mitigate and adapt the impacts of climate change: SuDs, energy efficiency, green infrastructure
A2	To provide the opportunities for all	PAQ 33. Will the policy enable increased accessibility for people of all abilities?	+ This will be explored in more detail through other policies.	++ The policy will seek to make properties more thermally efficient and help new

RESPONDING TO CLIMATE CHANGE currently known as RENEWABLE AND LOW CARBON ENERGY(POLICY SP18) - SOCIAL OBJECTIVES				
	Sustainability Objective	Relevant Policy Appraisal Questions	Current criteria- based approach to the consideration of stand-alone renewable/low carbon technologies	Emerging criteria for considering development proposals and a framework for allocations
	people to meet their housing needs			development to be less expensive to run or to adapt in the future.
		PAQ 34. Will the policy enable the delivery of the district’s housing needs, including market and affordable housing where they are needed/wanted?	+ This will be explored in more detail through other policies.	+ The policy needs to be subject to viability considerations to ensure that it does not undermine affordable housing delivery
		PAQ 35. Will the policy enable the delivery of the needs of older people?	+ This will be explored in more detail through other policies.	+ + The policy will seek to make properties more thermally efficient and help new development to be less expensive to run or to adapt in the future.
A3	To improve overall levels of health, reduce social isolation and reduce the disparities between different groups and areas	PAQ 2. Will the policy encourage development occurring in locations that provide the best opportunities for active travel opportunities and good public transport?	O This is expressed through the spatial approach and settlement hierarchy and our housing policies (SP1 SP2/SP3/SP4/SP5)	O This is expressed through the spatial approach and settlement hierarchy and our housing policies (SP1 SP2/SP3/SP4/SP5)
		PAQ 17. Will the policy approach result in improvements to air quality?	O There is no direct link to the provision of such technologies and improvements to air quality.	O Exploring sustainable building technologies and the use of tree planting across wider areas than just the development site has the potential to improve air quality

RESPONDING TO CLIMATE CHANGE currently known as RENEWABLE AND LOW CARBON ENERGY(POLICY SP18) - SOCIAL OBJECTIVES				
	Sustainability Objective	Relevant Policy Appraisal Questions	Current criteria- based approach to the consideration of stand-alone renewable/low carbon technologies	Emerging criteria for considering development proposals and a framework for allocations
		PAQ 30. Will the policy encourage environments which are conducive to good health, including improving air quality, active travel, opportunities for sport, leisure, recreation and community interaction?	O This is expressed through the spatial approach and settlement hierarchy and our housing policies (SP1 SP2/SP3/SP4/SP5)	O This is expressed through the spatial approach and settlement hierarchy and our housing policies (SP1 SP2/SP3/SP4/SP5). It is possible that on larger site the level of Green and blue infrastructure provision would provide direct improvements for active travel, air quality, community interaction leisure and recreation.
		PAQ 31. Will the policy contribute to the reduction of crime and fear of crime?	O There is no direct link between the nature of the delivery of renewable and low carbon energy and the nature of the objective. It will be addressed through other policies	O There is no direct link between the sustainable building standards and a reduction of crime and fear of crime- but it is a design consideration and so will be considered through SP16.
		PAQ 32. Will the policy contribute to reducing inequality of opportunity and support a balanced living and working population, including in relation to housing provisions?	O This is expressed through the spatial approach and settlement hierarchy and our housing policies (SP1 SP2/SP3/SP4/SP5)	O This is expressed through the spatial approach and settlement hierarchy and our housing policies (SP1 SP2/SP3/SP4/SP5)
		PAQ 33. Will the policy enable increased accessibility for people of all abilities?	O There is no direct link between the nature of the delivery of renewable and low carbon energy and the nature of the	O There is no direct link between the through sustainable building design, but it could considered as part of the

RESPONDING TO CLIMATE CHANGE currently known as RENEWABLE AND LOW CARBON ENERGY(POLICY SP18) - SOCIAL OBJECTIVES				
	Sustainability Objective	Relevant Policy Appraisal Questions	Current criteria- based approach to the consideration of stand-alone renewable/low carbon technologies	Emerging criteria for considering development proposals and a framework for allocations
			objective. It will be addressed through other policies	wider site considerations and It will be addressed through other policies
		PAQ 36. Will the policy enable/support the delivery of facilities, utilities and key infrastructure, including high-speed broadband?	++ Renewable Energy and Low carbon energy technologies are becoming seen as a critical source of utility for communities, particularly in rural areas.	++ The revised policy seeks to promote <ul style="list-style-type: none"> • Community energy schemes • SuDs • Battery storage • Facilitation of broadband to improve sustainable working • Green infrastructure
		PAQ 37. Will the policy result in unreasonable pressure being placed upon existing key services (including community facilities), utilities or infrastructure; if so, can this be avoided or mitigated?	+ This is a framework for the consideration of the delivery of infrastructure which is supportive in principle, whilst ensuring that key considerations around impacts on amenity and resource considerations can be adequately addressed.	+ This will be primarily considered through the settlement hierarchy and spatial approach for delivery of development, but it will be looking at infrastructure on the ground which helps mitigate and adapt the impacts of climate change: SuDs, energy efficiency, green infrastructure
A4	To maintain and promote the distinctiveness of identifiable communities	PAQ 7. Does the policy ensure that the context and value of landscapes is recognised and that any adverse impacts are prevented?	+ There is critical consideration between the nature of the delivery of stand-alone renewable /LC technologies the nature of the objective. Mitigation is in the form of a consideration around landscapes, with	+ In implementing an approach to sustainable building, any technologies applied will need to be sensitive to the landscape setting considerations.

RESPONDING TO CLIMATE CHANGE currently known as RENEWABLE AND LOW CARBON ENERGY(POLICY SP18) - SOCIAL OBJECTIVES				
	Sustainability Objective	Relevant Policy Appraisal Questions	Current criteria- based approach to the consideration of stand-alone renewable/low carbon technologies	Emerging criteria for considering development proposals and a framework for allocations
			particular reference to protected landscapes and their settings. It is considered that due to the Wolds being a candidate/adopted AONB it should be identified as such	
		PAQ 8. Will the policy have an adverse impact on the York green belt; if so, can this be avoided or mitigated?	- The policy does not currently make reference to the Green Belt. It is in SP1 where there is a reference to National Policy It is considered that the policy could make reference to the greenbelt in the context of being a sensitive landscape and refers to national policy	O It will be addressed through other policies. The consideration of development in the green belt is considered against the provisions of national policy and the extant RSS policy
		PAQ 9. Will the policy ensure that the distinctiveness and special qualities of settlements is maintained and avoids the potential for coalescence?	O There is no direct link between the nature of the delivery of renewable and low carbon energy and the nature of the objective. It will be addressed through other policies	O There is no direct link between the approach to sustainable building, It will be addressed through other policies.
		PAQ 10. Will the policy deliver high quality design that respects and strengthens local character and distinctiveness, helping to create a strong sense of place?	O There is no direct link between the nature of the delivery of renewable and low carbon energy and the nature of the objective. It will be addressed through other policies	O There is no direct link between the approach to sustainable building, It will be addressed through other policies.

RESPONDING TO CLIMATE CHANGE currently known as RENEWABLE AND LOW CARBON ENERGY(POLICY SP18) - SOCIAL OBJECTIVES				
	Sustainability Objective	Relevant Policy Appraisal Questions	Current criteria- based approach to the consideration of stand-alone renewable/low carbon technologies	Emerging criteria for considering development proposals and a framework for allocations
A5	To reduce crime and fear of crime	PAQ 31. Will the policy contribute to the reduction of crime and fear of crime?	O There is no direct link between the nature of the delivery of renewable and low carbon energy and the nature of the objective. It will be addressed through other policies	O There is no direct link between the approach to sustainable building, It will be addressed through other policies.
A6	To develop a more balanced population	PAQ 32. Will the policy contribute to reducing inequality of opportunity and support a balanced living and working population, including in relation to housing provisions?	O There is no direct link between the nature of the delivery of renewable and low carbon energy and the nature of the objective. It will be addressed through other policies	O There is no direct link between the approach to sustainable building, It will be addressed through other policies.
		PAQ 33. Will the policy enable increased accessibility for people of all abilities?	O There is no direct link between the nature of the delivery of renewable and low carbon energy and the nature of the objective. It will be addressed through other policies	O There is no direct link between the approach to sustainable building, It will be addressed through other policies.
		PAQ 34. Will the policy enable the delivery of the district's housing needs, including market and affordable housing where they are needed/wanted?	O There is no direct link between the nature of the delivery of renewable and low carbon energy and the nature of the objective. It will be addressed through other policies	O There is no direct link between the approach to sustainable building, It will be addressed through other policies.
			O	O

RESPONDING TO CLIMATE CHANGE currently known as RENEWABLE AND LOW CARBON ENERGY(POLICY SP18) - SOCIAL OBJECTIVES				
	Sustainability Objective	Relevant Policy Appraisal Questions	Current criteria- based approach to the consideration of stand-alone renewable/low carbon technologies	Emerging criteria for considering development proposals and a framework for allocations
		PAQ 35. Will the policy enable the delivery of the needs of older people?	There is no direct link between the nature of the delivery of renewable and low carbon energy and the nature of the objective. It will be addressed through other policies	There is no direct link between the approach to sustainable building, It will be addressed through other policies.
		PAQ 36. Will the policy enable/support the delivery of facilities, utilities and key infrastructure, including high-speed broadband?	++ Renewable Energy and Low carbon energy technologies are becoming seen as a critical source of utility for communities, particularly in rural areas.	++ The revised policy seeks to promote <ul style="list-style-type: none"> • Community energy schemes • SuDs • Battery storage • Facilitation of broadband to improve sustainable working • Green infrastructure
		PAQ 40. Will the policy enable the creation of net additional jobs?	O/U Renewable and low carbon technologies as part of the umbrella of the green economy could potentially result in some degree of job creation- but it is also acknowledged that this is specialised and may be delivered through national companies so no local employment opportunities generated in the long term	O There is no direct link between the nature of the plan-for figure and the nature of the objective.

RESPONDING TO CLIMATE CHANGE currently known as RENEWABLE AND LOW CARBON ENERGY(POLICYSP18) - ECONOMIC OBJECTIVES				
	Sustainability Objective	Relevant Policy Appraisal Questions	Current criteria- based approach to the consideration of stand-alone renewable/low carbon technologies	Emerging criteria for considering development proposals and a framework for allocations
B1	To maintain and enhance employment opportunities	PAQ 32. Will the policy contribute to reducing inequality of opportunity and support a balanced living and working population, including in relation to housing provisions?	<p>O</p> <p>There is no direct link between the nature of the delivery of renewable and low carbon energy and the nature of the objective. It will be addressed through other policies</p>	<p>O</p> <p>There is no direct link between the approach to sustainable building, It will be addressed through other policies.</p>
		PAQ 34. Will the policy enable the delivery of the district's housing needs, including market and affordable housing where they are needed/wanted?	<p>O</p> <p>There is no direct link between the nature of the delivery of renewable and low carbon energy and the nature of the objective. It will be addressed through other policies</p>	<p>O</p> <p>There is no direct link between the approach to sustainable building, It will be addressed through other policies.</p>
		PAQ 38. Will the policy enable the viability and vitality of town centres?	<p>O</p> <p>There is no direct link between the nature of the delivery of renewable and low carbon energy and the nature of the objective. It will be addressed through other policies</p>	<p>O</p> <p>There is no direct link between the approach to sustainable building, It will be addressed through other policies.</p>
		PAQ 39. Will the policy contribute positively to the diversification of the district's economy?	<p>O</p> <p>There is no direct link between the nature of the delivery of renewable and low carbon energy and the nature of the</p>	<p>O</p> <p>There is no direct link between the approach to sustainable building, It will be addressed through other policies.</p>

RESPONDING TO CLIMATE CHANGE currently known as RENEWABLE AND LOW CARBON ENERGY(POLICYSP18) - ECONOMIC OBJECTIVES				
	Sustainability Objective	Relevant Policy Appraisal Questions	Current criteria- based approach to the consideration of stand-alone renewable/low carbon technologies	Emerging criteria for considering development proposals and a framework for allocations
			objective. It will be addressed through other policies	
		PAQ 40. Will the policy enable the creation of net additional jobs?	O There is no direct link between the nature of the delivery of renewable and low carbon energy and the nature of the objective. It will be addressed through other policies	O There is no direct link between the approach to sustainable building, It will be addressed through other policies.
		PAQ 41. Will the policy support the district's existing strongest sectors?	O There is no direct link between the nature of the delivery of renewable and low carbon energy and the nature of the objective. It will be addressed through other policies	O There is no direct link between the approach to sustainable building, It will be addressed through other policies.
B2	To maintain and enhance the vitality of the countryside, villages and town centres	PAQ 37. Will the policy result in unreasonable pressure being placed upon existing key services (including community facilities), utilities or infrastructure; if so, can this be avoided or mitigated?	++ Renewable Energy and Low carbon energy technologies are becoming seen as a critical source of utility for communities, particularly in rural areas.	++ The revised policy seeks to promote <ul style="list-style-type: none"> • Community energy schemes • SuDs • Battery storage • Facilitation of broadband to improve sustainable working • Green infrastructure

**RESPONDING TO CLIMATE CHANGE currently known as RENEWABLE AND LOW CARBON ENERGY(POLICYSP18) -
ECONOMIC OBJECTIVES**

	Sustainability Objective	Relevant Policy Appraisal Questions	Current criteria- based approach to the consideration of stand-alone renewable/low carbon technologies	Emerging criteria for considering development proposals and a framework for allocations
		PAQ 38. Will the policy enable the viability and vitality of town centres?	O There is no direct link between the nature of the delivery of renewable and low carbon energy and the nature of the objective. It will be addressed through other policies	O There is no direct link between the approach to sustainable building, It will be addressed through other policies.
		PAQ 39. Will the policy contribute positively to the diversification of the district's economy?	O There is no direct link between the nature of the delivery of renewable and low carbon energy and the nature of the objective. It will be addressed through other policies	O There is no direct link between the approach to sustainable building, It will be addressed through other policies.
		PAQ 40. Will the policy enable the creation of net additional jobs?	O There is no direct link between the nature of the delivery of renewable and low carbon energy and the nature of the objective. It will be addressed through other policies	O There is no direct link between the approach to sustainable building, It will be addressed through other policies.
		PAQ 41. Will the policy support the district's existing strongest sectors?	O There is no direct link between the nature of the delivery of renewable and low carbon energy and the nature of the objective. It will be addressed through other policies	O There is no direct link between the approach to sustainable building, It will be addressed through other policies.

**RESPONDING TO CLIMATE CHANGE currently known as RENEWABLE AND LOW CARBON ENERGY(POLICYSP18) -
ECONOMIC OBJECTIVES**

	Sustainability Objective	Relevant Policy Appraisal Questions	Current criteria- based approach to the consideration of stand-alone renewable/low carbon technologies	Emerging criteria for considering development proposals and a framework for allocations
B3	To retain and enhance the factors which are conducive to wealth creation, including personal creativity and attractiveness to investors	PAQ 13. Will the policy support the district’s cultural sector?	O There is no direct link between the nature of the delivery of renewable and low carbon energy and the nature of the objective. It will be addressed through other policies	O There is no direct link between the approach to sustainable building, It will be addressed through other policies.
		PAQ 32. Will the policy contribute to reducing inequality of opportunity and support a balanced living and working population, including in relation to housing provisions?	O There is no direct link between the nature of the delivery of renewable and low carbon energy and the nature of the objective. It will be addressed through other policies	O There is no direct link between the approach to sustainable building, It will be addressed through other policies.
		PAQ 34. Will the policy enable the delivery of the district’s housing needs, including market and affordable housing where they are needed/wanted?	O There is no direct link between the nature of the delivery of renewable and low carbon energy and the nature of the objective. It will be addressed through other policies	O There is no direct link between the approach to sustainable building, It will be addressed through other policies.
		PAQ 38. Will the policy enable the viability and vitality of town centres?	O There is no direct link between the nature of the delivery of renewable and low carbon energy and the nature of the	O There is no direct link between the approach to sustainable building, It will be addressed through other policies.

RESPONDING TO CLIMATE CHANGE currently known as RENEWABLE AND LOW CARBON ENERGY(POLICYSP18) - ECONOMIC OBJECTIVES				
	Sustainability Objective	Relevant Policy Appraisal Questions	Current criteria- based approach to the consideration of stand-alone renewable/low carbon technologies	Emerging criteria for considering development proposals and a framework for allocations
			objective. It will be addressed through other policies	
		PAQ 39. Will the policy contribute positively to the diversification of the district's economy?	O There is no direct link between the nature of the delivery of renewable and low carbon energy and the nature of the objective. It will be addressed through other policies	O There is no direct link between the approach to sustainable building, It will be addressed through other policies.
		PAQ 40. Will the policy enable the creation of net additional jobs?	O There is no direct link between the nature of the delivery of renewable and low carbon energy and the nature of the objective. It will be addressed through other policies	O There is no direct link between the approach to sustainable building, It will be addressed through other policies.
		PAQ 41. Will the policy support the district's existing strongest sectors?	O There is no direct link between the nature of the delivery of renewable and low carbon energy and the nature of the objective. It will be addressed through other policies	O There is no direct link between the approach to sustainable building, It will be addressed through other policies.
B4	To diversify the local economy	PAQ 39. Will the policy contribute positively to the diversification of the district's economy?	O There is no direct link between the nature of the delivery of renewable and low carbon energy and the nature of the	O There is no direct link between the approach to sustainable building, It will be addressed through other policies.

RESPONDING TO CLIMATE CHANGE currently known as RENEWABLE AND LOW CARBON ENERGY(POLICYSP18) - ECONOMIC OBJECTIVES				
	Sustainability Objective	Relevant Policy Appraisal Questions	Current criteria- based approach to the consideration of stand-alone renewable/low carbon technologies	Emerging criteria for considering development proposals and a framework for allocations
			objective. It will be addressed through other policies	
		PAQ 40. Will the policy enable the creation of net additional jobs?	O There is no direct link between the nature of the delivery of renewable and low carbon energy and the nature of the objective. It will be addressed through other policies	O There is no direct link between the approach to sustainable building, It will be addressed through other policies.

RESPONDING TO CLIMATE CHANGE currently known as RENEWABLE AND LOW CARBON ENERGY(POLICY SP18) - ENVIRONMENTAL OBJECTIVES				
	Sustainability Objective	Relevant Policy Appraisal Questions	Current criteria- based approach to the consideration of stand-alone renewable/low carbon technologies	Emerging criteria for considering development proposals and a framework for allocations
C1	To enhance the resilience of our ecosystems services in the face of climate change, whilst	PAQ 3. Will the policy ensure that new developments and landscaping schemes contribute to the creation and enhancement of habitats, whilst avoiding	U -there will need to be greater consideration to habitat enhancement and resilience depending on the proposal	++ the addition of specific consideration around water usage in new buildings will be important for reducing use/treatment/waste of water.

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- ENVIRONMENTAL OBJECTIVES**

	Sustainability Objective	Relevant Policy Appraisal Questions	Current criteria- based approach to the consideration of stand-alone renewable/low carbon technologies	Emerging criteria for considering development proposals and a framework for allocations
	<p>improving air, soil and water quality</p>	<p>any significant or adverse impact upon the existing habitat network?</p> <p>PAQ 4. Will the policy result in delivery, restoration or safeguarding of priority habitats and aid nature recovery?</p> <p>PAQ 5. Will the policy align with the Council’s biodiversity mitigation hierarchy (avoidance, minimisation, restoration, offsetting)?</p> <p>PAQ 6. Will the policy have an adverse impact on trees (protected or otherwise), hedgerows or ancient woodland; if so, can this be avoided or mitigated?</p>	<p>=It is likely that such schemes based on their scale and nature would not be located in priority habitats. Proposals would need to be considered on their own merits in accordance with Policy SP14</p> <p>=It is likely that such schemes based on their scale and nature would not be located in priority habitats. Proposals would need to be considered on their own merits in accordance with Policy SP14, it could be that additional wording is included in relation to broader considerations about habitats</p> <p>+ Mitigation would be in the form of avoidance of such sensitive habitat in relation ancient woodland.</p>	<p>++ enhanced use of Green Infrastructure in developments</p> <p>This is proposed as an additional requirement in the section on sustainable build standards.</p> <p>=It is likely that such schemes based on their scale and nature would not be located in priority habitats. Proposals would need to be considered on their own merits in accordance with Policy SP14 but it could also be referenced in Policy SP18 specifically as a response to the GI/Climate resilience/climate change agenda</p> <p>=It is likely that such schemes based on their scale and nature would not be located in priority habitats. Proposals would need to be considered on their own merits in accordance with Policy SP14, it could be that additional wording is included in relation to broader considerations about habitats</p>

RESPONDING TO CLIMATE CHANGE currently known as RENEWABLE AND LOW CARBON ENERGY(POLICY SP18) - ENVIRONMENTAL OBJECTIVES				
	Sustainability Objective	Relevant Policy Appraisal Questions	Current criteria- based approach to the consideration of stand-alone renewable/low carbon technologies	Emerging criteria for considering development proposals and a framework for allocations
				+ Mitigation would be in the form of avoidance of such sensitive habitat in relation ancient woodland.
		PAQ 16. Will the policy encourage a modal shift from private car usage to sustainable and/or active transport alternatives?	O There is no direct link between the nature of the delivery of renewable and low carbon energy and the nature of the objective. It will be addressed through other policies. There will consideration around the relative accessibility to transport material, equipment and workforce.	O There is no direct link between the approach to sustainable building, It will be addressed through other policies.
		PAQ 17. Will the policy approach result in improvements to air quality?	O There is no direct link between the nature of the delivery of renewable and low carbon energy and the nature of the objective. It will be addressed through other policies	O There is no direct link between the approach to sustainable building, It will be addressed through other policies. It is possible that through enhanced green infrastructure air quality in specific locations could be improved as part of development sites, but not general highway areas.
		PAQ 21. Will the policy inadvertently or directly cause the loss of/harm to any natural assets such as high quality agricultural land, mineral resources or	U/+ The consideration of some renewable energy technologies and impacts on soils and minerals is a location specific consideration. The Policy acknowledges that	+ It will need to be considered on a constraints/capacity basis. Settlements and sites will be assessed in relation to their natural resources both in nature

**RESPONDING TO CLIMATE CHANGE currently known as RENEWABLE AND LOW CARBON ENERGY(POLICY SP18)
- ENVIRONMENTAL OBJECTIVES**

	Sustainability Objective	Relevant Policy Appraisal Questions	Current criteria- based approach to the consideration of stand-alone renewable/low carbon technologies	Emerging criteria for considering development proposals and a framework for allocations
		<p>groundwater protection zones; if so, can this be avoided or mitigated?</p> <p>PAQ 22. Will the policy inadvertently or directly cause the loss of/harm to any natural assets such as best and most versatile agricultural land, mineral resources or groundwater protection zones; if so, can this be avoided or mitigated?</p> <p>PAQ 23. Will the policy have an adverse impact on a surface water body’s status; if so, can this be avoided or mitigated?</p> <p>PAQ 24. Will the policy have an adverse or neutral impact on watercourses and/or will the policy contribute to the enhancement of watercourses?</p> <p>PAQ 29. Will the policy encourage the use of green/blue infrastructure and/or sustainable drainage systems?</p>	<p>they will not be supported unless their impact can be acceptably mitigated- which depends on the type of technology involved and the nature of the resource. It depends on implementation.</p> <p>u/+Proposals will need to be considered individually and cumulatively in relation to their impacts on the aquatic environment and water courses /bodies and in relation to the opportunities for the implementation of sustainable drainage systems.</p>	<p>and capacity for resilience. This will require exploration at a settlement/ site specific level, and will be the subject of HRA, and will also be subject to the implementation of Biodiversity Net Gain, and landscape setting considerations.</p> <p>++ the proposals seek to employ a higher standards in relation to water efficiency. This will be a key feature of reducing water demand and water waste. Proposals will need to be considered individually and cumulatively in relation to their impacts on the aquatic environment and water courses /bodies and in relation to the opportunities for the implementation of sustainable drainage systems.</p> <p>++ the proposed amendments to the policy can look at implementation of the SUDs hierarchy.</p>

RESPONDING TO CLIMATE CHANGE currently known as RENEWABLE AND LOW CARBON ENERGY(POLICY SP18) - ENVIRONMENTAL OBJECTIVES				
	Sustainability Objective	Relevant Policy Appraisal Questions	Current criteria- based approach to the consideration of stand-alone renewable/low carbon technologies	Emerging criteria for considering development proposals and a framework for allocations
		<p>PAQ 37. Will the policy result in unreasonable pressure being placed upon existing key services (including community facilities), utilities or infrastructure; if so, can this be avoided or mitigated?</p>	<p>O There is no direct link between the provision of stand-alone renewable energy schemes and infrastructure pressure. Individually applications will be assessed in relation to their movements within the highway.</p>	<p>+ The proposed approach of the policy is to ensure that decentralised energy infrastructure is enhanced. Other policies will consider the impacts on community facilities. This will require exploration at a settlement/ site specific level, in conjunction with key service providers, and in terms of key facilities- understanding where development could improve facilities or infrastructure.</p>
C2	<p>To embed the principle of 'biodiversity net gain' into all development, improving the natural environment and aiding nature recovery and biodiversity resilience</p>	<p>PAQ 3. Will the policy ensure that new developments and landscaping schemes contribute to the creation and enhancement of habitats, whilst avoiding any significant or adverse impact upon the existing habitat network?</p> <p>PAQ 4. Will the policy result in delivery, restoration or safeguarding of priority habitats and aid nature recovery?</p> <p>PAQ 5. Will the policy align with the Council's biodiversity mitigation hierarchy</p>	<p>+ The Policy acknowledges that they will not be supported unless their impact can be acceptably mitigated- which depends on the type of technology involved and the nature of the resource. It depends on implementation.</p> <p>The policy already references the need to consider the impacts on soils. This is a site specific consideration. This will require exploration at a settlement/ site specific level, and will be the subject of HRA</p>	<p>+ The policy will be signposting to Policy 14 in relation to Biodiversity net gain, and looking at how proposals can 'design in' resilience. Proposed allocations will be assessed in relation to their biodiversity implications both in nature and capacity for resilience. This will require exploration at a settlement/ site specific level, and will be the subject of HRA, and will also be subject to the implementation of Biodiversity Net Gain, and landscape setting considerations. The policy would not undermine the mitigation</p>

RESPONDING TO CLIMATE CHANGE currently known as RENEWABLE AND LOW CARBON ENERGY(POLICY SP18) - ENVIRONMENTAL OBJECTIVES				
	Sustainability Objective	Relevant Policy Appraisal Questions	Current criteria- based approach to the consideration of stand-alone renewable/low carbon technologies	Emerging criteria for considering development proposals and a framework for allocations
		<p>(avoidance, minimisation, restoration, offsetting)?</p> <p>PAQ 21. Will the policy inadvertently or directly cause the loss of/harm to any natural assets such as high quality agricultural land, mineral resources or groundwater protection zones; if so, can this be avoided or mitigated?</p>	<p>potentially, and will also be subject to the implementation of Biodiversity Net Gain, and landscape setting considerations. Proposals will need to be considered individually and cumulatively and cumulatively in relation to their impacts on the aquatic environment and water courses /bodies and in relation to the opportunities for the implementation of sustainable drainage systems.</p> <p>Sites will need to be assessed in relation to their mineral safeguarding considerations and in the case of there being minerals safeguarding implications how the resources can be reasonably utilised/extracted as part of the development process.</p>	<p>hierarchy and this can be explored through</p> <p>Proposals will need to be considered individually and cumulatively in relation to their impacts on the aquatic environment and water courses /bodies and in relation to the opportunities for the implementation of sustainable drainage systems. Sites will need to be assessed in relation to their mineral safeguarding considerations and in the case of there being minerals safeguarding implications how the resources can be reasonably utilised/extracted as part of the development process. The additional quantum of development would not undermine this assessment work.</p>
C3	To protect and enhance geodiversity	<p>PAQ 7. Does the policy ensure that the context and value of the geology/geomorphology underpinning landscapes is recognised and that any adverse impacts are prevented?</p>	<p>+</p> <p>The consideration of stand-alone renewable and low carbon technologies would ensure that geodiversity and geomorphology considerations can be considered as part of the proposals. Due to geothermal energy</p>	<p>O</p> <p>Settlements and sites will be assessed in relation to their natural resources both in nature and capacity for resilience. This will require exploration at a settlement/ site specific level, and will be the subject of HRA, and will also be subject to the implementation of</p>

RESPONDING TO CLIMATE CHANGE currently known as RENEWABLE AND LOW CARBON ENERGY(POLICY SP18) - ENVIRONMENTAL OBJECTIVES				
	Sustainability Objective	Relevant Policy Appraisal Questions	Current criteria- based approach to the consideration of stand-alone renewable/low carbon technologies	Emerging criteria for considering development proposals and a framework for allocations
		<p>PAQ 21. Will the policy inadvertently or directly cause the loss of/harm to any natural assets such as high quality agricultural land, mineral resources or groundwater protection zones; if so, can this be avoided or mitigated?</p>	<p>considerations should the policy refer to geology and geomorphology resources?</p> <p>The criteria based policy is a framework by which to assess proposals. This will require exploration at a settlement/ site specific level, and will be the subject of HRA, and will also be subject to the implementation of Biodiversity Net Gain, and landscape setting considerations. Sites will need to be assessed in relation to their mineral safeguarding considerations and in the case of there being minerals safeguarding implications how the resources can be reasonably utilised/extracted as part of the development process. The criteria-based policy may need some additional wording on these themes</p>	<p>Biodiversity Net Gain, and landscape setting considerations. Proposals will need to be considered individually and cumulatively in relation to their impacts on the aquatic environment and water courses /bodies and in relation to the opportunities for the implementation of sustainable drainage systems. Sites will need to be assessed in relation to their mineral safeguarding considerations and in the case of there being minerals safeguarding implications how the resources can be reasonably utilised/extracted as part of the development process.</p>
C4	<p>To maintain and enhance the quality and character of the landscape, including the special qualities of remoteness and tranquillity</p>	<p>PAQ 6. Will the policy have an adverse impact on trees (protected or otherwise), hedgerows or ancient woodland; if so, can this be avoided or mitigated?</p>	<p>+ The criteria based policy currently does not make specific reference to these features, just refers to nature conservation- such references could be made. Renewable Energy schemes will now need to contribute to BNG Sites will be expected to incorporate green infrastructure and loss</p>	<p>+To be explored at a settlement and site level. Allocations will be expected to incorporate green infrastructure and loss of ancient woodland would be seen as an absolute constraint.</p>

RESPONDING TO CLIMATE CHANGE currently known as RENEWABLE AND LOW CARBON ENERGY(POLICY SP18) - ENVIRONMENTAL OBJECTIVES				
	Sustainability Objective	Relevant Policy Appraisal Questions	Current criteria- based approach to the consideration of stand-alone renewable/low carbon technologies	Emerging criteria for considering development proposals and a framework for allocations
			of ancient woodland would be seen as an absolute constraint.	
		PAQ 7. Does the policy ensure that the context and value of landscapes is recognised and that any adverse impacts are prevented?	+ The policy makes specific references to landscape sensitivity, and this is within the context of landscapes and specific refer to protected landscapes and their settings and landscapes of archaeological significance (Wolds and Vale of Pickering) requires commensurate consideration through the planning application process in conjunction with landscape character assessment.	O This will depend upon implementation. It depends on the settlements chosen and the sites and their landscaping. Settlements and sites will be assessed in relation to their impacts on the surrounding landscape and setting of the settlements and landscape designation context. Ryedale is subject to a range of national level and local level landscape designations which will require commensurate consideration.
C5	To reduce the need for private car usage and non-local travel by promoting sustainable transport alternatives	PAQ 2. Will the policy encourage development occurring in locations that provide the best opportunities for active travel opportunities and good public transport? PAQ 16. Will the policy encourage a modal shift from private car usage to sustainable and/or active transport alternatives?	O Standalone renewable and low carbon technologies have specific locations based on operational parameters, and so they would not necessarily be able to achieve this in relation to their operational parameters.	O This will be considered through the settlement hierarchy and our housing policies (SP1 SP2) O This will require exploration at a settlement/ site specific level, This will require exploration at a settlement/ site specific level, in conjunction with key service providers, and in terms of

**RESPONDING TO CLIMATE CHANGE currently known as RENEWABLE AND LOW CARBON ENERGY(POLICY SP18)
- ENVIRONMENTAL OBJECTIVES**

	Sustainability Objective	Relevant Policy Appraisal Questions	Current criteria- based approach to the consideration of stand-alone renewable/low carbon technologies	Emerging criteria for considering development proposals and a framework for allocations
		PAQ 37. Will the policy result in unreasonable pressure being placed upon existing key services (including community facilities), utilities or infrastructure; if so, can this be avoided or mitigated?	+ The criteria based framework will assist in ensuring that there is no pressure placed on features of acknowledged importance to local communities.	key facilities- understanding where development could improve facilities or infrastructure.
C6	To ensure that future development is not vulnerable to flooding, or will increase the risk of flooding elsewhere	<p>PAQ 24. Will the policy have an adverse or neutral impact on watercourses and/or will the policy contribute to the enhancement of watercourses?</p> <p>PAQ 25. Will the policy be impacted by or impact on any invasive species or major/significant hazards, for example: flood risk, proximity to pipelines, geohazards, contamination and gases?</p> <p>PAQ 27. Will the policy lead to an increased flood risk for the community; if so, can this be avoided or mitigated?</p> <p>PAQ 28. Will the policy ensure a sequential approach to locating development in areas of lowest flood risk?</p>	+A sequential approach to minimising flood risk will need to be undertaken in accordance with our Strategic Flood Risk Assessment and any subsequent Level 2 assessment if such an assessment is required, many Renewable energy schemes can be water compatible. Water contamination will need to be considered depending on the proposal. (considered through Policy SP17 in the plan already)	<p>+ The proposed policy amendments will look to secure SUDs. A sequential approach to minimising flood risk will need to be undertaken in accordance with our Strategic Flood Risk Assessment and any subsequent Level 2 assessment if such an assessment is required. The proposed policy changes will set standards for water usage.</p> <p>Any sites chosen will need to be able to demonstrate that they are maximising the use of sustainable drainage systems. This will be considered through Policy SP17 and Policy SP18- in the expanded policy</p>

**RESPONDING TO CLIMATE CHANGE currently known as RENEWABLE AND LOW CARBON ENERGY(POLICY SP18)
- ENVIRONMENTAL OBJECTIVES**

	Sustainability Objective	Relevant Policy Appraisal Questions	Current criteria- based approach to the consideration of stand-alone renewable/low carbon technologies	Emerging criteria for considering development proposals and a framework for allocations
		PAQ 29. Will the policy encourage the use of green/blue infrastructure and/or sustainable drainage systems?		
C7	To conserve and, where appropriate, enhance the historical and cultural environment	<p>PAQ 10. Will the policy deliver high quality design that respects and strengthens local character and distinctiveness, helping to create a strong sense of place?</p> <p>PAQ 11. Will the policy help to conserve and enhance the historic environment, including both designated and non-designated heritage assets and their settings?</p> <p>PAQ 12. Will the policy foster heritage-led regeneration and/or address heritage at risk?</p> <p>PAQ 13. Will the policy support the district's cultural sector?</p>	<p>+ the policy already makes reference to the need to ensure that the heritage environment is proportionately considered. Renewable and low carbon technologies have a specific build design which is not necessary compatible with local character and distinctiveness</p>	<p>○ There is no direct link between sustainable building standards and these aspects of the historic and cultural environment and the nature of the objective which is conserve and appropriate enhance the historic environment. To be explored at a settlement and site level.</p>
C8	To reduce the emission of greenhouse gases, particularly those	PAQ 2. Will the policy encourage development occurring in locations that	++	++

RESPONDING TO CLIMATE CHANGE currently known as RENEWABLE AND LOW CARBON ENERGY(POLICY SP18) - ENVIRONMENTAL OBJECTIVES				
	Sustainability Objective	Relevant Policy Appraisal Questions	Current criteria- based approach to the consideration of stand-alone renewable/low carbon technologies	Emerging criteria for considering development proposals and a framework for allocations
	generated through fossil fuel consumption	<p>provide the best opportunities for active travel opportunities and good public transport?</p> <p>PAQ 14. Will the policy align with the district's energy hierarchy (use less energy, use energy efficiently, use renewable and/or low carbon sources)?</p> <p>PAQ 15. Will the policy encourage the use of renewable energy sources?</p> <p>PAQ 16. Will the policy encourage a modal shift from private car usage to sustainable and/or active transport alternatives?</p> <p>PAQ 18. Will the policy encourage the development of sustainable building standards, reduce demands for water, energy and material resources, via passive design/siting?</p>	<p>This policy component seeks to provide a positive framework for the consideration of technologies which support the decentralisation and decarbonisation of our energy infrastructure, it is therefore a significant policy component in reducing greenhouse gas emissions. Matters around travel, use of energy and resource uses is considered through the second arm of SP18</p>	<p>Spatial dimensions are considered through SP1 and SP2.</p> <p>The Policy will be strengthened to require the use of the Energy Hierarchy and demonstrate it through the development</p> <p>Require some form of renewable energy on both allocations and potentially our small scale sites.</p> <p>We are proposing to prescribe the 110lt/p/d.</p> <p>The policy proposal elements represent a strengthening of the existing policy</p>

**RESPONDING TO CLIMATE CHANGE currently known as RENEWABLE AND LOW CARBON ENERGY(POLICY SP18)
- ENVIRONMENTAL OBJECTIVES**

	Sustainability Objective	Relevant Policy Appraisal Questions	Current criteria- based approach to the consideration of stand-alone renewable/low carbon technologies	Emerging criteria for considering development proposals and a framework for allocations
		PAQ 19. Will the policy encourage recycling and support the reduction of waste?		
C9	To mitigate and adapt to the impacts of climate change by promoting renewable energy sources, whilst minimising energy and water consumption	<p>PAQ 14. Will the policy align with the district’s energy hierarchy (use less energy, use energy efficiently, use renewable and/or low carbon sources)?</p> <p>PAQ 15. Will the policy encourage the use of renewable energy sources?</p> <p>PAQ 16. Will the policy encourage a modal shift from private car usage to sustainable and/or active transport alternatives?</p> <p>PAQ 18. Will the policy encourage the development of sustainable building standards, reduce demands for water, energy and material resources, via passive design/siting?</p>	<p>++</p> <p>This policy component seeks to provide a positive framework for the consideration of technologies which support the decentralisation and decarbonisation of our energy infrastructure, it is therefore a significant policy component in reducing greenhouse gas emissions. Matters around travel, use of energy and resource uses is considered through the second arm of SP18</p>	<p>++</p> <p>Spatial dimensions are considered through SP1 and SP2.</p> <p>The Policy will be strengthened to require the use of the Energy Hierarchy and demonstrate it through the development</p> <p>Require some form of renewable energy on both allocations and potentially our small scale sites.</p> <p>We are proposing to prescribe the 110lt/p/d.</p> <p>The policy proposal elements represent a strengthening of the existing policy</p>

RESPONDING TO CLIMATE CHANGE currently known as RENEWABLE AND LOW CARBON ENERGY(POLICY SP18) - ENVIRONMENTAL OBJECTIVES				
	Sustainability Objective	Relevant Policy Appraisal Questions	Current criteria- based approach to the consideration of stand-alone renewable/low carbon technologies	Emerging criteria for considering development proposals and a framework for allocations
		<p>PAQ 19. Will the policy encourage recycling and support the reduction of waste?</p> <p>PAQ 29. Will the policy encourage the use of green/blue infrastructure and/or sustainable drainage systems?</p>		
C10	To make the most efficient use of land	<p>PAQ 20. Will the policy encourage efficient use of land, maximising opportunities for development of brownfield land, remediation and/or regeneration?</p> <p>PAQ 21. Will the policy promote the multi-functional use of land as a resource?</p> <p>PAQ 22. Will the policy inadvertently or directly cause the loss of/harm to any natural assets such as best and most versatile agricultural land, mineral resources or groundwater protection zones; if so, can this be avoided or mitigated?</p>	<p>O to be explored at a site level – such technologies have specific operational requirements. It is possible that multifunctional uses could be achieved, and this would be favourably considered.</p> <p>The policy recognises that natural resources are a finite resources and the need for the technology in that location will need to outweigh the harm or loss of a resource- or provide an alternative location.</p>	<p>O to be explored at a settlement and site level through the sequential assessment of sites and prioritising brownfield land where possible in accordance with the settlement hierarchy. Mineral safeguarding areas will be explored. A framework for avoiding contamination of groundwater resources will be important.</p>

RESPONDING TO CLIMATE CHANGE currently known as RENEWABLE AND LOW CARBON ENERGY(POLICY SP18) - ENVIRONMENTAL OBJECTIVES				
	Sustainability Objective	Relevant Policy Appraisal Questions	Current criteria- based approach to the consideration of stand-alone renewable/low carbon technologies	Emerging criteria for considering development proposals and a framework for allocations
C11	To ensure that water consumption is as low as possible, protect productive soils and maintain the stock of minerals	<p>PAQ 18. Will the policy encourage the development of sustainable building standards, reduce demands for water, energy and material resources, via passive design/siting?</p> <p>PAQ 21. Will the policy inadvertently or directly cause the loss of/harm to any natural assets such as high quality agricultural land, mineral resources or groundwater protection zones; if so, can this be avoided or mitigated?</p>	<p>= Some types of renewable energy/low carbon are resource 'hungry'. The need for the resource in that location will need to be balanced against the harm generated by the scheme</p>	<p>++ the proposed revisions to the second part of SP18 will look to provide a more robust framework for the delivery of schemes which reduce demands for water, utilise resources considerately and utilise the energy hierarchy and require allocations to utilise some form of renewable energy on their schemes.</p> <p>The allocations will be considering impacts on productive soils and mineral safeguarding considerations and employing a sequential based approach to allocation.</p>
C12	To reduce the amount of waste produced and maximise the rates of re-use and recycling	<p>PAQ 19. Will the policy encourage recycling and support the reduction of waste?</p>	<p>++ the policy could be explore in relation</p>	<p>++ the building standards will look at reducing waste and recycling</p>

Review of housing needs and mix- building accessibility SP4

SETTING SPECIFIC BUILD STANDARDS - SOCIAL OBJECTIVES				
	Sustainability Objective	Relevant Policy Appraisal Questions	Continue without standards – rely on building regulations	Apply M4(3) to SP4 5% Bungalows
A1	To support development which enables or improves communities' access to health, education, nature & open spaces and leisure & recreation services	PAQ 2. Will the policy encourage development occurring in locations that provide the best opportunities for active travel opportunities and good public transport?	O There is no direct link between the application of space standards in dwellings and the objective. It will be addressed through other policies.	O There is no direct link between the application of space standards in dwellings and the objective. It will be addressed through other policies.
		PAQ 26. Will the policy result in any adverse amenity impacts for any members of the community; if so, can this be avoided or mitigated?	O There is no direct link between the application of space standards in dwellings and the objective. It will be addressed through other policies.	O There is no direct link between the application of space standards in dwellings and the objective. It will be addressed through other policies.
		PAQ 30. Will the policy encourage environments which are conducive to good health, including improving air quality, active travel, opportunities for sport, leisure, recreation and community interaction?	+ This is a specific policy approach around space in the home but it is recognised that ability to move around one's home without restriction is a key feature of supporting good health, both physically and mentally.	++ This is a specific policy approach around space in the home. But it is recognised that ability to move around one's home without restriction is a key feature of supporting good health both physically and mentally.
		PAQ 33. Will the policy enable increased accessibility for people of all abilities?	+ This approach supports the increased adaptability of all dwellings will be built to adaptable standards in time, but would not bring about increased accessibility for people of all abilities.	++ This approach will actively provide additional choice in the housing market- with a proportion of dwellings to M4(3) standard, and in time all other

SETTING SPECIFIC BUILD STANDARDS - SOCIAL OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Continue without standards – rely on building regulations	Apply M4(3) to SP4 5% Bungalows
				dwellings will be built to adaptable standards
		PAQ 36. Will the policy enable/support the delivery of facilities, utilities and key infrastructure, including high-speed broadband?	O There is no direct link between the application of space standards in dwellings and the objective. It will be addressed through other policies.	O There is no direct link between the application of space standards in dwellings and the objective. It will be addressed through other policies.
		PAQ 37. Will the policy result in unreasonable pressure being placed upon existing key services (including community facilities), utilities or infrastructure; if so, can this be avoided or mitigated?	O There is no direct link between the application of space standards in dwellings and the objective. It will be addressed through other policies.	O There is no direct link between the application of space standards in dwellings and the objective. It will be addressed through other policies.
A2	To provide the opportunities for all people to meet their housing needs	PAQ 33. Will the policy enable increased accessibility for people of all abilities?	+ This approach supports the increased adaptability of all dwellings will be built to adaptable standards in time, but would not bring about increased accessibility for people of all abilities.	++ This approach will actively provide additional choice in the housing market- with a proportion of dwellings to M4(3) standard, and in time all other dwellings will be built to adaptable standards
		PAQ 34. Will the policy enable the delivery of the district’s housing needs, including market and affordable housing where they are needed/wanted?	+ Having a housing requirement will be key to delivery this. This is expressed through the spatial approach and settlement hierarchy and our housing policies (SP1 SP2/SP3/SP4/SP5) This approach supports the increased adaptability of all dwellings	++ Having a housing requirement will be key to delivery this. This is expressed through the spatial approach and settlement hierarchy and our housing policies (SP1 SP2/SP3/SP4/SP5). This approach will actively provide

SETTING SPECIFIC BUILD STANDARDS - SOCIAL OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Continue without standards – rely on building regulations	Apply M4(3) to SP4 5% Bungalows
			will be built to adaptable standards in time, but would not bring about increased accessibility for people of all abilities.	additional choice in the housing market- with a proportion of dwellings to M4(3) standard, and in time all other dwellings will be built to adaptable standards
		PAQ 35. Will the policy enable the delivery of the needs of older people?	+ This approach supports the increased adaptability of all dwellings will be built to adaptable standards in time, but would not bring about increased accessibility for people of all abilities.	++This approach will actively provide additional choice in the housing market- with a proportion of dwellings to M4(3) standard, and in time all other dwellings will be built to adaptable standards
A3	To improve overall levels of health, reduce social isolation and reduce the disparities between different groups and areas	PAQ 2. Will the policy encourage development occurring in locations that provide the best opportunities for active travel opportunities and good public transport?	++ Having a housing requirement will be key to delivery this. This is expressed through the spatial approach and settlement hierarchy and our housing policies (SP1 SP2/SP3/SP4/SP5)	++ Having a housing requirement will be key to delivery this. This is expressed through the spatial approach and settlement hierarchy and our housing policies (SP1 SP2/SP3/SP4/SP5)
		PAQ 17. Will the policy approach result in improvements to air quality?	O There is no direct link between the application of space standards in dwellings and the objective. It will be addressed through other policies.	O There is no direct link between the application of space standards in dwellings and the objective. It will be addressed through other policies.
		PAQ 30. Will the policy encourage environments which are conducive to good health, including improving air quality,	++ Having a housing requirement will be key to delivery this. This is expressed through the spatial approach and	++ Having a housing requirement will be key to delivery this. This is expressed through the spatial approach and settlement hierarchy and

SETTING SPECIFIC BUILD STANDARDS - SOCIAL OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Continue without standards – rely on building regulations	Apply M4(3) to SP4 5% Bungalows
		active travel, opportunities for sport, leisure, recreation and community interaction?	settlement hierarchy and our housing policies (SP1 SP2/SP3/SP4/SP5)	our housing policies (SP1 SP2/SP3/SP4/SP5)
		PAQ 31. Will the policy contribute to the reduction of crime and fear of crime?	O There is no direct link between the application of space standards in dwellings and the objective. It will be addressed through other policies.	O There is no direct link between the application of space standards in dwellings and the objective. It will be addressed through other policies.
		PAQ 32. Will the policy contribute to reducing inequality of opportunity and support a balanced living and working population, including in relation to housing provisions?	+ This approach supports the increased adaptability of all dwellings will be built to adaptable standards in time, but would not bring about increased accessibility for people of all abilities.	++ This approach will actively provide additional choice in the housing market- with a proportion of dwellings to M4(3) standard, and in time all other dwellings will be built to adaptable standards
		PAQ 33. Will the policy enable increased accessibility for people of all abilities?	+ This approach supports the increased adaptability of all dwellings will be built to adaptable standards in time, but would not bring about increased accessibility for people of all abilities.	++ This approach will actively provide additional choice in the housing market- with a proportion of dwellings to M4(3) standard, and in time all other dwellings will be built to adaptable standards
		PAQ 36. Will the policy enable/support the delivery of facilities, utilities and key infrastructure, including high-speed broadband?	O There is no direct link between the application of space standards in dwellings and the objective. It will be addressed through other policies.	O There is no direct link between the application of space standards in dwellings and the objective. It will be addressed through other policies.

SETTING SPECIFIC BUILD STANDARDS - SOCIAL OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Continue without standards – rely on building regulations	Apply M4(3) to SP4 5% Bungalows
		PAQ 37. Will the policy result in unreasonable pressure being placed upon existing key services (including community facilities), utilities or infrastructure; if so, can this be avoided or mitigated?	O There is no direct link between the application of space standards in dwellings and the objective. It will be addressed through other policies.	O There is no direct link between the application of space standards in dwellings and the objective. It will be addressed through other policies.
A4	To maintain and promote the distinctiveness of identifiable communities	PAQ 7. Does the policy ensure that the context and value of landscapes is recognised and that any adverse impacts are prevented?	O There is no direct link between the application of space standards in dwellings and the objective. It will be addressed through other policies.	O There is no direct link between the application of space standards in dwellings and the objective. It will be addressed through other policies.
		PAQ 8. Will the policy have an adverse impact on the York green belt; if so, can this be avoided or mitigated?	O There is no direct link between the application of space standards in dwellings and the objective. It will be addressed through other policies.	O There is no direct link between the application of space standards in dwellings and the objective. It will be addressed through other policies.
		PAQ 9. Will the policy ensure that the distinctiveness and special qualities of settlements is maintained and avoids the potential for coalescence?	O There is no direct link between the application of space standards in dwellings and the objective. It will be addressed through other policies.	O There is no direct link between the application of space standards in dwellings and the objective. It will be addressed through other policies.
		PAQ 10. Will the policy deliver high quality design that respects and strengthens local	O	O

SETTING SPECIFIC BUILD STANDARDS - SOCIAL OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Continue without standards – rely on building regulations	Apply M4(3) to SP4 5% Bungalows
		character and distinctiveness, helping to create a strong sense of place?	There is no direct link between the application of space standards in dwellings and the objective. It will be addressed through other policies.	There is no direct link between the application of space standards in dwellings and the objective. It will be addressed through other policies.
A5	To reduce crime and fear of crime	PAQ 31. Will the policy contribute to the reduction of crime and fear of crime?	O There is no direct link between the application of space standards in dwellings and the objective. It will be addressed through other policies.	O There is no direct link between the application of space standards in dwellings and the objective. It will be addressed through other policies.
A6	To develop a more balanced population	PAQ 32. Will the policy contribute to reducing inequality of opportunity and support a balanced living and working population, including in relation to housing provisions?	+ This approach supports the increased adaptability of all dwellings will be built to adaptable standards in time, but would not bring about increased accessibility for people of all abilities.	++ This approach will actively provide additional choice in the housing market- with a proportion of dwellings to M4(3) standard, and in time all other dwellings will be built to adaptable standards
		PAQ 33. Will the policy enable increased accessibility for people of all abilities?	+ This approach supports the increased adaptability of all dwellings will be built to adaptable standards in time, but would not bring about increased accessibility for people of all abilities.	++ This approach will actively provide additional choice in the housing market- with a proportion of dwellings to M4(3) standard, and in time all other dwellings will be built to adaptable standards
		PAQ 34. Will the policy enable the delivery of the district’s housing needs, including market and affordable housing where they are needed/wanted?	+ The approach will focus delivery of homes in areas which have been identified in the past as being areas attractive for affordable housing – namely our market towns and service villages. Reliance on	++ The approach will provide additional choice in the housing market- with a proportion of dwellings to M4(3) standard

SETTING SPECIFIC BUILD STANDARDS - SOCIAL OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Continue without standards – rely on building regulations	Apply M4(3) to SP4 5% Bungalows
			building standards will in time improve the build stock regarding accessibility and space.	
		PAQ 35. Will the policy enable the delivery of the needs of older people?	= Having a housing requirement will be key to delivery this. This is expressed through the spatial approach and settlement hierarchy and our housing policies (SP1 SP2/SP3/SP4/SP5) the proposed changes to building regulations will improve new dwellings adaptability to provide flexible accommodation to meet changing circumstances which would support the needs of older people and all those who have mobility needs	++ Having a housing requirement will be key to delivery this. This is expressed through the spatial approach and settlement hierarchy and our housing policies (SP1 SP2/SP3/SP4/SP5). But the application of a policy which does include a small proportion of fully accessible dwellings across many of our allocations of 50 dwellings or more represents a wider range of choice of dwellings for people wanting to live in Ryedale or living in Ryedale and in need of more suitable housing
		PAQ 36. Will the policy enable/support the delivery of facilities, utilities and key infrastructure, including high-speed broadband?	O There is no direct link between the application of space standards in dwellings and the objective. It will be addressed through other policies.	O There is no direct link between the application of space standards in dwellings and the objective. It will be addressed through other policies.
		PAQ 40. Will the policy enable the creation of net additional jobs?	O There is no direct link between the application of space standards in dwellings and the objective. It will be addressed through other policies.	O There is no direct link between the application of space standards in dwellings and the objective. It will be addressed through other policies.

SETTING SPECIFIC BUILD STANDARDS - ECONOMIC OBJECTIVES				
	Sustainability Objective	Relevant Policy Appraisal Questions	Continue without standards – rely on building regulations	Apply M4(3) to SP4 5% Bungalows
B1	To maintain and enhance employment opportunities	PAQ 32. Will the policy contribute to reducing inequality of opportunity and support a balanced living and working population, including in relation to housing provisions?	= Having a housing requirement will be key to delivery this. This is expressed through the spatial approach and settlement hierarchy and our housing policies (SP1 SP2/SP3/SP4/SP5) the proposed changes to building regulations will improve new dwellings adaptability to provide flexible accommodation to meet changing circumstances	++ Having a housing requirement will be key to delivery this. This is expressed through the spatial approach and settlement hierarchy and our housing policies (SP1 SP2/SP3/SP4/SP5). But the application of a policy which does include a small proportion of fully accessible dwellings across many of our allocations of 50 dwellings or more represents a wider range of choice of dwellings for people wanting live and work in Ryedale.
		PAQ 34. Will the policy enable the delivery of the district’s housing needs, including market and affordable housing where they are needed/wanted?	= Having a housing requirement will be key to delivery this. This is expressed through the spatial approach and settlement hierarchy and our housing policies (SP1 SP2/SP3/SP4/SP5) the proposed changes to building regulations will improve new dwellings adaptability to provide flexible accommodation to meet changing circumstances	++ Having a housing requirement will be key to delivery this. This is expressed through the spatial approach and settlement hierarchy and our housing policies (SP1 SP2/SP3/SP4/SP5). But the application of a policy which does include a small proportion of fully accessible dwellings across many of our allocations of 50 dwellings or more represents a wider

SETTING SPECIFIC BUILD STANDARDS - ECONOMIC OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Continue without standards – rely on building regulations	Apply M4(3) to SP4 5% Bungalows
				range of choice of dwellings for people wanting live and work in Ryedale.
		PAQ 38. Will the policy enable the viability and vitality of town centres?	O There is no direct link between the application of space standards in dwellings and the objective. It will be addressed through other policies.	O There is no direct link between the application of space standards in dwellings and the objective. It will be addressed through other policies.
		PAQ 39. Will the policy contribute positively to the diversification of the district's economy?	O There is no direct link between the application of space standards in dwellings and the objective. It will be addressed through other policies.	O There is no direct link between the application of space standards in dwellings and the objective. It will be addressed through other policies.
		PAQ 40. Will the policy enable the creation of net additional jobs?	O There is no direct link between the application of space standards in dwellings and the objective. It will be addressed through other policies.	O There is no direct link between the application of space standards in dwellings and the objective. It will be addressed through other policies.
		PAQ 41. Will the policy support the district's existing strongest sectors?	O There is no direct link between the application of space standards in dwellings and the objective. It will be addressed through other policies.	O There is no direct link between the application of space standards in dwellings and the objective. It will be addressed through other policies.
B2	To maintain and enhance the vitality of the countryside, villages and town centres	PAQ 37. Will the policy result in unreasonable pressure being placed upon existing key services (including community	O There is no direct link between the application of space standards in dwellings	O There is no direct link between the application of space standards in

SETTING SPECIFIC BUILD STANDARDS - ECONOMIC OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Continue without standards – rely on building regulations	Apply M4(3) to SP4 5% Bungalows
		facilities), utilities or infrastructure; if so, can this be avoided or mitigated?	and the objective. It will be addressed through other policies.	dwellings and the objective. It will be addressed through other policies.
		PAQ 38. Will the policy enable the viability and vitality of town centres?	O There is no direct link between the application of space standards in dwellings and the objective. It will be addressed through other policies.	O There is no direct link between the application of space standards in dwellings and the objective. It will be addressed through other policies.
		PAQ 39. Will the policy contribute positively to the diversification of the district's economy?	O There is no direct link between the application of space standards in dwellings and the objective. It will be addressed through other policies.	O There is no direct link between the application of space standards in dwellings and the objective. It will be addressed through other policies.
		PAQ 40. Will the policy enable the creation of net additional jobs?	O There is no direct link between the application of space standards in dwellings and the objective. It will be addressed through other policies.	O There is no direct link between the application of space standards in dwellings and the objective. It will be addressed through other policies.
		PAQ 41. Will the policy support the district's existing strongest sectors?	O There is no direct link between the application of space standards in dwellings	O There is no direct link between the application of space standards in

SETTING SPECIFIC BUILD STANDARDS - ECONOMIC OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Continue without standards – rely on building regulations	Apply M4(3) to SP4 5% Bungalows
			and the objective. It will be addressed through other policies.	dwellings and the objective. It will be addressed through other policies.
B3	To retain and enhance the factors which are conducive to wealth creation, including personal creativity and attractiveness to investors	PAQ 13. Will the policy support the district’s cultural sector?	O There is no direct link between the application of space standards in dwellings and the objective. It will be addressed through other policies.	O There is no direct link between the application of space standards in dwellings and the objective. It will be addressed through other policies.
		PAQ 32. Will the policy contribute to reducing inequality of opportunity and support a balanced living and working population, including in relation to housing provisions?	++ Having a housing requirement will be key to delivery this. This is expressed through the spatial approach and settlement hierarchy and our housing policies (SP1 SP2/SP3/SP4/SP5)	++ Having a housing requirement will be key to delivery this. This is expressed through the spatial approach and settlement hierarchy and our housing policies (SP1 SP2/SP3/SP4/SP5)
		PAQ 34. Will the policy enable the delivery of the district’s housing needs, including market and affordable housing where they are needed/wanted?	++ Having a housing requirement will be key to delivery this. This is expressed through the spatial approach and settlement hierarchy and our housing policies (SP1 SP2/SP3/SP4/SP5)	++ Having a housing requirement will be key to delivery this. This is expressed through the spatial approach and settlement hierarchy and our housing policies (SP1 SP2/SP3/SP4/SP5)
		PAQ 38. Will the policy enable the viability and vitality of town centres?	O There is no direct link between the application of space standards in dwellings and the objective. It will be addressed through other policies.	O There is no direct link between the application of space standards in dwellings and the objective. It will be addressed through other policies.

SETTING SPECIFIC BUILD STANDARDS - ECONOMIC OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Continue without standards – rely on building regulations	Apply M4(3) to SP4 5% Bungalows
		PAQ 39. Will the policy contribute positively to the diversification of the district’s economy?	O There is no direct link between the application of space standards in dwellings and the objective. It will be addressed through other policies.	O There is no direct link between the application of space standards in dwellings and the objective. It will be addressed through other policies.
		PAQ 40. Will the policy enable the creation of net additional jobs?	O There is no direct link between the application of space standards in dwellings and the objective. It will be addressed through other policies.	O There is no direct link between the application of space standards in dwellings and the objective. It will be addressed through other policies.
		PAQ 41. Will the policy support the district’s existing strongest sectors?	O There is no direct link between the application of space standards in dwellings and the objective. It will be addressed through other policies.	O There is no direct link between the application of space standards in dwellings and the objective. It will be addressed through other policies.
B4	To diversify the local economy	PAQ 39. Will the policy contribute positively to the diversification of the district’s economy?	O There is no direct link between the application of space standards in dwellings and the objective. It will be addressed through other policies.	O There is no direct link between the application of space standards in dwellings and the objective. It will be addressed through other policies.
		PAQ 40. Will the policy enable the creation of net additional jobs?	O There is no direct link between the application of space standards in dwellings and the objective. It will be addressed through other policies.	O There is no direct link between the application of space standards in dwellings and the objective. It will be addressed through other policies.

SETTING SPECIFIC BUILD STANDARDS - ENVIRONMENTAL OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Continue without standards – rely on building regulations	Apply M4(3) to SP4 5% Bungalows
C1	To enhance the resilience of our ecosystems services in the face of climate change, whilst improving air, soil and water quality	<p>PAQ 3. Will the policy ensure that new developments and landscaping schemes contribute to the creation and enhancement of habitats, whilst avoiding any significant or adverse impact upon the existing habitat network?</p> <p>PAQ 4. Will the policy result in delivery, restoration or safeguarding of priority habitats and aid nature recovery?</p> <p>PAQ 5. Will the policy align with the Council’s biodiversity mitigation hierarchy (avoidance, minimisation, restoration, offsetting)?</p> <p>PAQ 6. Will the policy have an adverse impact on trees (protected or otherwise), hedgerows or ancient woodland; if so, can this be avoided or mitigated?</p>	<p>O There is no direct link between the application of space standards in dwellings and the objective. It will be addressed through other policies.</p>	<p>O There is no direct link between the application of space standards in dwellings and the objective. It will be addressed through other policies.</p>

SETTING SPECIFIC BUILD STANDARDS - ENVIRONMENTAL OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Continue without standards – rely on building regulations	Apply M4(3) to SP4 5% Bungalows
		PAQ 16. Will the policy encourage a modal shift from private car usage to sustainable and/or active transport alternatives?	O There is no direct link between the application of space standards in dwellings and the objective. It will be addressed through other policies.	O There is no direct link between the application of space standards in dwellings and the objective. It will be addressed through other policies.
		PAQ 17. Will the policy approach result in improvements to air quality?	O There is no direct link between the application of space standards in dwellings and the objective. It will be addressed through other policies.	O There is no direct link between the application of space standards in dwellings and the objective. It will be addressed through other policies.
		PAQ 21. Will the policy inadvertently or directly cause the loss of/harm to any natural assets such as high quality agricultural land, mineral resources or groundwater protection zones; if so, can this be avoided or mitigated? PAQ 22. Will the policy inadvertently or directly cause the loss of/harm to any natural assets such as best and most versatile agricultural land, mineral resources or groundwater protection zones; if so, can this be avoided or mitigated?	O There is no direct link between the application of space standards in dwellings and the objective. It will be addressed through other policies.	O There is no direct link between the application of space standards in dwellings and the objective. It will be addressed through other policies.

SETTING SPECIFIC BUILD STANDARDS - ENVIRONMENTAL OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Continue without standards – rely on building regulations	Apply M4(3) to SP4 5% Bungalows
		<p>PAQ 23. Will the policy have an adverse impact on a surface water body’s status; if so, can this be avoided or mitigated?</p> <p>PAQ 24. Will the policy have an adverse or neutral impact on watercourses and/or will the policy contribute to the enhancement of watercourses?</p> <p>PAQ 29. Will the policy encourage the use of green/blue infrastructure and/or sustainable drainage systems?</p>		
		<p>PAQ 37. Will the policy result in unreasonable pressure being placed upon existing key services (including community facilities), utilities or infrastructure; if so, can this be avoided or mitigated?</p>	<p>O There is no direct link between the application of space standards in dwellings and the objective. It will be addressed through other policies.</p>	<p>O There is no direct link between the application of space standards in dwellings and the objective. It will be addressed through other policies.</p>
C2	To embed the principle of ‘biodiversity net gain’ into all development, improving the natural environment and aiding nature recovery and biodiversity resilience	<p>PAQ 3. Will the policy ensure that new developments and landscaping schemes contribute to the creation and enhancement of habitats, whilst avoiding any significant or adverse impact upon the existing habitat network?</p>	<p>O There is no direct link between the application of space standards in dwellings and the objective. It will be addressed through other policies.</p>	<p>O There is no direct link between the application of space standards in dwellings and the objective. It will be addressed through other policies.</p>

SETTING SPECIFIC BUILD STANDARDS - ENVIRONMENTAL OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Continue without standards – rely on building regulations	Apply M4(3) to SP4 5% Bungalows
		<p>PAQ 4. Will the policy result in delivery, restoration or safeguarding of priority habitats and aid nature recovery?</p> <p>PAQ 5. Will the policy align with the Council’s biodiversity mitigation hierarchy (avoidance, minimisation, restoration, offsetting)?</p> <p>PAQ 21. Will the policy inadvertently or directly cause the loss of/harm to any natural assets such as high quality agricultural land, mineral resources or groundwater protection zones; if so, can this be avoided or mitigated?</p>		
C3	To protect and enhance geodiversity	<p>PAQ 7. Does the policy ensure that the context and value of the geology/geomorphology underpinning landscapes is recognised and that any adverse impacts are prevented?</p> <p>PAQ 21. Will the policy inadvertently or directly cause the loss of/harm to any natural assets such as high quality agricultural land, mineral resources or</p>	<p>O There is no direct link between the application of space standards in dwellings and the objective. It will be addressed through other policies.</p>	<p>O There is no direct link between the application of space standards in dwellings and the objective. It will be addressed through other policies.</p>

SETTING SPECIFIC BUILD STANDARDS - ENVIRONMENTAL OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Continue without standards – rely on building regulations	Apply M4(3) to SP4 5% Bungalows
		groundwater protection zones; if so, can this be avoided or mitigated?		
C4	To maintain and enhance the quality and character of the landscape, including the special qualities of remoteness and tranquillity	PAQ 6. Will the policy have an adverse impact on trees (protected or otherwise), hedgerows or ancient woodland; if so, can this be avoided or mitigated?	O There is no direct link between the application of space standards in dwellings and the objective. It will be addressed through other policies.	O There is no direct link between the application of space standards in dwellings and the objective. It will be addressed through other policies.
		PAQ 7. Does the policy ensure that the context and value of landscapes is recognised and that any adverse impacts are prevented?	O There is no direct link between the application of space standards in dwellings and the objective. It will be addressed through other policies.	O There is no direct link between the application of space standards in dwellings and the objective. It will be addressed through other policies.
C5	To reduce the need for private car usage and non-local travel by promoting sustainable transport alternatives	PAQ 2. Will the policy encourage development occurring in locations that provide the best opportunities for active travel opportunities and good public transport? PAQ 16. Will the policy encourage a modal shift from private car usage to sustainable and/or active transport alternatives?	O There is no direct link between the application of space standards in dwellings and the objective. It will be addressed through other policies.	O There is no direct link between the application of space standards in dwellings and the objective. It will be addressed through other policies.

SETTING SPECIFIC BUILD STANDARDS - ENVIRONMENTAL OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Continue without standards – rely on building regulations	Apply M4(3) to SP4 5% Bungalows
		PAQ 37. Will the policy result in unreasonable pressure being placed upon existing key services (including community facilities), utilities or infrastructure; if so, can this be avoided or mitigated?		
C6	To ensure that future development is not vulnerable to flooding, or will increase the risk of flooding elsewhere	<p>PAQ 24. Will the policy have an adverse or neutral impact on watercourses and/or will the policy contribute to the enhancement of watercourses?</p> <p>PAQ 25. Will the policy be impacted by or impact on any invasive species or major/significant hazards, for example: flood risk, proximity to pipelines, geohazards, contamination and gases?</p> <p>PAQ 27. Will the policy lead to an increased flood risk for the community; if so, can this be avoided or mitigated?</p> <p>PAQ 28. Will the policy ensure a sequential approach to locating development in areas of lowest flood risk?</p>	<p>O There is no direct link between the application of space standards in dwellings and the objective. It will be addressed through other policies.</p>	<p>O There is no direct link between the application of space standards in dwellings and the objective. It will be addressed through other policies.</p>

SETTING SPECIFIC BUILD STANDARDS - ENVIRONMENTAL OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Continue without standards – rely on building regulations	Apply M4(3) to SP4 5% Bungalows
		PAQ 29. Will the policy encourage the use of green/blue infrastructure and/or sustainable drainage systems?		
C7	To conserve and, where appropriate, enhance the historical and cultural environment	<p>PAQ 10. Will the policy deliver high quality design that respects and strengthens local character and distinctiveness, helping to create a strong sense of place?</p> <p>PAQ 11. Will the policy help to conserve and enhance the historic environment, including both designated and non-designated heritage assets and their settings?</p> <p>PAQ 12. Will the policy foster heritage-led regeneration and/or address heritage at risk?</p> <p>PAQ 13. Will the policy support the district’s cultural sector?</p>	<p>O</p> <p>There is no direct link between the application of space standards in dwellings and the objective. It will be addressed through other policies.</p>	<p>O</p> <p>There is no direct link between the application of space standards in dwellings and the objective. It will be addressed through other policies.</p>
C8	To reduce the emission of greenhouse gases, particularly those generated through fossil fuel consumption	PAQ 2. Will the policy encourage development occurring in locations that provide the best opportunities for active	<p>O</p> <p>There is no direct link between the application of space standards in dwellings</p>	<p>O</p> <p>There is no direct link between the application of space standards in</p>

SETTING SPECIFIC BUILD STANDARDS - ENVIRONMENTAL OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Continue without standards – rely on building regulations	Apply M4(3) to SP4 5% Bungalows
		<p>travel opportunities and good public transport?</p> <p>PAQ 14. Will the policy align with the district’s energy hierarchy (use less energy, use energy efficiently, use renewable and/or low carbon sources)?</p> <p>PAQ 15. Will the policy encourage the use of renewable energy sources?</p> <p>PAQ 16. Will the policy encourage a modal shift from private car usage to sustainable and/or active transport alternatives?</p> <p>PAQ 18. Will the policy encourage the development of sustainable building standards, reduce demands for water, energy and material resources, via passive design/siting?</p> <p>PAQ 19. Will the policy encourage recycling and support the reduction of waste?</p>	<p>and the objective. It will be addressed through other policies.</p>	<p> dwellings and the objective. It will be addressed through other policies.</p>

SETTING SPECIFIC BUILD STANDARDS - ENVIRONMENTAL OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Continue without standards – rely on building regulations	Apply M4(3) to SP4 5% Bungalows
C9	To mitigate and adapt to the impacts of climate change by promoting renewable energy sources, whilst minimising energy and water consumption	<p>PAQ 14. Will the policy align with the district’s energy hierarchy (use less energy, use energy efficiently, use renewable and/or low carbon sources)?</p> <p>PAQ 15. Will the policy encourage the use of renewable energy sources?</p> <p>PAQ 16. Will the policy encourage a modal shift from private car usage to sustainable and/or active transport alternatives?</p> <p>PAQ 18. Will the policy encourage the development of sustainable building standards, reduce demands for water, energy and material resources, via passive design/siting?</p> <p>PAQ 19. Will the policy encourage recycling and support the reduction of waste?</p> <p>PAQ 29. Will the policy encourage the use of green/blue infrastructure and/or sustainable drainage systems?</p>	<p>O There is no direct link between the application of space standards in dwellings and the objective. It will be addressed through other policies.</p>	<p>O There is no direct link between the application of space standards in dwellings and the objective. It will be addressed through other policies.</p>

SETTING SPECIFIC BUILD STANDARDS - ENVIRONMENTAL OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Continue without standards – rely on building regulations	Apply M4(3) to SP4 5% Bungalows
C10	To make the most efficient use of land	<p>PAQ 20. Will the policy encourage efficient use of land, maximising opportunities for development of brownfield land, remediation and/or regeneration?</p> <p>PAQ 21. Will the policy promote the multi-functional use of land as a resource?</p> <p>PAQ 22. Will the policy inadvertently or directly cause the loss of/harm to any natural assets such as best and most versatile agricultural land, mineral resources or groundwater protection zones; if so, can this be avoided or mitigated?</p>	<p>O</p> <p>There is no direct link between the application of space standards in dwellings and the objective. It will be addressed through other policies.</p>	<p>O</p> <p>There is no direct link between the application of space standards in dwellings and the objective. It will be addressed through other policies.</p>
C11	To ensure that water consumption is as low as possible, protect productive soils and maintain the stock of minerals	<p>PAQ 18. Will the policy encourage the development of sustainable building standards, reduce demands for water, energy and material resources, via passive design/siting?</p>	<p>O</p> <p>There is no direct link between the application of space standards in dwellings and the objective. It will be addressed through other policies.</p>	<p>O</p> <p>There is no direct link between the application of space standards in dwellings and the objective. It will be addressed through other policies.</p>

SETTING SPECIFIC BUILD STANDARDS - ENVIRONMENTAL OBJECTIVES

	Sustainability Objective	Relevant Policy Appraisal Questions	Continue without standards – rely on building regulations	Apply M4(3) to SP4 5% Bungalows
		PAQ 21. Will the policy inadvertently or directly cause the loss of/harm to any natural assets such as high quality agricultural land, mineral resources or groundwater protection zones; if so, can this be avoided or mitigated?		
C12	To reduce the amount of waste produced and maximise the rates of re-use and recycling	PAQ 19. Will the policy encourage recycling and support the reduction of waste?	O There is no direct link between the application of space standards in dwellings and the objective. It will be addressed through other policies.	O There is no direct link between the application of space standards in dwellings and the objective. It will be addressed through other policies.



PART A:	MATTERS DEALT WITH UNDER DELEGATED POWERS
REPORT TO:	POLICY AND RESOURCES COMMITTEE
DATE:	10 NOVEMBER 2022
REPORT OF THE:	CHIEF FINANCE OFFICER (s151) ANTON HODGE
TITLE OF REPORT:	2021/22 STATEMENT OF ACCOUNTS
WARDS AFFECTED:	ALL

EXECUTIVE SUMMARY

1.0 PURPOSE OF REPORT

1.1 The purpose of this report is to request that the final approval for the Statement of Accounts 2021/22 is delegated to the s151 Officer in consultation with the Chair of Policy and Resources Committee and all Group Leaders.

2.0 RECOMMENDATION

2.1 It is recommended that Members

- Note that all of the Statement of Accounts documents will be considered by Overview and Scrutiny (Audit) Committee on 24 November 2022
- delegate the following tasks to the s151 Officer in consultation with the Chair of the Policy and Resources Committee and all Group Leaders (assuming there are no material changes after Audit Committee):
 - o approval of the 2021/22 Statement of Accounts
 - o authorising the signing of the annual letter of representation
 - o noting the External Auditors' ISA Document

3.0 REASON FOR RECOMMENDATION

3.1 The Accounts and Audit Regulations require the Statement of Accounts to be approved by Members by the 30 November.

3.2 The recommendation is intended to ensure that there is no further delay to the final sign-off once the Accounts have been through the Council's Overview and Scrutiny (Audit) Committee and no need to call a special meeting for this purpose.

4.0 SIGNIFICANT RISKS

4.1 There are no significant risks in considering this report.

5.0 POLICY CONTEXT AND CONSULTATION

5.1 The Statement of Accounts will be produced in accordance with the Accounts and Audit (England) Regulations 2015, including in amendments and, more specifically, the CIPFA Code of Practice on Local Authority Accounting in the United Kingdom 2021/22.

REPORT

6.0 REPORT DETAILS

6.1 The external auditors, Grant Thornton, have now confirmed they expect to be able to complete the audit in time for the Audit Committee on 24 November. The Accounts are scrutinised by that Committee before being passed to Policy and Resources for approval. However the next scheduled date for P&R after that date is the 9th February.

6.2 The Council's constitution notes that

“In respect of external audit and other external inspections, the Audit Committee may make recommendations in respect of operational matters, and may make recommendations to the Council's Policy and Resources Committee on policy matters. In particular, the Audit Committee will: - (i) receive the external auditor's review of the Council's Statement of Accounts, Annual Audit Letter, Audit Plans, and any other reports and relevant matters deemed necessary by the external auditor.”

6.3 To enable the accounts to be signed off without any further delay, having been through Audit Committee, there are two options, as advised by the Monitoring Officer:

- arrange a special P&R Committee to approve the accounts
- delegate the authority to sign off the accounts to the s151 Officer in consultation with the Chair of the Committee and all Group Leaders (assuming there are no material changes after Audit Committee)

6.4 The proposal is to go with the second of these options. This would be the same process which the Council adopted last year.

7.0 IMPLICATIONS

7.1 The following implications have been identified:

- a) Financial
None in respect of this recommendation
- b) Legal
Legal advice has been sought and this has confirmed that the proposed recommendation is lawful.
- c) Other (Equalities, Staffing, Planning, Health & Safety, Environmental and Climate Change, Crime & Disorder)
None arise from the contents of this report.

Anton Hodge
Chief Finance Officer (s151)

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Background Papers:
None.

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PART B:	RECOMMENDATIONS TO COUNCIL
REPORT TO:	POLICY AND RESOURCES COMMITTEE
DATE:	10 NOVEMBER 2022
REPORT OF THE:	CHIEF FINANCE OFFICER (s151) ANTON HODGE
TITLE OF REPORT:	REVENUE AND CAPITAL BUDGET MONITORING – Quarter 2 2022-23
WARDS AFFECTED:	ALL

EXECUTIVE SUMMARY

1.0 PURPOSE OF REPORT

1.1 The revenue budget for 2022/23 was approved by Council on 17 February 2022. This report and associated appendices present the financial performance against the budget as at 30th September 2022.

2.0 RECOMMENDATION

2.1 It is recommended that:

- i) Members note the financial position as set out in this paper and that any over or underspend in revenue and capital will have an impact on reserves.

3.0 REASON FOR RECOMMENDATION(S)

3.1 To ensure that budget exceptions are brought to the attention of the Council in order to approve remedial action where necessary

4.0 POLICY CONTEXT AND CONSULTATION

4.1 The financial position and performance against budget is fundamental to delivery of the Council's Plan, achieving value for money and ensuring financial stability.

5.0 REPORT DETAILS

5.1 Summary

General Fund (see also Appendix A)

Based on estimates at the end of quarter 2, the revenue forecasts a surplus of £9k. Planned savings and efficiencies of £82k for the year, identified as part of the 2022-23 budget setting process were built into the base budgets and are reflected in the numbers below and appendix A.

Capital

As at the end of quarter 2, capital budgets are forecasting expenditure of £3,076k against a budget of £9,470k. It is expected that the bulk of the underspend relates to programme slippage, which will therefore be required to carry forward to ensure projects can be delivered in 2023-34 and beyond. Budgets include carry forwards of £7,564k from the previous year.

5.2 Revenue

The table below sets out the summary position, with details of forecast variances included in **Appendix A**. These figures do not at this stage show any draw from reserves to support costs of the pay award.

General Fund Account – Q1 2022/23	Budget	Forecast	Variance
	£000's	£000's	£000's
Net Revenue Budget	9,564	9,555	(9)
Settlement Funding RSG/NDR	(4,952)	(4,952)	0
Amount to be met from Council Tax	4,612	4,975	(9)
Council Tax	(4,571)	(4,571)	0
Collection Fund Deficit	(41)	(41)	0
Net Revenue Budget (Surplus) / Deficit	0	(9)	(9)

The main variances are:

Expenditure

- **All Employee-related costs £361k overspend.** This is the figure after the £350k from reserves has been applied, as agreed by Elected Members at Q1, to fund the additional nationally agreed pay award. The largest single area of overspend remains Waste and Environmental Services (£200k). There is also an overspend in Planning Services, as a consequence of income targets not yet being achieved. .
- **Supplies and Services £13k underspend.** Main areas identified with expected variances are a £96k saving in relation to insurance premiums (one-off benefit due to timing of payments), offset by £32k increase in Public Conveniences cleaning contract, £23k overspend in waste disposal charges (offset by increases

in income), and £20k in relation to the LEP contribution. There is a number of other smaller variances identified such as audit costs and printing.

- **Vehicles and Transport £29k overspend.** Revised increase of £15k in diesel costs from Q1 and increase in parts/materials of £16k, however this is being offset by the sale of scrap materials. This is reflected within the waste & recycling Income.
- **Premises related £179k overspend.** Additional repair/maintenance costs of £93k for Public Conveniences, Travellers Site, Malton Depot and Ryedale House. Additional £78k in gas/electricity costs due to an increase in prices for Ryedale House, the Depot and the Travellers site.

Income

- **Waste Collection & Recycling £272k surplus.** Kerbside recycling prices are above the budgeted levels predicted by £165k and Commercial Waste income is exceeding targets by £125k. This is due to work carried out to identify holiday lets as well as building on/retaining existing client contracts.
- **Fees and Charges £129k shortfall.** Income expectations have declined in Q2 due to the Planning income not received as expected.
- **Investment Income £420k surplus.** Recent economic events have resulted in further base rate increases, with more expected before the end of the calendar year. A conservative average rate of 2% has therefore been applied until more is known.

Local Government Reorganisation (LGR)

- 5.3 Within the 2022/23 Financial Strategy, a £500k provision was created to support the Council's capacity to deliver LGR, recognising there was likely to be a significant strain on capacity across the authority. An approvals process is in place for services to access the funding, the table below summarises allocations of £263k made to date:

Original LGR Contingency Budget (£)	500,000
Balance Remaining (£)	236,743
Summary	Amount Requested (£)
Back fill food inspection duties	5,000
Economic Development	33,215
LGR communications support	29,950
Planning support	74,765
Backfill water risk assessments	10,000
Communities / engagement support	34,520
HR Support	25,000
Cemetery headstone safety inspections	10,000
Street Scene support	16,290
Revenue and Benefits support	24,817
Total Requested	263,257

Inflation Pressures

- 5.4 As the UK cost of living surges, the risk of inflationary pressures increasing the cost of delivering Council services becomes more significant. A number of areas have been highlighted as particularly susceptible due to the price rises seen to date. These will be kept under review throughout the year as it is not yet clear when the impact of price inflation will materialise due to timing of contract terms.
- 5.5 The table below presents an indication of future risk, which will be assessed in more detail in quarter 2 and the remainder of the year:

Service / Budget Description	2022/23 Annual Budget (£)	Inflation included in budget (%)	Additional Inflation Risk (%)	Est / Actual?	Value of risk identified (£)	Narrative
Expenditure:						
Pay Award	9,238,748	3%	3.5% approx	Act	350,000	Impact of £1925 pay award above budgeted 3%
Electricity	183,600	38%	50%	Est	57,390	Estimated part year impact of prices increases at Q2
Gas	57,220	53%	50%	Est	27,820	Estimated part year impact of price increases at Q2
IT Contracts	315,580	3%	6%	Est	18,935	Based on an average actual inflation of 9% applied to 22/23 invoices. Some invoices have not increased at all while one has increased by nearly 15%.
Diesel	281,430	21%	10%	Est	25,225	Based on estimates at Q2
Income:						

Service / Budget Description	2022/23 Annual Budget (£)	Inflation included in budget (%)	Additional Inflation Risk (%)	Est / Actual?	Value of risk identified (£)	Narrative
Sale of Recyclates	-234,730	58%	50%	Est	-165,000	Given the current economic uncertainties, forecast estimates remain cautious at Q2
Investment Income	-80,000	0.5%	1.5%	Act	-420,000	Forecast revised at Q2 based on latest investment activity.
Net Position	9,761,848				-105,530	

Capital Programme

5.6 The current approved programme for 2022-23 is £9.470m.

5.7 Within the capital programme, the main variances are shown below.

5.8 Forecast expenditure for the year is £3,067m, with estimated slippage of £6,403m.

5.9 The main variances relate to the following areas:

- (i) Industrial Units development (£2.25m) which is expected to slip into 2023-24
- (ii) Affordable Housing, with (£2.04m) to slip into 2023/24
- (iii) Vehicle Replacement – slippage of £697k primarily due to reprofiling the purchase of Waste Collection service vehicles pending LGR and outcome of Government Policy.

CAPITAL SCHEME	BUDGET 2022/23	BM FORECAST Q2 2022/23	VARIANCE
	£'000	£'000	£'000
Vehicle Replacement Programme	1,022	328	-694
Trade Waste Equipment	29	15	-14
Replacement of Garage Inspection pit	160	0	-160
Property Condition Survey: Investment Operation Assets	32	20	-12
Property Condition Survey: Milton Rooms	212	135	-77
Property Condition Survey: Car Parks	30	0	-30
Property Condition Survey: Streetlights	60	168	108
Property Condition Survey: St Leonard's Wall	80	132	52
Property Condition Survey: Former Transfer Waste Site	12	0	-12
Property Condition Survey: Leisure Facilities	0	0	0
Property Condition Survey: Public Conveniences	0	0	0
Property Condition Survey: Riverside View Play Area	0	0	0
Property Condition Survey: Unallocated	23	92	69
Car Park Action Plan	100	100	0
Industrial Units - New Development	2,290	34	-2,256

CAPITAL SCHEME	BUDGET 2022/23	BM FORECAST Q2 2022/23	VARIANCE
	£'000	£'000	£'000
Milton Rooms - Ring-fenced for business case	32	32	0
Ryedale House - COVID safe adjustments	8	3	-5
Livestock Market	280	130	-150
Community Facilities in Pickering	200	30	-170
Malton and Norton Infrastructure	350	166	-184
Malton to Pickering Cycle Route	198	163	-35
Skatepark	50	50	0
IT Infrastructure Strategy	256	210	-46
Animal Welfare	45	32	-13
Cleaner Streets	60	60	0
Aff HSG Init: Exception Sites Land Purchases	100	0	-100
Aff HSG Init: Railway Tavern	257	404	147
Aff HSG Init: Extended Programme Delivery	2,012	0	-2,012
Aff HSG Init: Property Improvement Loans	136	96	-40
Aff HSG Init: Landlord Improvement Loans/Grants	50	20	-30
Privates Sector Energy Efficiency Grants	10	50	40
Private Sector Renewal - Disabled Facility Grants	653	437	-216
Community Housing Fund	289	0	-289
Mortgage Rescue Scheme	21	0	-21
Flooding Contingency	252	0	-252
Projects in Ryedale's Rural Communities	160	160	0
TOTAL	9,470	3,067	-6,403

5.10 A number of programme variations are currently in the process of approvals, such as additional costs in relation to the Industrial Units development. These will be added to the programme subject to Council approval and any necessary S24 approvals if additional funding is required. There may also be increased call on capital reserves due to increased costs in the market and where facilities may require additional investment.

Reserves

5.11 Opening useable reserve balances for the financial year were £14.978m (subject to completion of the Final Accounts audit), with an approved net use of £6.528m agreed as part of the 2022-23 Budget. Taking into account capital programme slippage, and latest revenue budget estimates, the forecast reserve position at the end of the financial year is as follows:

	Actual 31.03.22	Estimated 31.03.23	change	Notes
	£'000	£'000	£'000	
General Reserve	3,517	3,517	0	
Capital Fund	4,329	2,760	-1,569	1
Carry Forward Reserve	549	0	-549	2
Collection Fund Reserve	648	412	-236	3
New Homes Bonus Reserve	3,582	3,582	0	
Strategic Reserve	1,530	-1,005	-2,535	4
Election Reserve	37	-53	-90	5
Council Tax Hardship Fund	49	49	0	
Pension Reserve	306	679	373	6
Grants Reserve	431	431	0	
	14,978	10,372	-4,606	

Notes:

1. Reflects spend within Capital Programme
2. It is expected budgets carried forward will be utilised in the following year
3. Planned use of reserve to support revenue budget
4. Planned use of reserve to support revenue budget
5. Fund created to set aside costs of future elections
6. Savings from Pension rate reduction set aside to mitigate against future increases.

5.11 The expected use of these reserves in year will be reviewed as the capital programme progresses along with forecast estimates of revenue budgets supported by reserves. It should be noted that slippage in the capital programme will require adequate reserve balances in 22-23 and beyond to support expenditure, currently estimated at £3,575m.

6.0 IMPLICATIONS

6.1 The following implications have been identified:

- a) Financial
Included in the body of the report
- b) Legal
There are no legal implications identified as part of this report
- c) Other
None to report, although in any report to Committee and Council, it will be noted that any proposals which may impact on Equalities, Staffing, Planning, Health & Safety, Climate Change, Environmental, Crime & Disorder will be assessed as part of the budget process.

Anton Hodge

Chief Finance Officer (s151)

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Background Papers:

None

Background Papers are available for inspection at:

N/A

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	Prior Year	Latest Approved	Year to Date		Full Year	Variances		COMMENTS
	Actual	Budget	Actual 6 Months	Budget 6 Months	Q2 Forecast	Year to Date	Forecast Variance	
INCOME								
Fees & Charges	(2,931)	(3,033)	(1,300)	(1,503)	(2,904)	203	129	Income achievement in Q2 is below target due to a reduction in receipts for large developments.
Government Grants	(1,469)	(335)	(422)	(167)	(350)	(255)	(15)	Additional grant income including Verify Earnings & Pensions (VEP) income due from DWP.
Grants & Contributions Inc	(257)	(133)	(134)	(67)	(117)	(67)	16	Reduction in grant to Ryecare
Housing Benefits	(7,129)	(6,815)	0	(38)	(6,815)	38	0	
Investment Income	(55)	(80)	(3)	(43)	(500)	40	(420)	Recent economic events have resulted in further base rate increases, with more expected before the end of the calendar year. A conservative average rate of 2% has there fore been applied until more is known.
Waste Collection & Recycling Inc	(2,119)	(2,085)	(1,851)	(1,686)	(2,357)	(165)	(272)	Kerbside recycling prices are above the budgeted levels predicted by £165k and Commercial Waste income is exceeding targets by £125k, this is due to to work carried out to identify holiday lets as well as building on/retaining existing client
Recharges	137	(130)	(1)	(2,425)	(132)	2,424	(2)	
TOTAL SERVICE INCOME	(13,821)	(12,611)	(3,710)	(5,927)	(13,175)	2,218	(564)	
Salaries & Employee Costs	9,597	10,517	3,772	5,217	10,878	(1,445)	361	Figure takes into account £350k from reserves to fund pay award, which was agreed by Full Council. Forecasted £200k overspend in Waste and Environment Services.
Supplies & Services	2,545	3,881	1,736	1,720	3,868	16	(13)	Savings in insurance premiums of £96k due to 6 month insurance renewal. £32k increase in New Public Conveniences contract based on twice daily cleans
Vehicles & Transport	866	820	242	364	848	(122)	29	Revised increase of £15k in diesel costs from Q1 and increase in parts/materials of £16k, however this is being offset by the sale of scrap materials. This is reflected within the Waste & Recycling Income
Premises	1,658	892	406	533	1,071	(127)	179	Additional repair/maintenance costs of £93k for the Public Conveniences, Travellers Site, Malton Depot & Ryedale House. Additional £78k in gas/electricity costs due to an increase in prices for Ryedale House, the Depot & Travellers site
Drainage Board Levies	104	107	54	53	107	1	0	
Grants & Contributions	963	2,114	3,775	310	2,113	3,466	(1)	
Housing Benefit Payments	7,291	6,863	3,808	3,433	6,863	375	0	
Additional Capacity & Provisions	21	(51)	0	(130)	(51)	130	0	
Interest Payable	52	55	6	28	55	(21)	0	
Capital A/c	(105)	159	9	(248)	159	257	0	
TOTAL SERVICE EXPENDITURE	22,992	25,357	13,809	11,279	25,911	2,530	554	
FINANCING & RESERVES								

	Prior Year	Latest Approved	Year to Date		Full Year	Variances		COMMENTS
	Actual	Budget	Actual 6 Months	Budget 6 Months	Q2 Forecast	Year to Date	Forecast Variance	
Collection Fund (Surplus) / Deficit	(39)	(41)	0	0	(41)	0	0	
Council Tax	(4,483)	(4,571)	1,135	0	(4,571)	1,135	0	
NNDR	(1,639)	(2,318)	1,598	0	(2,318)	1,598	0	
RSG	0	0	0	0	0	0	0	
General Government Grant	(2,381)	(2,634)	(632)	(662)	(2,634)	30	0	
Transfers to / from Reserves	(628)	(3,182)	(350)	0	(3,182)	(350)	0	
TOTAL FINANCING & RESERVES	(9,171)	(12,745)	1,751	(662)	(12,745)	2,413	0	
GF (SURPLUS) / DEFICIT	(0)	0	11,850	4,689	(9)	7,161	(9)	



PART B:	RECOMMENDATION TO COUNCIL
REPORT TO:	POLICY AND RESOURCES COMMITTEE
DATE:	10 NOVEMBER 2022
REPORT OF THE:	PROGRAMME DIRECTOR - PLACE AND RESOURCES PHILLIP SPURR
TITLE OF REPORT:	RYEDALE SWIM AND FITNESS CENTRE BOILER REPLACEMENT
WARDS AFFECTED:	ALL

EXECUTIVE SUMMARY

1.0 PURPOSE OF REPORT

- 1.1 To seek approval for the replacement of the boilers at Ryedale Swim and Fitness Centre in Pickering and to ensure that this work can be delivered in a planned and timely manner to reduce the risk of unplanned disruption to the service offered.

2.0 RECOMMENDATION

- 2.1 It is recommended that:

- (i) £90,000 is allocated from Reserves to fund the replacement of the two boilers at Ryedale Swim and Fitness Centre with equivalent gas boilers, using the procurement process already completed as the basis for this work.
- (ii) Any unforeseen costs including inflated costs beyond the contingency included in 2.1(i) above, to a maximum of £25,000, to be agreed and authorised by the Chair of Policy and Resources, the Programme Director - Place and Resources and the S151 Officer prior to expenditure taking place.

3.0 REASONS FOR RECOMMENDATION

- 3.1 The uncertainty around the lifespan of the current boiler system and the potential impacts on customer experience and the financial liabilities any complete failure could bring to RDC has prompted the conclusion that replacement gas boilers are the most viable solution at this time.
- 3.2 Whilst alternative, low carbon technologies have been considered, the level of detailed feasibility and planning work required will mean a substantial time delay prior to replacement and significant additional capital costs.

- 3.3 A range of schemes including construction and engineering based projects are struggling with fluctuating costs and availability of materials / components at this time. This could mean there are additional and unexpected costs to be considered.

4.0 SIGNIFICANT RISKS

- 4.1 The most significant risk presented is the unknown lifespan of the existing boilers. Repairs have been made frequently over the last 15 months and two different heating engineers have assessed the boilers as being at the end of their lifespan with further repairs/ maintenance largely unviable in the longer term and have therefore recommended a full replacement is required.
- 4.2 Should one or more of the current boiler modules fail this means that there would likely be significant disruption to the operation of the site and the facilities / services that would be available. Should even one module fail, this could result in the closure of the pool. Subsequently, there would likely be a negative impact on footfall, user numbers, income, and customer satisfaction.
- 4.3 Should the site become inoperable or partially inoperable as a direct result of a boiler failure and Everyone Active (EA) are therefore unable to deliver the service our contract requires of them and they suffer from loss of income and / or additional expense, RDC will likely be liable for compensation.
- 4.4 Given the uncertainty over the lifespan of the current boilers, selecting a solution at this time will allow Officers to plan in detail the implementation of any scheme. This will mean that we can be proactive and communicate clearly with the public well in advance regarding any potential closures or reduced provision, rather than at a later date being reactive and needing to manage undesirable communications messages which would likely lead to dissatisfaction and complaints.

5.0 POLICY CONTEXT AND CONSULTATION

- 5.1 The Ryedale District Council, Council Plan Healthy and Happy Communities priority states the following:
'We will promote health and wellbeing for all by offering leisure facilities and access to physical activity. We will work with our leisure provider and other partners to expand access to these opportunities and identify funding streams that will support our aims'.
- 5.2 Encouraging and supporting 'more people to become more active, more often' is the focus of the Ryedale Sport and Active Lives Strategy 2013 – 2023. An increase in participation levels and promoting, maintaining and developing quality indoor and outdoor facilities are two of the highlighted objectives and activities to be achieved.

REPORT

6.0 REPORT DETAILS

- 6.1 Ryedale Swim and Fitness Centre is managed by Everyone Active under a contract with RDC until March 2025. Under the terms of our current contract, EA as the contractor has responsibility to cover asset replacement of up to £5,000 but whole boiler replacement is the sole responsibility of RDC.
- 6.2 The current heating configuration on site consists of two 311KW boilers each with two modules, a small 65KW (heat) and 35KW (electricity) Combined Heat and Power

(CHP) Unit installed in 2011, and 42 solar panels on the roof of the main pool hall which were installed in 2013 by RDC.

- 6.3 In simple terms, the two boilers plus the CHP Unit both burn gas to generate heat and electrical energy. Due to the size of each of these elements, the boilers do the main proportion of energy generation, with the CHP providing a small additional boost.
- 6.4 The site has experienced ongoing issues with the boilers over the last 15 months. Issues are in relation to boilers misfiring and then failing to 'reflame' and restart. Repairs, replacements and modifications have been put in place to reduce the risk of further misfiring, but issues continue to occur, and currently are every 3-4 weeks. This requires engineers to strip the unit and manually restart.
- 6.5 Individual repair and maintenance requirements under £5,000, including work required to the boilers, is the responsibility of EA and since January 2022, over £6,800 has been spent by EA on repairs, replacement parts, and engineers.
- 6.6 Currently the site is operating on 3 of the 4 boiler modules – 1 has already failed. Should another fail and only 2 modules between the two boilers are functioning, it could be difficult to maintain heating systems in the longer term. EA have confirmed that they are currently heavily dependent on the CHP unit for primary heat generation but this unit has exceeded its 2,000 hours predicted run time, and has also had to have numerous repairs to maintain this. In an effort to reduce stress on the system EA have dropped down to using one of the two hot water storage tanks (HWST), however due to the risk of lower temperatures and legionella risk around the centre EA are also paying for monthly legionella sampling as a precaution. The solar panels do provide some support but as we enter shorter days these becomes less effective and the dependence on the gas boilers increases again.
- 6.7 The latest repair removed the BMS control (Building Management System – software that controls the heating amongst other things) which stops the boilers having to restart and then risk failure. Consequently, this means all three boiler modules are currently running 24/7 to remove a risk of them not restarting overnight. Due to the repairs and modifications that have been required, functionality of the boilers is now limited. For example, EA have limited control over the pool temperature at present and whilst electronically asking the boiler to heat the pool to 31 degrees, with it only be able to achieve 27-28 degrees daily. Based on the following current energy consumption data provided by EA we can see the impact of this in gas consumption rates. Both Ryedale Swim and Fitness and Derwent Swim and Fitness should have broadly similar rates of consumption, but it can be seen that Ryedale Pool's consumption is currently approximately twice that of the Derwent centre:

Gas (kWh per hour)	October 2022
Derwent Pool	37,659
Ryedale Pool	82,711

It should be noted that separate to this issue, Officers have recently received an approach from EA seeking support for increased energy costs. This is currently being looked at but it should be considered that the higher the consumption figures, the greater this financial ask will be,

- 6.8 The solar panels along with a heat exchange system were installed retrospectively in 2013 and are intended to provide the initial energy provision to heat the water, with the boilers providing the subsequent energy needed. It should be noted that solar energy alone would be unable to heat and maintain this building, including the pool water, and an additional energy source is essential.
- 6.9 Following a series of failures and required repairs over the last 15 months which were undertaken by EA's national contractor, EA reported earlier this year that engineers were beginning to express concern about the future of the boilers. Following this RDC commissioned Align Property Partners to undertake an independent inspection of the boilers and associated components so the current position was clear and what, if any, action was required.
- 6.10 The report from Align Property Partners stated that the flue system was in poor condition and a warning notice was issued for this to be replaced. It was also noted by the engineer that the boilers are on all the time and in constant demand which means the associated pumps for each circuit are all running at maximum speed/pressure and there is evidence of some leaks. The clear advice received was that replacement of the equipment as a whole, given the condition and the reported reliability issues, should be investigated.
- 6.11 Align Property Partners provided subsequent support to RDC to prepare a specification for a replacement boiler system to match the current set-up. A tender process was then held by Align with two potential contractors returning quotes. Both quotes met the specification but based on cost, we have an indicative figure of £74,979. It should be noted by Members that due to the period of time between the quotes being received and a decision being made, this is likely to need to be reviewed and may change but does give a strong indication of total cost. The recommendation at 2.1 therefore requests a figure of £90,000 to allow for an increase in costs and / or contingency funds for any unforeseen work which may be required.
- 6.12 It is estimated that for the implementation of new gas boilers there will be a lead in time of around 6-8 weeks, and then 3-4 weeks on site for implementation.
- 6.13 Whilst it is unlikely that the remaining three modules would fail at the same time, based on the advice of our heating engineers and given the current operation of the boilers, continuing to operate the site using two modules is not desirable. The demand placed on the remaining modules to continue to fully operate the centre is unlikely to result in further but timeframes for this cannot be given
- 6.14 Should another of the boiler modules fail EA have confirmed that it would be unlikely that they could sustain full provision of service for any length of time. As stated above, achieving acceptable water temperatures would be difficult and the pool would in all likelihood need to be closed. EA have suggested that in this situation they would aim to continue to provide access to the fitness facilities but this is likely to result in membership cancellations and refund requests, along with lost income generated from the pool including casual swimming and swim lessons.
- 6.15 As we cannot determine how long these boilers now may last for based on their recent history of required repairs, the worst-case scenario of this situation is the site could be wholly or partially closed with little to no notice for users prompting serious criticism and dissatisfaction, from which user numbers may struggle to recover

following a repair / replacement programme, and RDC will be liable for a compensation claim from EA. Under the terms of the current contract between RDC and EA compensation could be sought by EA if a functioning boiler is not provided by RDC (as per our obligations within the contract) and EA is therefore unable to comply with its obligations and / or incurring costs or lost revenue.

- 6.16 The option of installing a temporary boiler should one of both of the existing boilers fail has been investigated and initial figures suggest a cost of £15,000 per boiler for 4 weeks.
- 6.17 Alternative options other than gas boilers including further solar panels, air source heat pumps (ASHP), ground source heat pumps (GSHP) and geothermal systems have been considered by Officers. All the systems identified would substantially reduce the carbon dioxide (CO₂) emissions generated by the asset's heating system however there would be significant cost implications to implementing any of these systems. For reference and based on our understanding of similar schemes in other locations, the capital cost for an ASHP or a GSHP to mirror the current two gas boilers would likely be significantly in excess of £500,000, with further, additional costs possibly including items such as a new grid connection, labour and complexities around integrating any new system with the existing solar panels which are now around 10 years old. Solar PV is not considered to be suitable as the primary technology for decarbonising a heating system; it would be used to either support electricity generation or, as it's currently being used on the roof for partial water heating.
- 6.18 ASHP and GSHP systems have been installed at other sites and costs have been in the region of £800,000 to in excess of £1million depending on the type of technology, additional costs to support to installation eg: new grid connections and the individual location, but the securing of substantial levels of central government support for example through the Public Sector Decarbonisation Fund has been critical to such schemes.
- 6.19 If an alternative technology solution was to be implemented, before one was selected a full Decarbonisation Plan would be required which would complete the required due diligence on each option considering amongst other things the scale needed, compatibility with existing infrastructure and operational costs.
- 6.20 The completion of a Decarbonisation Plan, the preparation of a specification for a specifically designed system and the associated procurement process would take an estimated 3-4 months and result in a scheme substantially more expensive than the proposed gas boiler system.
- 6.21 Members may also wish to consider the longer-term future of leisure provision in Ryedale. The Ryedale Sport and Active Lives Strategy identifies a need to, during the lifetime of the plan, consider the longer-term future of sites in Ryedale. Whilst this is not something that RDC will be seeking to pursue prior to vesting day, development of sites and capital expenditure is something that will be reviewed. Should provision in Ryedale be improved in the medium to longer term, work required to install a low carbon energy system can be included in this and the shorter term, more financially viable model is replacement with gas boilers.

7.0 IMPLICATIONS

- 7.1 The following implications have been identified:

- (i) **Financial**
Based on quotes received undertaken during a recent procurement exercise, the tender which offered best value for money to RDC was £74,979. It should be noted that all tenders quoted against the same specification which was prepared by Align Property Partners. As per the recommendation at 2.1 and explanatory text at 6.11, £90,000 is requested to allow for an increase in costs and / or contingency funds for any unforeseen work which may be required. It is envisaged that funds will need to be sought from Reserves.
- (ii) **Legal**
Schedule 1 Appendix 1 of the contract between EA and RDC is clear that whole boiler replacement in the responsibility of RDC.
- (iii) **Environmental, Ecological, Climate Change and Carbon**
It is acknowledged that gas boilers offer the least opportunity for decarbonisation (although this will be achieved to some degree as new boilers will be more energy efficient), however given the stated need to replace these boilers in the near future, installing a solution which can be delivered relatively quickly and which will mitigate some of the risks outline in Section 4 above, gas boilers are considered to be the best solution at this time.
- (iv) **Equalities**
Not applicable.
- (v) **Staffing**
Any scheme to replace the boilers will initially be overseen by colleagues at Align Property Partners but with support from Officers within the Facilities, Economic Development and Communications teams.
- (vi) **Planning**
There are no Planning implications as a result of the proposed scheme. All works completed will be within the footprint of the existing building.
- (vii) **Health and Safety**
Contractor health and safety whilst on site will be overseen by Align Property Partners as the contract manager.
- (viii) **Crime & Disorder**
There are no direct crime and disorder implications for RDC as a result of this scheme.
- (ix) **Data Privacy**
There are no immediate data privacy issues for RDC through this report.

Phillip Spurr
Programme Director – Place and Resources

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Background Papers:
N/A

Background Papers are available for inspection at:
N/A

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PART B:	RECOMMENDATIONS TO COUNCIL
REPORT TO:	POLICY AND RESOURCES COMMITTEE
DATE:	10 NOVEMBER 2022
REPORT OF THE:	PLANNING SERVICE MANAGER JILL THOMPSON
TITLE OF REPORT:	REVIEW OF THE HELMSLEY PLAN
WARDS AFFECTED:	HELMSLEY

EXECUTIVE SUMMARY

1.0 PURPOSE OF REPORT

- 1.1 To advise Members that officers at this Authority and the North York Moors National Park have reviewed the Helmsley Plan to assess whether it continues to be fit for purpose.
- 1.2 To seek member agreement that the Helmsley Plan does not need amending and should continue to be used as the basis for decision making on planning applications for the town of Helmsley.

2.0 RECOMMENDATION

- 2.1 It is recommended to Council that:
- (i) Members agree that the Helmsley Plan remains fit for purpose and should continue to be used as a part of the Development Plan to be applied in decision making on planning applications for the town. This is unless all the allocated sites have been built out, or it is superseded by the adoption of a North Yorkshire Local Plan or a Neighbourhood Plan.

3.0 REASONS FOR RECOMMENDATION

- 3.1 The Helmsley Plan is a Local Plan which is focused on Helmsley. It is due for review due to its age (being over five years since its adoption). For Ryedale it is the daughter document to the Ryedale Plan Local Plan Strategy and a sister document to

the Ryedale Plan- Local Plan Sites Document. It provides site specific policies and allocations.

- 3.2 As this is a separately adopted Local Plan that sets out site-specific policies for Helmsley it is important that there is a continuation of locally- derived policy for the settlement.

4.0 SIGNIFICANT RISKS

- 4.1 There are no significant risks to this decision. The Helmsley Plan is an established development plan for Helmsley, and it is important that it is reviewed proportionately. It is important that there is a site-specific policy framework for the town. Greater risks would result if the Council decided not to continue to implement the Helmsley Plan as there would be a loss of allocations and a site-specific policy vacuum. The National Park have agreed to continue to implement the plan in the National Park- and so it is considered as a jointly-prepared document it should continue to be recognised as part of the Development Plan.

5.0 POLICY CONTEXT AND CONSULTATION

- 5.1 Helmsley straddles the local planning authority areas of both the North York Moors National Park Authority and Ryedale District Council (RDC), with around half the built area of the town within each authority, although the boundary broadly follows the route of the A170, and so all of the north of Helmsley is in the National Park, as is the area to the west which includes the Castle. The Market Place and land to the south and east is in Ryedale DC planning jurisdiction. Given this split, to help develop a coherent development strategy for the town, in 2009 a joint decision was made to produce a joint plan between the two authorities, recognising its role as an important local service centre for the wider rural hinterland.
- 5.2 The Helmsley Plan is a locally- defined Local Plan which helps to articulate specific aspects of planning policy for Helmsley- such as the identification of housing and employment land, the identification of important areas of open space. Because it is part of the development plan it is, in relation to Helmsley, a key document for the implementation of the Council Plan in relation to provision of affordable housing, providing land for business, protecting and conserving the important heritage and cultural character of Helmsley- and responding to the settlement's split planning jurisdiction, being close to being three-quarters in area within the National Park.
- 5.3 There is a statutory mandate to review development plans five years from adoption, and the Helmsley Plan has passed that milestone. However, the scope and content of the review is expected to be proportional, and based on an analysis of the performance of the Plan to date, and anticipated performance going forward. Please see Appendix 1.
- 5.4 Officers of the North York Moors National Park and Ryedale District Council have had meetings in 2021 and in early 2022 to discuss and explore whether the Helmsley Plan remained fit for purpose. It was concluded that there is no strategic planning policy circumstances which would drive strategic changes to the Helmsley Plan now.

Both Strategic Local Plans- The recently adopted Local Plan of North York Moors National Park (2020) and the Ryedale Plan- Local Plan strategy (2013) are worded such that they are aligned or defer to the Helmsley Plan. The on-going partial review of the Ryedale Plan would not need to extend to Helmsley. Please see Appendix 1.

- 5.5 The Helmsley Plan's plan period extends to 2027. It is expected that the role of the Helmsley Plan as a Development Plan would be considered as part of the development of a new North Yorkshire Local Plan as part of the forthcoming formation of the new North Yorkshire Council. An action it is required to achieve within five years of vesting date. It is likely that the plan would be superseded/subsumed into that work, and this is something that the National Park and the LGR Planning work streams are aware of.
- 5.6 Members of the Local Plan Working Party on the 13 October 2022 were asked to give a view on the retention of the Helmsley Plan. They would prefer to see Helmsley incorporated as part of the Ryedale Plan review - but recognise that in the timeframes for LGR, the planning constraints around Helmsley, and the conclusion of the National Park Authority, the Helmsley Plan should be retained. But this is until the Helmsley Plan is superseded by the North Yorkshire Local Plan and Helmsley has been considered, in conjunction with the National Park, through that process.

REPORT

6.0 REPORT DETAILS

- 6.1 Regulation 10A of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) requires that Local Authorities review their local plans at least every five years from adoption to ensure policies remain relevant and effective. As the Helmsley Local Plan was adopted in 2015 it is overdue for review.
- 6.2 In effect, the Authority can (jointly with the National Park) either:
- withdraw the Plan (on the basis that it has achieved its objectives and no longer remains relevant); or
 - review and amend the Plan on the basis that it is not achieving its objectives and needs changing based on changing circumstances; or
 - review the Plan and conclude that it remains relevant, has yet to achieve all of its objectives and therefore needs to be left in place 'as is' to continue to be implemented.
- 6.3 The Helmsley Local Plan was adopted by Ryedale District council on the 19 July 2015, and the National Park on the 23 July 2015. In 2020 the Local Plan for the whole National Park area was adopted and also covers the part of Helmsley within the National Park. The 2020 Local Plan was written in a way that either repeats or defers to the Helmsley Local Plan and policies in both apply.

- 6.4 Officers in each authority have reviewed the extent to which each of the Plan's policies have been implemented. This is a light-touch assessment and is provided at Appendix 1.
- 6.5 The Helmsley Local Plan contains several land allocations for housing and employment. Those within the National Park area are for housing (land to the rear of the Black Swan, land north of Swanland Road, and land north of Elmslac Road) and these developments are now complete. For that reason, the Plan could be said to have achieved its purpose for the National Park area. However, not all sites in the Ryedale area have started: these include two employment sites and a further housing site, which are yet to secure planning consent. One of the housing allocations has been delivered as a 100% affordable housing scheme by Yorkshire Housing. It is completed. The Plan also has an end date of 2027 so effectively has some years to run.
- 6.6 Ryedale District Council undertook a call for sites in the summer of 2021. Over 300 sites submissions have resulted from that event, but no sites have been submitted in Helmsley. The work undertaken to identify the allocations, identified that outside of the national- level landscape designation of the National Park, the land in Ryedale's planning jurisdiction is constrained by high fluvial flood risk, and the presence of a Scheduled Monument in the form of a series of round barrow sites. These are very significant constraints which would preclude further development.
- 6.7 The strategic planning framework is not in conflict with or conflicted by the Helmsley Plan. The Helmsley Plan remains an appropriate locally-specific development plan document for setting out the strategy and policies for Helmsley town and is still being actively implemented in bringing forward good quality development.
- 6.8 There is therefore no strategic policy/local circumstances which would direct the Authorities to commence a formal review of the Helmsley Plan, it is recommended that the Plan be 'rolled forward' for continued use for the next five years- taking the plan to its intended life-span of 2027.
- 6.9 Nevertheless, Officers will continue to monitor the implementation of the Helmsley Plan regarding completions in the existing allocations. A completion of existing allocations is likely to necessitate a review, although the plan will continue to operate (concerning non-housing policies) until it is formally reviewed and or it is superseded by the adoption of a North Yorkshire Local Plan.
- 6.10 The National Park Authority have considered the sustaining of the Helmsley Plan at their meeting of Planning Committee on the 14 July 2022. They agreed to continue to use the Plan in any decision making.

7.0 IMPLICATIONS

- 7.1 The following implications have been identified:
- (i) Financial

Work on this light touch review has been undertaken within existing budgets. No additional resources would be identified, as the recommendation is to continue with the existing plan.

(ii) Legal

No legal implications identified. Reviews of Development Plans are expected to be proportionate to the status and circumstances around the plan itself. As no changes are proposed there are no significant effects arising from any policy changes that would trigger the need for additional Sustainability Appraisal /Strategic Environmental Assessment or Habitats Regulation Assessment work to be carried out.

(iii) Environmental, Ecological, and Climate Change and Carbon

The Helmsley Plan's retention as it currently operates would not result in additional impacts. Each proposal would still be considered through the planning application process which would ensure that environmental/ecological and climate change and carbon emissions are considered through that process. The Helmsley Plan has an existing policy on responding to climate change:

Policy H10 – Renewable Energy and Sustainable Building Proposals for new residential development should demonstrate that they have been designed to reduce the need for energy consumption and that the buildings utilise energy more efficiently. Proposals that generate renewable energy and/or low carbon sources of energy will be supported where they do not harm the character of Helmsley. All proposals for non-residential development above 1000sq metres must demonstrate that it meets the highest BREEAM standard (or its successor that is feasible and viable on site).

The Helmsley Plan also refers to the application of policy SP18 of the Ryedale Plan. This policy is being reviewed as part of the Ryedale Plan and if found sound would, as a more recently adopted policy, technically supersede Policy H10 and reduce its weight in the decision-making process. However, the proposed approach of SP18 as part of the Review of the Ryedale Plan is more aligned to the current policy H10.

The Climate Change Officer is aware of the plans to review Policy SP18 of the Ryedale Plan, and is broadly happy with its intended approach.

(iv) Equalities

The Helmsley Plan was subject to EqIA as part of its submission for Examination. The recommendation is to roll-forward the implementation of an existing adopted plan which was previously subjected to EqIA. The content of this report has been assessed under the Council's Equality Impact Assessment process and it was determined that an EqIA was not required on the basis that it is continuing a policy already subjected to EqIA.

(v) Staffing

No additional staffing or resources are required with this recommendation.

(vi) Planning

The Helmsley Plan remains an important, locally-specific development plan. There are existing allocations to be rolled out and there is no conflict with in place strategic spatial plans. The decision to review the plan more formally is not considered necessary, and would bring significant resource pressures, and divert Officer's attention from the review of the other constituents of the Ryedale Plan- the Local Plan Strategy and Local Plan Sites Document, which are a priority for the Council.

(vii) Health and Safety

No health and safety implications identified with the sustained implementation of this plan.

(viii) Crime & Disorder

No crime and disorder implications identified.

(ix) Data Privacy

No data privacy implications identified.

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Background Papers:
The Helmsley Plan

Background Papers are available for inspection at:

The Helmsley Plan

<https://www.ryedale.gov.uk/information/planning/planning-policy/policies/helmsley-plan/>

Appendix 1: Review of the Helmsley Local Plan policies

The Helmsley Local Plan contains fifteen policies and a Policies Map showing the various policy designations within and around Helmsley and individual plans showing the proposed

locations for development for both employment and housing uses, with additional development principles concerning the roll out of the sites.

Policy SD1 – Presumption in favour of Sustainable Development

This policy remains valid. The NPPF as revised still enshrines sustainable development (and the presumption in favour) into the heart of planning. No revisions are required.

Policy H1 - New Residential Development

The delivery of at least 150 new homes over the plan period on allocated land as shown on the proposals map. The Plan set a target of 100 units to be completed by 2022 and at least 150 by 2027. At the time of writing the Plan, two sites had current commitments (land to rear of the Black Swan and land on Linkfoot Lane) and a further four were allocated (two in the National Park and two in Ryedale). Progress on these sites is below:

1. NYMNP Land to rear of the Black Swan. 21 units. **Completed.**
2. NYMNP Land to south of Swanland Road (Linkfoot Lane). 20 units. **Completed.**
3. NYMNP NYMH1 Land to north of Swanland Road. 61 units. **Completed.**
4. NYMNP NYMH3 Land to north of Elmslac Road. 99 units (incl. 64 extra care). **Completed.**
5. RDC 183 Land to east of Riccal Drive. 50 units. **Scheme approved for 46 units Completed as of March 2022.**
6. RDC 174 Land to south of Riccal Drive. 45 units. **Not yet permissioned.**

Permissions

	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	Total
North York Moors	21	125	0	6	1 (outline)	0	1	154
Ryedale	0	0	0	46	1	1	-2	46
Total	21	125	0	52	2	1	-1	200

Completions:

	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	Total
North York Moors	13	22	9	87	56	13	2	202
Ryedale	4	0	0	0	13	18	17	52
Total	17	22	9	87	69	31	19	254

The Ryedale Plan did not identify Helmsley as a significant centre for growth and housing delivery. No factors have emerged which would indicate that a different approach is now needed. The emerging Strategic housing Market Assessment has identified that housing delivery should be around the standard method figure of currently 186 dwellings per annum. The Ryedale Plan currently has a housing requirement of 200 dwellings per annum.

Policy H2 - Windfall Development

A further six residential units have been approved in the National Park with an additional unit granted at outline permission. The policy is still delivering so officers conclude no need for review. Two dwellings have been approved in Ryedale under Policy SP2.

Policy H3 – Affordable Housing Delivery

This policy seeks a 40% affordable housing contribution on sites of 6 or more units or 0.2ha or more. For the National Park area, affordable housing contributions were sought on all four sites in the National Park. In Ryedale a 100% affordable scheme has been delivered on its site

1. Land to rear of the Black Swan – delivered **24%** (4/17)
2. Linkfoot Lane – delivered **25%** (5/20)
3. Swanland Road – delivered **40%** (24/37)
4. Elmslac Road – delivered **44%** (44/99)
5. Land to east of Riccal Drive – **delivered 35% on-site 5% commuted sum**

Policy H4 – Employment Land

Employment land completions

	2015-16	2016-17	2017-18	2018-19	2020-21	2021-22	Total
Ryedale	0	0	0	0	0	0	0

There were two sites allocated for employment use, both within Ryedale District. These are:

- Site EMP1, Land to the West of Riccal Drive – Up to 1.3ha
- Site EMP2, Land to the South of Riccal Drive – Up to 0.6ha

Neither of the sites have come forward for development to date. The policy also allows for non-allocated sites to come forward, but none have come forward in the National Park and there have been only reconfiguration of existing buildings and the established industrial estate within the Ryedale area.

Policy H5 – New Main Town Centre Uses

This policy seeks to support proposals which enhance the viability and vitality of the town centre.

Although the town centre has lost two banks within the timescale of the Plan (NatWest and Barclays), this represents the national trend for the contraction of high-street banking presence, which as an action is not within the realms of planning control. Within the National Park the NatWest building has retained a retail/commercial use. Listed Building Consent has been sought and approved for the removal of the cash point and reinstatement of a sliding sash window. No application has been received for a change of use. New restaurant uses have emerged which has added to the night-time offer and would be viewed as contributing to the vitality and viability of the town centre.

Several units remain vacant in Ryedale area- and this is a result of the difficult last two years for retail, coupled with the rise in online shopping and represents the decisions of

landowners and tenants to not commit. However, officers consider that the policy remains valid, and in line with the NPPF, as it promotes proposals which support the viability and vitality of the town centre, and so no changes are needed.

Policy H6 – Protection of Retail Uses

This policy seeks to resist the loss of retail floorspace unless lack of viability can be demonstrated.

Two applications have been approved which sought to change the use of existing commercial uses to residential (1 Bondgate and 9 Bondgate) however evidence was submitted to demonstrate that the business was no longer viable or lack of interest in a commercial use of the site via a period of marketing.

Despite these applications, which met the policy tests, officers consider that the town centre remains vibrant and as such the policy remains valid and in line with the NPPF.

Policy H7 – Loss of Community Facilities

The policy sought to retain the existing community, cultural and recreational facilities (including the Town Hall, Arts Centre and Recreational Fields).

As part of the Plan, the extra care facility forming part of the allocated site NYMH3, was to utilise the overflow sports field at Braxton's Lane, and as such an appropriate replacement was secured as part of the granting of permission to off-set this loss.

All other community facilities are in use, and none have been lost. As such the policy remains valid and in line with the NPPF.

Policy H8 – Important Open Views and Spaces

These were identified on the Policies Map. Spaces and views have been maintained. This policy works in conjunction with the following policy:

Policy H9 – Design

Design is at the heart of all decisions and opportunities for enhancement have been taken. These Policies provides a locally- distinctive framework for the consideration of design implications on planning applications.

Policy H10 – Renewable Energy and Sustainable Building

All the National Park developments were designed to reduce the need for energy consumption and utilise energy more efficiently. Such measures, as detailed in the planning application details include the provision of combined heat and power, airtightness; water efficient appliances; fabric first approach to construction and insulation; plot orientation; smart metering; local sourcing of materials; avoidance of materials that embody high energy use or carbon emissions; sustainable drainage measures; and sustainable management of waste.

In the scheme in Ryedale which is close to being completed it was Policy H10 which was applied over Policy SP18 in the Local Plan Strategy as it was more recent. It explored renewable energy sources but none were used on the scheme. However, the scheme did employ a fabric first approach to reducing energy consumption, which identified both energy

saving and CO₂ emission reduction; sustainable drainage measures; and sustainable management of waste.

Policy SP18 is under review within the Ryedale Plan Review. Officers are working with the Climate Change Officer and will be looking to enhance the opportunities to better respond to the impacts of our changing climate, and to look at reducing the environmental impact of new buildings. We will also be considering the viability considerations around this, to ensure that existing and proposed allocations are viable.

Policy H11 – Green Infrastructure

The policy requires improved biodiversity and green infrastructure. For the allocated sites development briefs were prepared which outlined the opportunities.

- NYMH1 (land north of Swanland Road)*
- NYMH3 (land north of Elmslac Road)*
- Site 174 (Land South of Riccal Drive)
- Site 183 (Land East of Riccal Drive)
- Site EMP1 (Land South of Storey Close)
- Site EMP2 (Land South of Riccal Drive)

* National Park Sites

Green Infrastructure Corridors have been enhanced on site 183.

Policy H12 – Developer Contributions

Developer contributions were sought in connection with the developments in the National Park. These contributions are reported in the Authority's annual Infrastructure Funding Statement. For more information on this, the latest 2020-21 Statement can be viewed here:

<https://www.northyorkmoors.org.uk/planning/framework/monitoring>

Ryedale District Council is a Community Infrastructure Levy charging and collecting authority.

CIL collection to date and disbursement is set out in our Infrastructure Funding Statements. These are due to be published soon.

Site 183 – Land East of Riccal Drive in the Helmsley Plan, subject of planning application 17/01238/MFUL has fully paid its CIL contribution:

Four instalments of £57,566.25, totalling £230,265.00

The whole allocated 15% is with Town Council (£34,539.75), and was paid in full by March 2021.

S.106 agreements are sought in line with the Helmsley Plan and in conjunction with advice from Ryedale Housing Services regarding affordable housing delivery and any commuted sums.

Policy H13 – Open Space Requirements

In relation to sites in the National Park, the Policy has been complied with and development contributions sought were appropriate. In relation to sites in the Ryedale Area the policy was complied with in respect of on-site public open space.

Policy H14 – Telecommunications Installations

In total three notifications have been approved for telecommunications development focussing development at the existing telephone exchange within the National Park Area. Approval has also been granted for the erection of a 12m mast, but this was outside of the town. All the proposals were to facilitate a Smart Metre Network.

Ryedale District Council did refuse the siting of a telecommunications mast which was on the eastern entrance to the town, in a highly prominent location. It was a decision which was supported by the National Park Authority.

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PART B:	RECOMMENDATIONS TO COUNCIL
REPORT TO:	POLICY AND RESOURCES COMMITTEE
DATE:	10 NOVEMBER 2022
REPORT OF THE:	PLANNING SERVICE MANAGER JILL THOMPSON
TITLE OF REPORT:	RYEDALE DISTRICT COUNCIL – LOCAL DEVELOPMENT SCHEME
WARDS AFFECTED:	ALL

EXECUTIVE SUMMARY

1.0 PURPOSE OF REPORT

- 1.1 To agree the Local Development Scheme for the review of the Ryedale Plan and updates to planning policy of Ryedale District Council

2.0 RECOMMENDATIONS

- 2.1 It is recommended to Council that

- (i) The Local Development Scheme is agreed for use and published.
- (ii) to agree the principle of an extraordinary meeting of Policy and Resources in March to allow Members more time to consider the Publication of the Plan review.

3.0 REASONS FOR RECOMMENDATION

- 3.1 To provide the timescales for the plan review, to update the scope of the review of the Ryedale Plan and to update wider planning policy status in relation to the Helmsley Plan.
- 3.2 To progress the review of the Ryedale Plan (Local Plan) in light of Local Government Reorganisation and the preparation of a new Local Plan for North Yorkshire.

4.0 SIGNIFICANT RISKS

- 4.1 There is no significant risks with the recommendation. It is necessary for the Council to have an up to date Local Development Scheme- to facilitate stakeholder awareness in the plan-making process. It is also a formal document which sets out the planning policy coverage of the Ryedale Local Planning Authority and it is a statutory obligation to have a Local Development Scheme which the aligns with the publishing and submission of the Ryedale Plan Review. Therefore the risks are associated with not updating the LDS to reflect plan-making timelines and decision stages.
- 4.2 Although not a risk associated with the recommendation, it is important that through the plan-making process there is an iterative process of policy development through the action of Members providing scope for policy choices, and ensuring that any choices are assessed and tested within a context of evidence and consultation. The guidance on local plans is clear that any decision to not to update policies in an adopted plan should be justified on the basis of proportionate, relevant and up to date evidence. The Consultation on key decisions will also need to set out why elements of the plan are not being updated. This is critical to ensure that a plan meets the tests of soundness required by the Examination of Development Plans.
- 4.3 There are additional risks to the timescales, particularly if Members cannot make decisions regarding policy choices, such as the key principles around scope and site choices. This would affect timescales for the development and consideration of the evidence base, particularly given the need for additional consultation prior to the Publication of the Plan Review.
- 4.4 It is important that the principles of evidence-led plan making and robust public consultation are maintained during the review of the Plan. This could result in a situation where it will no longer be possible for the District Council to make a decision on the Publication of the Review prior to the vesting date of the North Yorkshire Council in April 2023. Members of the Local Plan Working Party and those members involved in the planning work as part of Local Government Reform aware that there is an in-principle commitment to continue the Review of the Ryedale Plan beyond vesting date.
- 4.5 This would mean that the new council would need to make a decision on Publication of the Plan, although this would need to happen in any event as the current Local Development Scheme identifies that Submission and Examination of the Ryedale Plan Review would still need to be agreed by the new North Yorkshire Council, and Publication is the formal consultation stage where the Council agrees the plan that it intends to submit for Examination.

5.0 POLICY CONTEXT AND CONSULTATION

- 5.1 The current local plan (Ryedale Plan) covers the period 2012-2027 and includes the Local Plan Strategy adopted in 2013 and the Local Plan Sites Document which was adopted in 2019. It also includes the Helmsley Plan adopted in 2015 jointly with the National Park (subject of a separate report). The review of the development plan is a council priority and feeds into many elements of the Council Plan's actions. The proposed approach to the review is detailed in the report below and has been initially considered by the Local Plan Working Party (LPWP) at its meeting on the 13 June

2022 and the 13 October 2022. Both reports are appended, and the outcome of the meeting of October is set out in the report.

- 5.2 The LPWP report in October also identifies that there is a more fundamental decision to make around the review of the Ryedale Plan, and this has come from the recent legal advice given in relation to plan-making for the new Local Plan for North Yorkshire, and in light of this advice whether or not the plan period for the review should be refined. There are pros and cons to making such a refinement, and Members will need to decide in which direction they wish to go with the plan period.
- 5.3 The work commissioned to date on the formation of a new local plan for North Yorkshire has confirmed through Counsel that the new authority will need to commence work on its new local plan in earnest, and is expected to have adopted its new Local Plan within or close to 5 years of vesting date (2028). It therefore cannot invest in reviewing multiple existing plans- although the Ryedale Plan Review is not one of the plans which is not to be reviewed. Preliminary work has already started in relation to the preparation of an interim Local Development Scheme, and resources and capacity investigations are underway. Members and officers will need to be able to input into this emerging work, and influence the development of that new Local Plan.
- 5.4 At the end of 2021 and running until March 2022 Members may recall the Council undertook a consultation which principally explored the different approaches we could take to the distribution of development. Members have previously been provided with compiled details of the distribution of development consultation. They are part of the LPWP agenda 29 March 2022:
<https://democracy.ryedale.gov.uk/documents/s61404/Appendix%20to%20Report%20-%20All%20Consultation%20Responses.pdf>
- 5.5 Prior to publication, it is considered necessary to undertake a further 'Key Decisions' consultation which will consult on what is effectively the Council's preferred or potential approaches, or some key options concerning the review. This is the subject of a report to Members at this meeting of Policy Resources. It will not give the precise policy wording but will certainly need to express key principles and ask questions about the proposed approach. These key decisions will also need to be subject to key technical assessment in relation compliance with Habitats Regulations Assessment and Sustainability Appraisal and Strategic Environmental Assessment. There will also need to be viability assessment work undertaken to ensure that any standards or thresholds are not set so high as to undermine planned growth or other local plan policy aspirations. Work in these areas is being undertaken/commissioned to inform the Key Decisions consultation. This will inform the Publication of the Ryedale Plan review.
- 5.6 The 'Key Decisions' consultation will not establish the chosen sites, but it will nevertheless give an indication of the settlements in principle which could be

considered for allocations- but it does not mean that the sites submitted in those settlements will come forward as allocations. There is on-going site assessment work to establish which sites are the most appropriate to bring forward. This is part of subjecting sites to a formal Sustainability Appraisal process. On-going consultation is taking place on the sites, and this started in November 2021. As Members are aware, the Castle Howard Estate site submissions were received in late March and were published on the website in April. This has generated a significant amount of public interest which is welcomed. We have also had more recent site submissions which we cannot decline to accept as to do so would be prejudging their suitability- although the later the submission the less opportunity to undertake key appraisal and evidence work, and it will not have been subjected to public consultation. Only after the publication of the plan will the District Council decline to consider additional sites through the Review of the Plan.

- 5.5 It is expected that post the Key Decisions Consultation, early in 2023 we will be seeking views from the Local Plan Working Party on a collection of sites for potential allocation. It is at this point that once those potential allocation sites are chosen we undertake specific public consultation on those sites, which would involve site notices.
- 5.6 It is only considered that once we have completed these stages of consultation and evidence collection and appraisal that the review of the Ryedale Plan can progress to Publication. Publication is the formal stage of consultation on the plan which the Council intends to submit for Examination.

REPORT

6.0 REPORT DETAILS

Context

- 6.1 A report to the Local Plan Working Party on the 18 June 2020 identified that the Ryedale Plan would be subject of a 'whole plan' review and the process was estimated to cover a five/six year period to the adoption of a new plan. By 2021, two matters resulted in this approach being stopped: the Planning White Paper in August 2020 and the potential for local government re-organisation across North Yorkshire as set out in the Secretary of State's letter of the 9 October 2020.
- 6.2 It was recognised by both members and Officers that these matters have significant implications for the future of planning in North Yorkshire and the council needed to reconsider the scope of the Local Plan review. It ultimately resulted in a pragmatic partial review of the plan as scoped in the currently adopted Local Development Scheme 2021-2023.
- 6.3 The Planning White Paper reforms have become less of a priority for Central Government. But Local Government Reorganisation is very much a reality, and the new Council for North Yorkshire will come into being on the 1 April 2023.
- 6.4 Since the June LPWP (and later meetings), there have been recent developments in the early autumn concerning the matter of the preparation of the new Local Plan for North Yorkshire, and Officers consider these circumstances present a need to

explore refining the scope of the plan review further.

- 6.5 There is now a clear commitment and impetus to prepare a new local plan for North Yorkshire which would have a plan period of at least 15 years from when it is adopted. Work on that plan has now effectively begun with work commenced on an interim Local Development Scheme.
- 6.6 The commitment of new plan preparation means that once adopted the Ryedale Plan's lifespan will only be a matter of a handful of years- at the most. It will be effectively subsumed/superseded by the new North Yorkshire Plan, accepting that its allocations will likely be rolled forward. There is a need to ensure that the review does not present areas of incompatibility to the emerging new North Yorkshire Local Plan, such as around the consideration and treatment of growth points and investment in aligned infrastructure to deliver those growth aspirations- particularly in light of the Devolution deal with North Yorkshire and York.
- 6.7 There is going to be additional consultation on both the new Local Plan for North Yorkshire and the review of the Ryedale Plan. the presence of the two plans, and their similar timelines, could cause confusion for local communities, and also potential conflicts depending on the chosen approach. There is no need to plan out a 15 year land supply from 2023/4 from adoption to 2038. Instead the review can provide additional sites to modestly extend the land supply.
- 6.8 Given this impetus with the production of the new Local Plan, regarding the review of the Ryedale Plan, it is considered that the Council needs to consider whether or not it needs to refine the scope of the review still further.
- 6.9 These perspectives and circumstances were brought to the consideration of Members of the recent Local Plan Working Party on the 13 October.

Scope

- 6.10 The current Local Development Scheme sought a partial, targeted review of key policy areas with a view to adoption in 2023 – either by the council or the new authority. This would:
- Address key planning policy issues for Ryedale. Primarily, this will be a need to increase the planned housing land supply to 2038 and to address conformity with national policy on housing policy matters.
 - It also was proposed that the plan review would respond to embedding a greater response to Climate Change.
- 6.11 The key areas of focus for Members were:
- a) to provide an additional land supply to ensure the plan had full weight in decision making; and
- b) to review policies which they considered were no longer relevant or appropriate.
- It was established that existing policies that are currently functioning as intended or that are in less urgent need of review would not fall in the scope of the review. This includes most of the suite of thematic protection policies in the Plan (subject to a light

touch review); most existing policy targets and standards (such as affordable housing) and the Community Infrastructure Levy.

- 6.12 Key elements of the plan that will be included in the review will be: updated development requirements; review of the settlement hierarchy and distribution of development beyond 2027; and the identification of new land allocations for development. Revisions to housing policies to reflect national policy requirements will also be undertaken. That has also incorporated reviews on the implementation of our local needs occupancy condition (and whether to use a primary residency condition), and build standards in relation to accessibility and sustainability. Decisions on these elements have been sought from the Local Plan Working Party, which sat on the 13 October 2022, and they are the subject of a further report to this meeting of Policy and Resources.
- 6.13 The Local Development Scheme does not go into the substance of policy choices, but it does give an indication of the scope of the review of Planning Policy. The areas of the plan review which members have been asked to give a position on at the recent meeting of the LPWP were agreed:
- Criteria-based policy for windfall sites;
 - Responding to climate change through an review of Policy SP18;
 - Accessibility in new dwellings (Policy SP4); and
 - Occupancy conditions

Alongside the overarching matters of:

- The to plan-for figure;
 - The plan period;
 - Spatial principles and settlement hierarchy. This also included the revisions to the designation of Service villages.
- 6.14 Of particular note to Members for the purposes of the Local Development Scheme is the exploration of whether the Ryedale Plan review could be reduced in its timeline of operation (known as plan period), from currently a 15 year plan period from adoption (as set out in the Local Development Scheme), and allowing it to be a limited roll forward in light of this position- for up to 5 years post 2027. Members of the Local Plan Working Party were happy to consider this as an option. Legal advice is in the process of been sought and this advice will be reported to Members of Policy and Resources.
- 6.15 Officers are keen to explore with Members a limited roll forward of the plan review period of 2027-2032, which would mean an additional housing land supply of 600-1000 dwellings to allocate. We will also take wider advice from Planning Advisory Service (PAS) and legal advice in undertaking such an approach which is hoped will be available to be provided to Members of Policy and Resources Committee in November, as this is not an established route for a plan review to normally take. Although the National Planning Policy Framework and Planning Practice Guidance does not require full detailed allocations in years 11-15 of a plan. Officers consider that there are exceptional circumstances with the current land supply of the Ryedale Plan coupled with the clear mandate to prepare a new local plan for North Yorkshire, and the evidence base and land supply will be key determinants in the approach ultimately taken. Ryedale's land supply which was ultimately defined in the Local

Plan Sites Document with the formal identification of allocations and commitments provided an extremely robust land supply, and this is helpful in relation to the review of the plan, as most of these can be relied upon to come forward.

- 6.16 It is proposed that the Helmsley Plan, having being subjected to a light-touch review, is retained, and this was agreed by the members of the Local Plan Working Party on the meeting of the 13 October 2022. This is the subject of a further report to this meeting of Policy and Resources. Subject to the outcomes of that report, the Local Development Scheme will be updated to reflect that the Helmsley Plan has been subject of a light-touch review.

Timescales

- 6.17 The broad timetable for the plan review, based on the proposed partial review approach as set out in the current Local Development Scheme, aims to formally publish and submit revisions to the Ryedale Plan at the end of 2022, with the examination process in 2023. Members can see that the date of Publishing the plan of September of 2022 has not been achieved, this was in part due to the issues with being able to commission key pieces of evidence, and Members seeking to consider in detail the nature of the site submissions made to the Council, and matters around occupancy conditions, and the role of Development Limits.
- 6.18 The revised timelines for plan preparation were outlined and explored by the LPWP in June 2022. It identified that publication in September 2022 would not be possible, but that a Key Decisions Consultation Document on the review of the Ryedale Plan would be published in November, subject to Members being in a position to make their decisions. As of the writing of this report. It is the Key Decisions consultation which is subject of a report on the agenda of this meeting.
- 6.19 It was reported in June that the publication of the Plan review would be a Council decision and it would be considered by the 23 February 2023 meeting of Council. As stated in section 5 of this report, Officers consider that additional public consultation will be needed on the sites choices. So this date is just too tight for Members, and Officers are seeking to get approval from SMB for an extraordinary meeting of Policy and Resources in early March 2023 to focus on **a decision to be made at the 30 March 2023 – the last Full Ryedale District Council – to Publish the Plan Review for public consultation.**
- 6.20 The 2021 Local Development Scheme recognised that it would be likely that even if the Submission of the Ryedale Plan review was made under Ryedale District Council, the decision to physically Submit for Examination would ultimately be a decision for the new authority, as they would need to authorise this expenditure, and this would then, naturally, include whether to adopt the plan post Examination. However, if Publication is delayed beyond this date, this means the most difficult decision, which is the decision to Publish the Ryedale Plan Review, will rest with the newly formed Council. This has been raised with the LGR plan making board, and they accept that this could be undertaken.
- 6.21 In that scenario, where publication is agreed by the New Council, it is still considered by officers that key decisions on the content and scope of the review and a selective panel of potential site allocations are nevertheless agreed by Members of Ryedale District Council, and this will give a helpful steer to the new Council- although it will

have ultimate decision making capability.

- 6.22 As the review of the Ryedale Plan is expected to continue post LGR into the new authority. Work is currently underway to prepare an interim Local Development Scheme for plan-making work responsibilities of the new North Yorkshire Council. The review of the Ryedale Plan is expected be part of the Local Development Scheme being prepared and this will be from 2023 onwards.
- 6.23 Officers will be continuing to work on the review alongside our existing statutory monitoring of planning policy, housing delivery and s.106/CIL monitoring, and inputting into the emerging work on the new North Yorkshire Local Plan. Officers have advised that it is important for Members and indeed wider stakeholders to note that the site assessment work, site submissions, and evidence base commissioned as part of the review of the plan will need to be incorporated and subsumed into the plan making work for the new Local Plan for North Yorkshire.

7.0 IMPLICATIONS

7.1 The following implications have been identified:

(i) Financial

The budgetary provision for a partial review is in place and reflects the timeframes for the preparation of the plan and its scope.

(ii) Legal

The review process will need to be undertaken in accordance with existing statutory procedures. Legal advice is being sought around the scope of the plan period for review and treating it as role forward. This may be at a level of Counsel advice.

(iii) Environmental, Ecological, Climate Change and Carbon

The Local Development Scheme is a high level work programme. The Climate Change Officer has been involved in the scoping and work on the plan review. The Policies of the plan and site are subject to Sustainability Appraisal and Strategic Environmental Assessment.

(iv) Equalities

EqIA is not required for a high level work programme. The policy making process is subject to Equalities Impact Assessment and Our Statement of Community Involvement. The policy content is also subject to Equalities Impact Assessment and Health Impact Assessment

(v) Staffing

No additional resources are required concerning the implementation of the LDS.

(vi) Planning

The Local Development Scheme is a key procedural document for the making of planning policy

(vii) Health and Safety

There are no Health and Safety implications.

(viii) Crime & Disorder

There are no crime and disorder implications for the publishing of the Local Development Scheme.

(ix) Data Privacy

There are no data protection issues. The Local Development Scheme does not involve the storage/use of personal data.

Jill Thompson

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Background Papers:

Appendix 1 Draft Local Development Scheme 2022-23

Report to the Local Plan Working Party on the 13 June- Scope of the Review

Report to the Local Plan Working Party on the 13 October- Key decisions

Currently adopted Local Development Scheme

**Background Papers are available for inspection at:
LPWP Local Plan review Scope 13 June**

https://democracy.ryedale.gov.uk/documents/s63023/LPWP_130622_local%20plan%20review%20scope%20timing.pdf

LPWP key decisions 13 October

<https://democracy.ryedale.gov.uk/documents/s65421/KEY%20DECISIONS%20final.pdf>

Current Local Development Scheme

https://www.ryedale.gov.uk/content/uploads/2021/07/Local_Development_Scheme_2021-2023-ACC.pdf

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For existing planning policy

<https://www.ryedale.gov.uk/information/planning/planning-policy/>

For consultations and emerging policy

<https://www.ryedale.gov.uk/information/review-of-the-local-plan/>

INTRODUCTION

In Ryedale, the District Council is responsible for providing planning policy for the area of the District outside of the North York Moors National Park.

The Local Development Scheme (LDS) is a rolling program for the production and review of Planning Policy documents. It is the starting point for anyone who wants to find out about planning policies for Ryedale. Normally Local Development schemes are normally a rolling three-year programme. It is because the plan-making functions will be taken on by the North Yorkshire Council in 2023 it is not a LDS from 2022-25. A new Local Development Scheme for the North Yorkshire Council is in its early stages of preparation.

In particular, this LDS -

- Sets out what are our existing planning policies
- Sets out what supporting documents are produced to help implement policies
- Identifies the key elements of the review of the Ryedale Plan which is our Local Plan which will be produced over the coming years (2022-2023)
- Establishes timescales for the production of revisions to the Plan
- Identifies consultation 'milestones' to inform the community and other stakeholders of opportunities to influence the preparation of the Plan
- Provides information on the preparation of Neighbourhood Plans.

RYEDALE'S CURRENT PLANNING FRAMEWORK

The Ryedale Plan is the Local Plan for the area to 2027 and it is currently made up of three documents, accompanied by a Policies Map (adopted 2019) which shows on a map where different planning policies apply. These documents, described below, form part of the 'the Development Plan'. They have full weight in the decision-taking process as 'the Development Plan'. This means that planning decisions will be made in accordance with these documents unless material considerations indicate otherwise.

Ryedale Plan- Local Plan Strategy (LPS)

Provides the planning strategy for the District from 2012 to 2027. It outlines the aims and objectives of the Plan and includes key policies to support the delivery of new development in the District and to manage development, growth and the protection of the environment. The LPS establishes the level of new housing and employment development for Ryedale for the life of the Plan and distributes this across the District.

The LPS was adopted by the District Council in September 2013. It was subject to a light touch review in 2016 which concluded no changes were necessary. The Plan is now considered to be in a position to be reviewed given:

- The statutory requirement to review plans every 5 years;
- Updates to elements of national planning policy;
- The need to provide a sufficient supply of land to meet development requirements, particularly of housing land; and
- The need to respond the Climate Change Emergency Declaration in 2019.

Ryedale Plan- Local Plan Sites Document (LPSD)

Identifies site-specific land allocations to ensure a supply of land for a range of land uses, and site-specific protection policies for the plan period 2012-2027. It was adopted in July 2019 with the Policies Map. It will be part of the review of the Ryedale Plan.

The Helmsley Plan

Includes site specific land allocations and policies for the town. The Helmsley Plan has been produced jointly with the North York Moors National Park Authority in order to ensure a holistic and planned approach to managing the growth of the town and addressing development requirements. It has its own Policies Map. It is important to note that as part of the Ryedale Plan, the supply of land for housing that arises within the area of the Town falling within the National Park will contribute towards Ryedale's housing land supply position and the District's Housing requirements. The Plan was adopted by Council in July 2015 and covers the period to 2027. The Helmsley Plan has been the subject of a light touch review by Officers of the North York Moors National Park (NYMNP) and Ryedale District Council, and it has been agreed to be retained by the NYMNP in July 2022 for a period of 5 years and is being considered by Members of the District Council in November 2022 with a recommendation to be retained for up to 2027 or when it is superseded by the new Local Plan for North Yorkshire.

The Saved Policies of the Regional Spatial Strategy

Which relate to the extent and operation of the York Green Belt, also form part of the Development Plan for the area. Part of the York Green Belt is in southern Ryedale.

Minerals and Waste Planning is undertaken, in Ryedale, by the North Yorkshire County Council (NYCC) (and the North York Moors National Park), and they deal with applications that relate to minerals and waste. Existing policies in the Minerals Local Plan (1997) and Waste Local Plan (2006) have been 'saved' until they are replaced with the emerging Joint Minerals and Waste Local Plan. The emerging policies have been subject to Examination, and have moderate weight at the current time. Adopted Minerals and Waste policies form part of the Development Plan for Ryedale although these are applied by the relevant Minerals and Waste Authority.

See [Our Development Plan Policies](#)

Future Planning Policy

Neighbourhood Plans

Provisions in the Localism Act (2011) allow local communities to prepare Neighbourhood Plans for their local areas. Neighbourhood Plans will form part of the Development Plan for the areas that they cover once they are formally 'made' by the Local Planning Authority. To date in Ryedale, Malton and Norton Town Councils are committed to producing a Neighbourhood Plan for the twin towns, and they have designated their area and are working on their draft plan for the Towns.

[Neighbourhood planning including Malton and Norton Neighbourhood Plan](#)

Supporting Documents

The Plan is also supported by a range of other documents:

Statement of Community Involvement

Outlines the Council's commitment to consultation and involvement in the planning process. This is under review and will be updated spring 2021, prior to commencing any formal planning policy consultations.

[Statement of community involvement 2021](#)

Monitoring Report

Is produced annually to monitor the implementation of the Ryedale Plan and progress towards its completion. The scope of recent monitoring reports has been limited to reporting key national requirements and local information.

[Authority Monitoring Reports](#)

Malton Food Enterprise Zone Local Development Order and Design Code

Adopted: February 2017

Coverage: Malton Food Enterprise Zone area.

Local Development Orders are a planning tool, which grant planning permission for particular classes of development specified in the order. In this case

Businesses and organisations whose primary activities involve:

- The production, processing and manufacturing of food or drink;
- Associated bioscience and agricultural technology; and
- The supply of goods, equipment or services (including education and training) to the agricultural and food/drink manufacturing sectors.

They operate like a planning decision notice – setting out the level and types of uses of development and identify those conditions which are to be discharged (approved) prior to development taking place. Proposals which do not conform to the LDO require planning permission is the usual way.

[Malton Food Enterprise Zone](#)

Supplementary Planning Documents (SPD)

Provide further guidance to support the implementation of planning policies.

Existing SPD's cover (date is date of adoption):

- Shopfront Design and Signs (Plan wide) (2005)
- Helmsley Conservation Area Appraisal (2005)
- Ampleforth Conservation Area Appraisal (2010)
- Oswaldkirk Conservation Area Appraisal (2012)
- Settrington (Parish) Village Design Statement (2013)
- Slingsby, South Holme and Fryton (Parish) Village Design Statement (2016)

[Supplementary Planning Documents](#)

Over the period of this LDS, the Council will be prioritising the review of the Local Plan and is not intending to produce new SPD's or revise existing documents during this time.

Community Infrastructure Levy (CIL) Charging Schedule

The Council has brought its CIL Charging Schedule into effect in March 2016.

It is also required to prepare an Infrastructure Funding Statement and this is annually prepared in December. [Community Infrastructure Levy](#)

REVIEW OF THE LOCAL PLAN

Planning policy is subject to regular, periodic review to ensure that it remains the most appropriate strategy for guiding new developments in a place - in light of national planning policy and local circumstances.

There is a statutory requirement to review a Local Plan every 5 years- which may or may not result in a need to review some parts, or all, of a plan to be reviewed.

Given the age and style of the current Local Plan, the Council originally intended to undertake a full, whole plan review of the Ryedale Plan. Whilst many of the policies are working as intended, and remain compliant with national policy, there is a need to review the plan to update and roll forward development requirements and land supply policies and to update the plan to address some limited compliance with national policy in terms of housing policies. A 'whole' plan review also provided the opportunity for the Council to produce a new plan as one document, rather than a series of documents.

However, in the summer of 2020, the Government proposed significant changes to the planning system in a Planning White Paper and in October 2020, the Secretary of State invited proposals for local government re-organisation across North Yorkshire. Both of these matters have significant implications for plan-making across North Yorkshire and the plan review process. In response to the current uncertainty associated with both of these matters, the Council will undertake a partial review of its local plan in order to address and update policies that require revision as a priority and to maintain a sufficient supply of development land into the future. This is considered to be a pragmatic response in the face of current uncertainty.

The proposed changes to the planning system are yet to be implemented. The new Council for North Yorkshire will come into being at the start of April 2023.

In particular, the review was originally proposed to cover:

- Necessary changes to address conformity with national policy
- Update future development requirements and roll forward the plan period (to cover a minimum 15 year period from the proposed adoption of revisions. This is anticipated to cover the period 2023-2038)
- The spatial approach and distribution of new development sites

As of November 2022 it will cover:

- Necessary changes to address conformity with national policy
- Update future development requirements and roll forward the plan period (to cover a minimum 5 year period from 2027-2032. This is anticipated to cover the period 2023-2038)
- The to-plan-for figure;
- Spatial principles and settlement hierarchy. This also included the revisions to the designation of Service villages;
- Criteria-based policy for small-scale windfall sites;

- Responding to climate change through a review of Policy SP18;
- Accessibility in new dwellings (Policy SP4); and
- Occupancy conditions

The revisions have come about because of mandate to the new Council for North Yorkshire to prepare a local plan within 5 years of vesting date, and so to support this work, and to not create confusion or misaligned strategies- this review is proposed to be a short term review to extend the land supply, and not to be a 15 year plan period. This is subject to legal advice.

Other, more specific, areas of the review of the plan have come from public consultation and discussions with Members through the Local Plan Working Party, a group of Members who discuss with Officers planning policy matters, making recommendations prior to decisions being made by committee.

The Council is confident that a number of existing policies will not require change as a priority. As part of the review process, the Council will provide evidence (which will be updated as work evolves) to justify any decision not to update any existing adopted policies.

The Review will also be subject to Sustainability Appraisal/Strategic Environmental Assessment and a Habitats Regulations Assessment. It will also be subject to Equalities Impact Assessment.

The same consultation and engagement will occur as part of the proposed review and the process will be subject to the requirements of the Duty to Cooperate.

The proposed approach aims to ensure that in the face of uncertainty the development plan remains up to date and that full weight can be afforded to the plan in the decision making process until such time that a new Local Plan for North Yorkshire is adopted. The proposed approach will reduce unplanned development in the interim.

RISKS, PROJECT MANAGEMENT AND MONITORING

Development of planning policy involves a series of prescribed stages and can take some years to reach a point where it can be adopted. The work on the review commenced in earnest in 2021, and it is expected that the review will be completed, and adopted in late 2023 early 2024. The aim in 2021 was to undertake a focussed review within the next 2-3 years, and that remains the case.

It should be noted that consultation with a range of stakeholders and evidence gathering is undertaken in advance of the formal Publication of a revised plan. Please consult the web-site

[Review of the Ryedale Plan](#)

For more details about the work on the review and the consultations we are running to support that work. We will look to keep the website up to date with where we are in the review of the Local Plan – as well as updating this document- with any key milestones.

The Council is required to monitor annually how effective its planning policies and proposals are in meeting the strategy, aims and objectives of its Local Plan. A Monitoring Report is produced in December of each year, covering the period April (preceding year) to end of March of that year. The

report focuses on planning permissions granted, completed and refused over different types of development, to see what development is coming forward and where. It also monitors infrastructure delivery and the progress of the production of planning policy outlined in this Local Development Scheme.

[Authority Monitoring Reports](#)

The Council is keen to ensure the timely delivery of the review of the Ryedale Plan, although there are however a number of potential risks to progress, some of which can be beyond its ability to control. Potential risks include, for example:

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- Changes to national policy and legislation Local Government Reorganisation and Devolution
 - Capacity of other organisations/agencies to inform and engage in the process
 - Larger volumes of representations are received than anticipated
 - Legal challenges to the adoption of documents
 - Fluctuations in staffing capacity

The progress of the review will be monitored both against delivery key milestones, and recorded annually (in the Authority Monitoring Report). Whilst we will robustly prepare for the review process, and the involvement of stakeholders in that review, we may need to respond to some of these issues, as they arise, and we will provide updates and information on the website.

STAGES IN THE REVIEW PROCESS

Stage 1: Pre-Production consultation and evidence gathering to inform the Review (Regulation 18)

This includes development of evidence base, consulting with statutory consultees and Duty to Cooperate Bodies and non-decision making consultation with Members. It also involves a call for sites and public consultation (usually taking place for 6 weeks) for 'Issues and Options' which in essence sets out what are the issues the Local Plan Review needs to address and what are the options for achieving this. This is a partial review, Members need to agree this document and its general scope (areas to explore). Key areas are identified below.

- Necessary changes to address conformity with national policy
- Update future development requirements and roll forward the plan period (to cover a minimum 5 year period from the current end of the Ryedale Plan period (2027). This is anticipated to cover the period from the date adopted 2023-2032)
- The spatial approach and allocation of new development sites
- Responding to climate change

This will also set out the areas which the District Council does not propose to review and the reasons/evidence why.

Undertaken and Proposed Consultations:

- Preparation of LDS covering 2021-2023 and Statement of Community Involvement adopted February 2021
- A call for sites was undertaken in May/July 2021
- Consultation on Distribution of Development Options consultation undertaken in November 2021-to March 2022
- On-going consultation on site submissions – from November 2021 until Publication of the review of the plan
- Key Decisions Consultation- November-January 2023 consultation on Key decisions on the specific content of the review and what parts of the plan are not included in the review and why
- Consultation on potential site allocations date February/March

Stage 2: Publication of the Local Plan Review (Regulation 19)

Publication is a key stage when the Council publishes its Local Plan Review that it wants to have taken through Examination. Comments on the policies and proposals in the document which is intended to be submitted are invited over a six week period. Any representations made at this stage are those that will be considered at the independent examination. The policies which are unchanged by the review will not be consulted upon.

- The Policies Map will be updated and also subject to Publication at this time
- Ryedale District Council to agree Publication at Council late March 2023
- Public Consultation on Publication April/May 2023
- As of April 2023 the new North Yorkshire Council will also need to approve the Publication of the review of the Ryedale Plan so Publication could be re-confirmed in April 2023 subject to committee scheduling

Stage 3: Submission for Examination (Regulation 22)

The Plan and all relevant evidence and supporting material is submitted to the Secretary of State for examination as required by Regulation 20. An independent Planning Inspector from the Planning Inspectorate is then appointed to conduct the Examination.

Submission (a notification process) September 2023

Stage 4: Examination

The examination process is designed to scrutinise the Plan to ensure that it is legally compliant and sound. Legal requirements cover the production of the Plan and also include compliance with the duty to co-operate which came into force in 2011. To be sound, the Inspector needs to be satisfied that the Plan is positively prepared, justified, effective and consistent with national policy.

The Planning Inspectorate estimates that the examination process will cover a period of 24-29 weeks depending on the complexity of the document and the level of examination participants. The examination process will include Hearing Sessions to consider matters and issues and may include consultation on Main Modifications to the Plan. The timetabling of the Examination of Development Plan Documents will be subject to agreement with the Planning Inspectorate and may be subject to change.

Stage 5. Inspector's Report

The examination of the Plan concludes when the Inspector's report is issued to the Local Planning Authority. The report will include recommendations as to whether the plan should be adopted with or without main modifications or that it should not be adopted. It should be noted that the Inspector's report is no longer binding on a Local Planning Authority and there is no statutory requirement for an Authority to adopt the Plan following the examination.

Stage 6: Adoption of the Plan (Regulation 26)

A Plan is formally adopted by a Local Planning Authority if it is adopted by resolution of the Authority. A Local Planning Authority is required to make an adoption statement available and notify anyone wishing to be notified of the adoption of the plan. Any person aggrieved by the decision to adopt the Plan has six weeks from the date of its adoption to apply to the High Court to have the plan quashed in whole or in part.

Anticipated early 2024 but could be subject to change depending on the outcome of the Examination.

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A of the Local Government Act 1972.

Document is Restricted

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