



RYEDALE
DISTRICT
COUNCIL



Ryedale Local Plan Monitoring Report 2015 – 2016

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1.0 Introduction

- 1.1 All Local Authorities are required to produce annually a Monitoring Report (MR) formally known as an Annual Monitoring Report (AMR). The report has been produced in accordance with the requirements of the Town and Country Planning (Local Planning) (England) Regulations 2012. This Monitoring Report is for the period 1 April 2015 – 31 March 2016.
- 1.2 In the past, a key purpose of the MR is to monitor the effectiveness of planning policies in the District, and to highlight the extent to which they are meeting social, economic and environmental Aims and Objectives of the Ryedale Plan. This was achieved through the monitoring of planning applications; those approved and refused, and what development is completed during the year. The indicators for monitoring the Plan are presently set out in the Local Plan Strategy, which provides the strategic planning framework for the District. The MR will be used to highlight whether there are any policies that will need to be changed or modified, if they are not achieving their intended purpose, which is to work towards the achievement of sustainable development.
- 1.3 With the Adoption of the Local Plan Strategy in September 2013, the Council moved the monitoring framework forward to reflect the aspirations of the monitoring framework of the Local Plan Strategy. It was noted in the Monitoring Report 2012-13 that there are some Indicators in the Local Plan Strategy that would require some time to be fully incorporated into the established monitoring framework.
- 1.4 Since the Local Planning Regulations 2012, the scope of the Monitoring Report has been refined in terms of the statutory format of the document. This Monitoring Report, and subsequent monitoring reports will be presented in a more concise format in response to resource constraints. This is disappointing, and it is hoped that in time the MR will be expanded to consider the indicators as identified in the Local Plan Strategy, and which were monitored in past MRs, it is considered that this will be expanded in the production of the new Local Plan for Ryedale.
- 1.5 This document and previous Monitoring Reports are viewable on the council's web page:

<http://www.ryedaleplan.org.uk/other-documents/monitoring-report>

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

2.0 Development Plans- Local Plans and Supplementary Planning Documents

Ryedale's planning policy framework primarily consists of the Ryedale Plan, which is the Local Plan / Development Plan for the District. The structure of which is set out below. There are a small number of Policies 'saved' from the 2002 Ryedale Local Plan <http://www.ryedaleplan.org.uk/ryedale-local-plan>. The Proposals Map is also saved.

The Ryedale Plan - The Development Plan

Local Plan Strategy

Local Plan Sites

The Helmsley Plan

**Proposals Map/
Policies Map**

Neighbourhood Plan

Supporting Documents

Supplementary Planning Documents

Infrastructure Delivery Plan

Community Infrastructure Levy Charging Schedule

Statement of Community Involvement

Monitoring Report

Local Development Scheme

Supplementary Planning Documents are:

Helmsley Conservation Area Appraisal (SPD)
Ryedale Residential Design Guide (SPG)
Ryedale Rural Design Guide (SPG)
Settrington Village Design Statement (SPD)
Shop front design and signs (SPG)

These are available at <http://www.ryedaleplan.org.uk/other-documents/supplementary-planning-documents/21-adopted-supplementary-planning-documents>

In production is Slingsby, South Holme & Fryton Village Design Statement

3.0 Progress Against Key Milestones of the Local Development Scheme (LDS)

- 3.1 The Local Development Scheme (LDS) sets out a three-year programme for the production of principal planning policy documents. This includes a detailed schedule of target dates for the completion of various stages in the production of such documents. The LDS is important in ensuring that an appropriate policy framework is established in a timely manner, as well as in making members of the public and other stakeholders aware of when they can become involved in its production. It is for the Monitoring Report to report progress of planning policy development against the LDS.
- 3.2 Since the requirement for the production of an LDS was first implemented the Council has prepared a number of LDS' to publicise Development Plan production, which is a reflection of the number of changes which the Ryedale Plan has witnessed from its inception.
- 3.3 On 1 December 2015 the LDS was updated and agreed by Members of Planning Committee, to accurately reflect the adoption of the Local Plan Strategy and the Helmsley Plan, the production of the Local Plan Sites Document and new planning policies. The following paragraphs therefore reflect this latest LDS and the current position of planning policy production. The Council will be updating the LDS once key technical document have been finalised, this includes an Air Quality Impact Assessment for the Malton and Norton sites.

Local Plan Strategy

<http://www.ryedaleplan.org.uk/local-plan-strategy>

- 3.4 The Local Plan Strategy Document is the overarching planning policy document for the District. The Council published the publication draft of the Local Plan Strategy in mid-January 2012, which followed the publication of the new Local Development Scheme. In light of the Publication of the NPPF on the 27 March 2012, the Council undertook a further six week consultation to assess how the Plan complies with the NPPF. The Local Plan Strategy was submitted for examination on the 21 May 2012.
- 3.5 The Local Plan Strategy Examination hearing sessions took place on the 11-14 September; 25-28 September and 9-10 October. The Council, at the request of the Inspector, prepared responses to a number of matters and issues, in the form of 'homework'. As a result of the consultation and hearing sessions the Council proposed a series of modifications to the Plan, known as Main Modifications. These were subject to a six-week consultation in January/February 2013. This resulted in further responses, and resumed hearing sessions on 22-24 May 2013. On the 24 May the Inspector formally closed the Hearing Sessions. The Inspector sought further clarification on particular matters, and as a result of a Ministerial Statement on assessing renewable energy schemes, a further short and tailored consultation was undertaken. On the 14 August 2013 the Council received the Inspector's Report of the Local Plan Strategy, which concluded that, subject to the identified 'Main Modifications' being included, the Plan was indeed sound, and capable of being Adopted as used as the Development Plan. The Local Plan Strategy was adopted by Ryedale District Council on the 5 September 2013.

- 3.6 In terms of LDS compliance, the Local Plan Strategy took considerably longer than anticipated, given the exceptional circumstances with the final publishing of the National Planning Policy Framework, the partial revocation of the Regional Spatial Strategy, and particular Ministerial Statements, within that time, the website, and LDS was updated accordingly.

Proposals Map/ Policies Map

- 3.7 This is the geographical representation of the Development Plan, it maps the allocations, and any geographically identified policy designations or features of sensitivities, such as landscape designations or scheduled monuments. It is being prepared in conjunction with the Local Plan Sites Document. Helmsley now has an adopted Policies Map, as of July 2015. The proposals map is the former terminology, but is still used because the Local Plan Strategy carried forward the Proposals Maps.

Local Plan Sites Document

<http://www.ryedaleplan.org.uk/local-plan-sites>

- 3.8 This Plan amplifies the Local Plan Strategy by providing allocations of land for various different land uses, and site specific policies. In the latter part of 2013, work progressed again on the Local Plan Sites Document, where possible, especially regarding infrastructural and environmental capacity and development viability. Therefore, site visits were undertaken for all sites in the Market Towns and Service Villages. This was to support an anticipated publication of the preferred sites in 2014. However, this milestone was not met due to other more pressing work commitments (the progression of the Helmsley Plan to Adoption and the progression of CIL through Submission, Examination, Approval and finally implementation). Therefore, Members considered the Preferred and Options for sites in Spring 2015 and consultation on the preferred sites in the Service Villages and potential options of sites in the Market Towns was undertaken from 2 November to 14 December 2015. The Council is currently considering the comments received and evaluating the supporting material which has been submitted with a view to further consultation in 2016. Key technical studies: transport modelling and Air Quality Impact Assessment are awaited.

Helmsley Plan

<http://www.ryedaleplan.org.uk/helmsley-plan>

- 3.9 The Market Town of Helmsley is split in terms of planning jurisdiction between Ryedale District Council and the North York Moors National Park Authority, necessitating a planning policy approach to plan for managed growth that allows effective integration into both authority's Planning Policy Frameworks. The Helmsley Plan sets out the allocations for the town (residential and employment-based) and site specific policies.
- 3.10 The two authorities' rescheduled publication of the document for the summer of 2013, and this was publicised on the Council's website. Consultation on the Draft Helmsley Plan ran for 6 weeks from the 24th June 2013. Following the adoption of the Local Plan Strategy, work could progress in earnest on the Helmsley Plan. The Council decided to publish and submit the document on 9 January 2014, with the Publication being on 24 January 2014 and Submission on 16 May 2014, which was 4 months later than originally anticipated. The Examination was held on 3-5 March 2015. This was 11 months later than anticipated due to concerns over site-specific matters which then meant that the adoption of this document would be delayed. The Examination was followed by the Publication of the Inspector's Report on 28 May 2015 and the Helmsley Plan was finally adopted by Ryedale on 9 July 2015. The Plan was not subject to any challenge.

Table 1: LDS 2012-2015 and updated 2015-2018

LDS	Document	Initial Consultation*		Pre-Publication Draft*		Publication of Draft		Submission/ Examination		Adoption **	
		Programme date	Actual date	Programme date	Actual Date	Programmed date	Actual Date	Programmed date	Actual date	Programmed date	Actual Date
2012-2015	Local Plan Strategy		Nov 2008 Summer 2009		Summer 2010	Jan 2012	Jan 2012	Apr / May 2012	May 2012	Jan 2013	Sept 2013
2012-2015	Helmsley Plan		Summer 2009 Jan 2012			Oct 2012	June 2013	Apr 2013	May 2014 / Mar 2015	Aug 2014	July 2015
2015-2018	Local Plan Sites		Summer 2009 and		Nov / Dec 2015	May 2016		Nov 2016		Nov 2017	
2015-2018	Policies Map The Proposals map will be updated when new site-specific documents are prepared. The Proposals Map from the 2002 Local Plan is carried forward into the Local Plan Strategy					May 2016		Nov 2016		Nov 2017	
2015-2018	Sustainable Energy and Buildings	Not commenced in 2015				Jul 2017		Feb 2018		Sept 2018	
2015-2018	The CIL Charging Schedule				Oct / Nov 2013			Jul 2015		Mar 2016	Mar 2016

*On-going consultation with a range of stakeholders will be undertaken between the Initial consultation and the publication of the DPD. Please consult the web-site <http://www.ryedaleplan.org.uk/> for more details.

** To be confirmed once submission has occurred.

4.0 Duty to Cooperate Matters

- 4.1 There is a legal requirement for local planning authorities demonstrate wider cooperation in plan making with adjoining authorities and other organisations in relation to identified strategic matters. This is known as the Duty to Cooperate. The Council have prepared a document in relation to the Duty to Cooperate as part of the examination of the Local Plan Strategy. The link to the this document is below:
http://www.ryedaleplan.org.uk/attachments/article/141/BP3_Duty_to_Cooperate.pdf
- 4.2 The production of the Helmsley Plan also demonstrated Duty to Cooperate and this evidence can be viewed at the following link:
http://www.ryedaleplan.org.uk/attachments/category/21/Helmsley_Plan_Duty_to_Cooperate_Jan14.pdf
- 4.3 To date, Officers have met with adjacent Local Authorities, and continue to have on-going dialogue with statutory consultees particularly as work on the site assessment process is progressing in earnest on the Sites Document following adoption of the Local Plan Strategy. There are no cross boundary issues, and our approaches to cross boundary matters are aligned. These discussions are summarised below:

Date consulted	Date of meeting	Duty to Cooperate Body	Matters Discussed
2.11.15	30.11.15	North York Moors National Park LPA	NYMNP are looking at producing a new LP with allocations for housing. Looking at producing a SHMA. Retain the Helmsley Plan. Consider that Ampleforth and Thornton le Dale should be considered holistically (not in terms of joint plans). Identify that a number of sites have performed poorly through the site assessment process and concur with those findings. Acknowledge that no sites are being proposed at these settlements due to recent permissions/completions. Note site 650 (eastern limb) and have concerns about the site's proximity to the Boundary with the park, as an isolated limb, strip field. Discordant form of development. Agree with Officer's assessment.
2.11.15	10.12.15	York City LPA	Discussed implications of sub-regional planning, role and approach of sustainability appraisal work, Green Belt boundary for 20 years. Looking to use Technical Officers Group to ensure that DtC matters and endorsed policy and then taken up through to the Spatial Planning Board. Discussed investigation of joint working on Gypsies and Travellers accommodation needs. York looking to have a SPD on Wind Energy. Note that aiming to produce a publication version of the plan by June 2016.
2.11.15	03.12.15	Scarborough Borough LPA	No sites presented concerns in terms of delivery of their Local Plan. Sites work is an extension of the Local Plan Strategy, and not affecting Scarborough's planned approach.

			Mutually meeting own respectively identified OAN. No concerns regarding the A64 and respective Plan approaches. Consistent and shared approach to landscapes, particularly Vale of Pickering- recognition of the archaeological sensitivity.
2.11.15	02.12.15	Hambleton LPA	Limited cross boundary issues. Due to lack of connectivity in terms of roads and rail and no major settlements even proximal to the boundary. Acknowledge aspirations at Sheriff Hutton, nearest settlement with a policy expectation of modest residential development, reflecting the Service Village Status, and that the level of development will not affect Hambleton in any manner. Current position of restraint to north and south. Hambleton are initiating a new Local Plan- and reviewing their Spatial Strategy, going out to Issues and Options consultation in January. Awaiting findings of the SHMA. Landscape matters, no conflicts of approach. Also looking at identifying areas of less sensitivity with regards to Wind Energy.
2.11.15	26.11.15	East Riding of Yorkshire LPA	Two main areas: Treatment of Stamford Bridge and the Wolds LCA. Majority of settlement within ERYC area, site in Gate Helmsley (Ryedale District). Discussed individual merits of the site. Look in further detail at impact on River Derwent SAC. EYRC consider meeting the needs of EYRC and the settlement appropriately and within their planning area. Two planning applications, totalling 295 units have now consent. Are being treated as commitments within the LP at EiP. Agree that site 92 does not need to be bought forward. Agree that there is a comparable approach to development in respect of the Wolds, both from development levels, and recognition of landscape sensitivity.
2.11.15		North Yorkshire County Council (including County Highways) Minerals and Waste Education	Letter provided - provided comments, no concerns identified, but some matters of clarification
2.11.15		The Environment Agency	Letter provided - provided site specific comments
2.11.15		Historic England	Letter provided- provided site specific comments
2.11.15		Natural England	Letter provided- provided site specific comments in the Plan and Sustainability Appraisal
		Homes and Communities Agency	No response made to the consultation
2.11.15		Vale of York CCG	No response made to the consultation
2.11.15	14.12.15	Scarborough and Ryedale CCG	No response made to the consultation
2.11.15		NHS Commissioning Board	No response made

2.11.15		Office of Rail and Road	Response 09.11.15 - No comment to make on this particular document. ORR only requires to be consulted where there is impacts on main line railway, tramway or London Underground.
2.11.15		Highways England	Detailed Letter provided - no concerns
2.11.15		Marine Management Organisation	No response made
2.11.15		Civil Aviation Authority	No response made

5.0 Community Planning (Neighbourhood Plans)

- 5.1 The Council is committed to supporting the production of Neighbourhood Plans. Any formally adopted Neighbourhood Plan will also be part of the Development Plan. The Council is aware of one such Plan, the Malton and Norton Neighbourhood Plan which is at a very early stage of production. It is anticipated that consultation on the Neighbourhood Plan boundary will be undertaken this year.
- 5.2 The Council is mindful of the implications of the Localism Act, in terms of the expectations of District level planning policy, and its relationship to Neighbourhood Plans. Malton and Norton Town Councils are preparing a Neighbourhood Plan, and the Local Planning Authority has provided support in the formulation stage.

Indicator: Number of:	2015-16
• Neighbourhood Plans in preparation	1
• Neighbourhood Development Orders in place	0
• Community Right to Build Schemes completed	0

6.0 Community Infrastructure Levy (CIL)

<http://www.ryedaleplan.org.uk/community-infrastructure-levy>

- 6.1 The Community Infrastructure Levy (CIL) is a locally determined tariff that can be charged on development in a local authority area to deliver infrastructure to support the growth of the District. The funds raised from the CIL can be used to help provide a wide range of strategic infrastructure such as schools, open space, health facilities, flood defences and transport improvements required through the Ryedale Plan.
- 6.2 In order to introduce the CIL, the Council (as the charging authority), has to demonstrate that there is a shortfall in funding between the expected total cost of infrastructure needed to support development over the plan period and the level of funding likely to be forthcoming from mainstream sources of funding for infrastructure. The Council has published an Infrastructure Delivery Plan to support the delivery as part of the evidence base to Local Plan Strategy.
- 6.3 The production of an economic viability assessment is central to the charge setting process in order to ensure that the CIL does not threaten the delivery of the scale of development identified in the Local Plan. In setting the CIL rates the Council must aim to strike an appropriate balance between the benefits of funding infrastructure through CIL and the potential impact of imposing CIL on investment and development in the District. The Council commissioned consultants Roger Tym & Partners to undertake an economic viability assessment for the District.
- 6.4 Charging authorities set out the CIL rates that are to be levied on development in a charging schedule. CIL rates are expressed in pounds (£) per square-metre and will be levied against specified development. The first step towards introducing the CIL is for the Council to consult on a Preliminary Draft Charging Schedule. The Council consulted on a Preliminary Draft Charging Schedule (PDCS) for a period of six weeks until 15 November 2013. Due to an error in the viability study, a revised Draft Charging Schedule was consulted upon in Spring 2015 and was submitted for Examination on 10 July 2015. The Charging Schedule was found to be reasonable and appropriate on 14 October 2015.
- 6.5 Members approved the use of the CIL Charging Schedule on 14 January 2016 and it came into effect on 1 March 2016. In the subsequent Monitoring Report, the Council will publicise CIL collection. No funds have been collected or spent to date.
- 6.6 For the Council's current Regulation 123 List please see:
http://www.ryedaleplan.org.uk/attachments/category/11/Regulation_123_List_14%2001%2016.pdf

7.0 Policies in the adopted Development Plan not implemented

- 7.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning decisions are made in accordance with the Development Plan unless material considerations indicate otherwise. Material considerations need to be significant in order for a departure from the development plan to be made.
- 7.2 As of 31 March 2016 only one element of a policy in the Local Plan Strategy are no longer applied as adopted, this is within policy SP18.
- 7.3 Policy SP18 makes reference to the Code for Sustainable Homes, and whilst the document is in existence, the DCLG have now removed their endorsement in planning policy, therefore the compliance with the standard is not explicitly required, and since there has been no substitute it has not been replaced. All other parts of the policy remain in place.
- 7.4 The Local Planning Authority also adhered to the Ministerial Statement on small site contributions, for the timeframe until the text was removed from the Planning Practice Guidance, as a result of the Legal Challenge.

This meant that The affordable housing requirements are still those of the adopted Local Plan Strategy, save for when the sites are 5 or less in rural areas and 10 or less in non-rural areas there is no on-site provision, nor a commuted sum is sought.

SP11 concerns the collection of monies for delivery of Public Open Space, but this is also now considered through CIL.

The provisions had been considered and then applied from February 2015, in response to the Ministerial Statement prior to the successful legal challenge.

A link to the 2015 Planning Committee report is provide and the minutes of the meeting:

<http://democracy.ryedale.gov.uk/ieListDocuments.aspx?CId=117&MId=1437&Ver=4>

A link to the February 2015 decision of Council is provided below:

<http://democracy.ryedale.gov.uk/ieListDocuments.aspx?CId=114&MId=1350&Ver=4>

8.0 Indicators

Employment Land Supply

Amount of new Employment Floorspace Granted Permission (m²) for Employment use in 2015-16:
 Net shows the result of any losses and cumulative figure

	B1		B2		B8		Mixed		Sui Generis	
	Gross	Net	Gross	Net	Gross	Net	Gross	Net	Gross	Net
Principal Town (Malton and Norton)	5.5		887							
Service Centres: Pickering					-232.2	-232.2			1800	
Kirkbymoorside			2570							
Helmsley										
Service Villages	760		168		362					
Other Villages										
Open Countryside	119.3				537 88.66	625.66	780.38			

Amount of new Employment Floorspace completed (m²) in 2015-2016
 Net accounts for any losses and cumulative figure

	B1		B2		B8		Mixed		Sui Generis	
	Gross	Net	Gross	Net	Gross	Net	Gross	Net	Gross	Net
Principal Town (Malton and Norton)	481.6 134.51 778 297.8 196.17 710 -75.81	2522.27	1272.05 783.14	2055.19			0.71ha		-196.7 -783.14	-979.84
Service Centres: Pickering	77.16		-77.16 288	210.84	-232.2					
Kirkbymoorside	138.55		28.57						-28.57	
Helmsley										
Service Villages	7.59 -177.20	-169.61								
Other Villages	22.29									
Open Countryside	23.67 24.79	48.46	792 441.6	1233.6	5535 -865 1241	5911				

Employment land Supply by use class (ha) and M² at 31 March 2016 Amount of employment land by use class (B1, B2 and B8 and mixed) and by tier within the settlement hierarchy (Supply)*

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

Employment land supply available by type (Ha)	B1	B2	B8	Mixed
Principal Town: Malton and Norton		135m ²		1.855 ha 6.42 ha 0.77 ha 17.8 ha 1103m ²
Service Centres: Pickering		420.9m ²		0.52ha
Kirkbymoorside				0.71ha
Helmsley	430m ²			1.9ha
Service Villages	46.7m ²	600m ²	0.179ha	
Other Villages			88.66m ²	
Open Countryside	0.592ha		88.66m ² 148m ² 540m ²	

Housing Land Supply and Delivery

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

The 2016 SHMA is available to view here: <http://www.ryedaleplan.org.uk/attachments/article/112/Ryedale%20SHMA%20Final.pdf>

Below is the link to the 2016 SHLAA which sets out the housing completions and land supply for the District:

[http://www.ryedaleplan.org.uk/attachments/article/132/SHLAA_Part1_2016%20\(Inc%20Supply\).pdf](http://www.ryedaleplan.org.uk/attachments/article/132/SHLAA_Part1_2016%20(Inc%20Supply).pdf)

Completions net for the period 1 April 2015-31 march 2016 is

	Gross Completions 2002-2016	Net Completions 2004- 2016
2002-2003	119	
2003-2004	194	
2004-2005	113	94
2005-2006	121	96
2006-2007	202	170
2007-2008	233	208
2008-2009	106	100
2009-2010	151	138
2010-2011	173	169
2011-2012	240	233
2012-2013	209	208
2013-2014	225	224
2014-2015	266	261

2015-2016	250	246
Total	2602	2147
Average	209	
Average from LPS Base Date (2012)	255	252

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

There have been no Extra-Care facilities completed. The Mickle Hill Retirement Scheme continues to be built out.

In 2016 Ryedale District Council commissioned a Gypsy and Traveller Assessment. The findings of which will be discussed in the following year's Monitoring Report.

Delivery of Affordable Homes

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

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

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

* This figure should have been 66 units, however 13 units build as 'Affordable Housing' on the Westfields Site, Norton (Persimmon Homes) were not acquired by an RSL due to their size. A commuted sum in lieu of these units is being sought.

By settlement- the following number of affordable homes have been completed through the planning process in 2015-16:

Tier in Settlement Hierarchy	Settlement	Affordable Completions (net)
Principal Town	Malton	18
Principal Town	Norton	19 (13) see *
Local Service Centre	Pickering	7
Local Service Centre	Kirkbymoorside	0
Local Service Centre	Helmsley	0
Service Village	Amotherby	0
Service Village	Swinton	0
Service Village	Ampleforth	7
Service Village	Beadlam	0
Service Village	Nawton	1

Service Village	Hovingham	0
Service Village	Rillington	0
Service Village	Sherburn	0
Service Village	Sheriff Hutton	0
Service Village	Slingsby	0
Service Village	Staxton and Willerby	0
Service Village	Thornton le Dale	1
Elsewhere		0

Meeting the needs of Town Centres

Blank equals no applications or completions

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

	A1		B1a		A2		D2	
	Gross m ²	Net m ²	Gross m ²	Net m ²	Gross m ²	Net m ²	Gross m ²	Net m ²
Malton	-60 -58 1381.16**	1263.16			130	130	-130	-130
Norton								
Pickering	64.89 162	226.89			-162	-162		
Kirkbymoorside								
Helmsley								
District								

**At the edge of the Town Centre

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

	A1		B1a		A2		D2	
	Gross m ²	Net m ²	Gross m ²	Net m ²	Gross m ²	Net m ²	Gross m ²	Net m ²
Malton	-46.90 -60 -58 -297.8	-297.8	227.2	227.2			449	449
Norton								
Pickering	162 6.13 -64.89	103.24			-162	-162	106.53	106.53

Kirkbymoorside								
Helmsley								
Outside Commercial limits	9.12	9.12	-177.2 7.59 77.16 138.55 22.29	68.39			395.9	395.9