

The Ryedale Plan

Authority Monitoring Report 2023

2022/2023

Published January 2024

This Authority Monitoring report covers Local Plan monitoring over 2022-23 and so is during the tenure of Ryedale District Council. However, the document was published after local government reorganisation and therefore is published under the tenure of North Yorkshire Council.

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The Authority Monitoring Report

This Authority Monitoring Report (AMR), formally known as an Annual Monitoring Report, covers the monitoring period of 1 April 2022 to 31 March 2023 for Ryedale District Council.

All local planning authorities are required to produce a monitoring report, at least annually, in accordance with the requirements of the Town and Country Planning (Local Planning) (England) Regulations 2012. The report should:

- Detail progress with Local Plan preparation;
- set out how the implantation of policies in the Local Plan is progressing;
- report any activity relating to the duty to cooperate; and
- highlight if any policies in the Development Plan are not being implemented.

A key purpose of the Authority Monitoring Report is to monitor the effectiveness of planning policies, and to highlight the extent to which they are appropriately meeting social, economic and environmental aims and objectives of the Ryedale Plan (as the Development Plan).

The Ryedale Local Plan - Local Plan Strategy sets out key indicators in which to accurately monitor the progress of the strategic planning framework against the prescribed policy indicators. This acts as a useful tool to interrogate the effectiveness of the plan and forms the basis of the AMR.

This document will form a transitional monitoring report, setting out indicators we have previously not been able to monitor and identifying more appropriate review mechanisms that can be more realistically monitored. These proposed alterations will be addressed within the report.

The Authority Monitoring Report's other main purpose is to record work undertaken in respect of The Duty to Cooperate and key consultations; to record the stages of any Neighbourhood Plans in production and record any revenue generated by the Community Infrastructure Levy, and where that money is distributed/spent.

The structure of the Monitoring Report in relation to monitoring planning applications principally follows the three aims of the Local Plan Strategy. The twelve Objectives that have been developed from the Vision at the beginning of each section, with a summary commentary on whether the Plan's approach is achieving the intended outcomes of those Objectives. This is the ninth year of monitoring under the Ryedale Plan, and as such the ability to assess and analyse trends should now be possible, and act as a useful tool in the review of the Plan.

The Local Plan is set out in chapters which encompass several policy areas within each section. For coherence purposes this monitoring report will broadly follow the same format as the Ryedale Local Plan – Local Plan Strategy, followed by additional sustainability appraisal and contextual indicators:

Chapter One – Spatial approach (covering SP1)

Chapter Two – Housing matters (including SP2, SP3, SP4 and SP5)

Chapter Three – Economy (covering SP6, SP7, SP8 and SP9)

Chapter Four – Physical Infrastructure and Community Facilities (covers SP10 and SP11)

Chapter Five – Environment (Covers SP12, SP13, SP14, SP15, SP16, SP17 and SP18)

Chapter Six – Managing and controlling development (covers SP19, SP20, SP21 and SP22)

Chapter Seven – this section explores the aims and objectives set out in the Ryedale Local Plan Strategy with discussion on delivering those aims.

Chapter Eight – provides contextual Indicators, these look at the broader, social, economic and environmental situation in the district, and are usually derived from other information providers.

The Ryedale Plan

At present, the Ryedale Plan is the Local Plan for the District from 2012 up to 2027 and comprises of three documents each of which have full weight in the decision-taking process. These are as follows:

- **Ryedale Plan - Local Plan Strategy (LPS)** (adopted 2013) – this document provides the planning strategy for the district, outlining the aims and objectives of the Plan and includes key policies to support the delivery of new development. It establishes the spatial approach and level of new housing and employment development for Ryedale and distribution across the district. [Click here to view the document](#)
- **Ryedale Plan – Local Plan Sites Document (LPSD)** (adopted 2019) – identifies site specific land allocations to ensure a supply of land for a range of uses and some other site-specific policies. [Click here to view the document](#)

- **The Helmsley Plan** (adopted 2015) – a document that was produced jointly with the North Yorkshire Moors National Park Authority in order to ensure a holistic and planned approach to managing the growth of the town. It includes site specific land allocations and policies for the town. This plan (as of December 2022) has been subject to a light touch review, which monitored delivery of allocations and general policy alignment, and it concluded no changes were necessary and is retained.
[Click here to view the document](#)

As part of the Development Plan, Ryedale also has the saved policies of the partially revoked Regional Spatial Strategy concerning policies which related to the York Green Belt. These cover a small part of southern Ryedale. [Click here to view the webpage](#)

Ryedale is also subject to the recently adopted Joint Minerals and Waste Plan.

[Click here to view the webpage](#)

Alongside these documents are a number of supporting documents which play an important role in supporting the implementation of the Ryedale Plan and future planning. These include:

- **Supplementary Planning Documents** – these are also policy documents that often cover a specific place of matter. These are not part of the Development Plan, but they are a material planning consideration. [Click here to view the webpage](#)
- **Community Infrastructure Levy Charging Schedule** provides details on how the charge works and details of any relevant exemptions that might apply to new developments across Ryedale. [Click here to view the document](#)
- **Infrastructure Funding Statements** an annual report setting out monies secured, received, held, and spent for both Community infrastructure Levy (CIL) and S.106 obligations. To view the Infrastructure Funding Statements, [follow this link](#) and scroll to the documents.
- **Local Development Scheme** provides a rolling work-programme document for planning policy productions and provides interested parties with the ability to know when key stages will be taking place. In February 2021 the LDS was updated and agreed by Members of Planning Committee. [Click the link to view the document](#)

- **Infrastructure Delivery Plan** sets out the infrastructure already delivered and takes in to account the infrastructure requirements to support planned growth across the district. To view the document, please [follow this link](#) and scroll down to 'Infrastructure'.
- **The Statement of Community Involvement (SCI)** this document establishes how and why we will involve people and organisations (stakeholders) in decisions about planning policy-making and considering planning applications in Ryedale. [Click the link to view the document](#)
- **Authority Monitoring Reports** [Click here to view the webpage](#)

The Strategic Vision of the Ryedale Plan

The Vision

In 2027 Ryedale will continue to be the attractive place to live, work and visit that it is today. Our economy will be stronger, more resilient to change and attractive to investors. Our communities will be better balanced and provided with wider choices of homes, jobs, shops and access to the services on which they depend. Our rural identity will be strengthened, and our distinctive and high-quality landscapes and biodiversity will be protected and enhanced.

Our Market Towns will be vibrant service centres and centres of social activity for local residents and visitors. They will act as a network of accessible and sustainable centres serving their wide rural hinterlands. The focus of new homes, jobs and shops: they will have each retained their individual and unique identities:

Malton and Norton will be supported as Ryedale's Principal Town. Malton's historic town centre will be the thriving and attractive cultural and economic heart of the area, supported by transport and public realm improvements. The economy of the Towns will have grown to develop wider outward facing links with the York economy and to develop the economic opportunities presented by their rich historic and cultural heritage. Strategic community and leisure facilities such as the hospital, railway station and leisure facilities will have been retained and improved.

Pickering will be the main service centre serving northern Ryedale, reinforcing its longstanding role throughout history as a strategic location and vantage point over the Vale of Pickering. Local facilities and services will be improved, and the Town's fine historic fabric and wider historic setting will have been retained. Complementing its role as a vibrant working market town, Pickering will continue to be an important visitor destination in its own right, as well as a gateway to the North York Moors

National Park and to tourist attractions and recreation opportunities in northern Ryedale.

Kirkbymoorside will remain the relatively small and busy local market town that it is today, focussed on providing for the everyday needs of local people and consistent with its historic role as a trading post for the surrounding area. The historic and architectural integrity of the Market Place will remain intact and as Ryedale's first 'Transition Town', Kirkbymoorside will be well on its way to achieving its low carbon and sustainable community ambitions.

Helmsley will continue to provide essential services and facilities for its local community which will be successfully balanced with its role as a regionally important visitor destination. Its role and reputation as a niche location for high quality shopping, hospitality and food-based activity will be firmly established.

Our Villages will have retained their individual identities and their own character. The development that they will have experienced will better meet the needs of local people.

Our Countryside will be an attractive, productive, and multi-functional resource. Traditional activities such as food production, tourism, recreation, and leisure will be accompanied by wider roles for flood storage and prevention and appropriate new forms of energy production.

Local Government Reorganisation and the Ryedale Local Plan

On 1st April 2023, North Yorkshire Council became the local planning authority for the area previously covered by the eight local planning authorities of Craven, Harrogate, Hambleton, North Yorkshire, Richmondshire, Ryedale, Scarborough and Selby.

North Yorkshire Council Planning Policy team is working to produce a new Local Plan, which will guide development across the whole of the new local authority area. Until this new Local Plan is adopted, the existing Local Plans of the legacy authorities, including the Ryedale Local Plan, will remain in use as part of the statutory development plan. The Ryedale Local Plan will continue to be used to determine planning applications and guide development within the former Ryedale District area, outside the North Yorkshire National Park.

Therefore, the Council must continue to monitor the Ryedale Local Plan by producing an annual Authority Monitoring Report (AMR).

Each former district is committed to producing an AMR for their Local Plan area and these will all be published on the [North Yorkshire Council website](#). This AMR relates to the Ryedale Local Plan area only.

As North Yorkshire Council came into being on the 1 April 2023, the review will not be published by Ryedale District Council. A decision was made by the new council to holt the review of the Ryedale Plan will all associated work being incorporated into the new local plan for North Yorkshire Council.

Prior to the formal decision regarding the future of planning policy and specifically the Ryedale Plan, work has continued as normal on the review. An updated Local Development Scheme was considered by Ryedale's Policy and Resources committee on 10 November 2022. This can be viewed [here](#) and presents the options available to North Yorkshire Council given the context as outlined above.

Consultations have been undertaken on the plan review, with at least one still ongoing, these are:

- the Call for Sites consultation (May-July 2021), which invited landowners and other stakeholders to indicate availability of their sites for future development;
- the distribution of development consultation (November-March 2022), which sought comments on how we might allocate future housing in terms of amount and locations; and
- a 'Key Decisions' consultation (January-February 2023), which sought views on the Council's preferred approaches regarding certain policy choices.
- Additionally, a consultation is still live regarding the ~300 site submissions which arrived further to the Call for Sites.

The choices outlined in the Key Decisions consultation document were subject to key technical assessment in relation to compliance with Habitats Regulations Assessment, Sustainability Appraisal and Strategic Environmental Assessment. Viability assessment work was also required to ensure that any standards or thresholds are not set so high as to undermine planned growth or other local plan policy aspirations.

Comments received as part of these consultations will inform future planning policy; they will be subsumed into the preparation of the North Yorkshire Local Plan.

The Helmsley Plan (2015-2027) was subject to a light touch review by both the National Park and Ryedale District Council. The continued application of the Helmsley Plan was agreed by the Policy and Resources committee on 10 November

2022 and resolved by Council on the 1 December 2022 to continue its operation until such time it is superseded by another Local Plan/Neighbourhood Plan.

Progress with Evidence Based Reports

In the initial stage of the Plan Review the council was required to develop a number of important documents viewed as fundamental in the review process. Several documents have been created to provide detailed assessment and up-to-date information accompanying and guiding the Plan Review. The key documents completed and published, or which began construction are listed below:

The Local Development Scheme (LDS) is explained above and was most recently published in February 2021, link found on the page above. It is due to be updated in 2022 to reflect some slippage in the review timetable.

Strategic Flood Risk Assessment was produced jointly with Scarborough Borough Council in November 2021 and provides crucial evidence with respect to flood sources and flood risk across the district. [Follow this link](#) and scroll down to 'Strategic Flood Risk Assessment' to view all documents associated with the assessment.

Village Services Audit has been updated in 2021 and provides maps of all settlements in Ryedale featuring at least one service; for instance, bus stops, village halls and shops. [Follow this link](#) and scroll down to 'Infrastructure' to view the document.

Sustainability Appraisal (Scoping Report and Framework) provides baseline evidence and an assessment framework to inform the Local Plan Review work. The current framework was established in 2009 prior to the adoption of the current Local Plan, so an amended version will be published in early 2022 with updates relating to economic, social and environmental data. [Follow this link](#) and scroll down to 'Sustainability Appraisal Scoping Report and Framework' to view the document.

Strategic Housing Land Availability Assessment (SHLAA) is an annually produced document which informs the Council's housing supply. It is divided into two parts: Part 1, which presents the current housing supply position, including details of sites with an existing planning status; and Part 2, which presents an assessment of wider potential sites known to the Council which do not currently hold any level of planning status.

An Annual Housing and Employment Land Report 2022-23 was published in March 2023. This report presents initial headline figures on the delivery of homes

and employment space ahead of the preparation of our Authority Monitoring Report. It also includes an updated calculation of the supply of housing land in response to the National Planning Policy Framework requirement to ensure a five-year supply of deliverable land for new homes. It includes figures from all the former authorities. [Follow this link to view the document.](#)

The SHLAA Part 2 is still under construction. [Follow this link](#) and scroll down to 'Strategic Housing Land Supply Availability Assessment' to view the documents.

Settlement Background Documents is a broad term for a series of documents which provide explanation regarding site-specific policy choices and allocations. There are proposed SBDs for every market town and service village, with additional documents produced for discounted sites and for Self-build and Custom housebuilding sites.

Strategic Housing Market Assessment (SHMA), updated in 2022, provides evidence regarding the district's housing needs in terms of the size, type and tenure of homes in relation to different groups in the community. It provides evidence with respect to whether an uplift should be applied to the minimum number of homes to be planned for as calculated by the Government's 'standard method'. [Follow this link](#) and scroll down to 'Strategic Housing Market Assessment' to view the document.

Gypsy and Traveller Accommodation Assessment, also updated in 2022, is a document that provides analysis of current and future needs for Gypsy, Traveller and Travelling Showpeople in the district. An updated assessment provides an evidence base used to enable the implementation of development plan policies and the provision of pitches and plots over the plan period. [Follow this link](#) and scroll down to 'Housing Supply and Delivery' to view the document.

The Equality Impact Assessment Scoping Framework (EqIA) is an accompanying document in the Plan review the origin stems from the general duty placed on local authorities to eliminate discrimination. It sets out social contextual indicators across the district and follows the General Equality Duty framework in establishing how the Planning authority aims to tackle equalities issues in the Plan Review. An updated scoping framework was published in August 2022. A review of the document is currently underway to incorporate a wide range of more recent data sets mostly originating from the release of Census 2021 data and following collaboration with other departments within the council. [Click the link to view the document](#)

Indicators

The report will analyse trends to see if the Plan has been effective in meeting its social, economic and environmental objectives, during this monitoring period, from 2012 to present. It is noted that a number of indicators in the Ryedale Plan – Local Plan Strategy are yet to be fully incorporated into the established existing monitoring framework. This monitoring report 2022-2023 will aim to provide some overview and review any trends of the indicators.

In the previous AMR as the Review of the Plan evolved, the council begun to look more closely at the existing indicators to establish which ones are still relevant and effective for measuring how the policies within the Plan are operating in practice. Those considered ineffective or undeliverable have seen amendments or deletion, this has been recognised within the report. This AMR also includes some critiquing of indicators to establish any potential amendments that could emerge within the Review.

The AMR will aim 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 ultimately work towards the achievement of sustainable development within the area.

Duty to Cooperate Matters

The former Ryedale District Council was required to demonstrate how it complied with the Duty to Co-Operate as set out in Section 33A (1) of the Planning and Compulsory Act 2004 (introduced through the Localism Act 2011). This requires the Council to engage constructively, actively and on an ongoing basis with neighbouring authorities and other prescribed bodies in the preparation of the development plans. This is mainly to deal with planning issues that cross administrative boundaries to maximise the effectiveness of local plans. While the duty to co-operate is not a duty to agree, the Council must demonstrate how it has met the duty as part of the examination of the Local Plan.

As part of the Plan review the Planning Department had been undergoing an in-depth breakdown of how the duty to co-operate legislation has been implemented.

The below table sets out the Duty to Cooperate meetings carried out throughout the monitoring period 1 April 2022 to 31 March 2023.

Date	Organisation	Nature of meeting	Format
01.04.2022	NEYEDC	Data provision	Microsoft Teams
22.04.2022	NYCC Education	Castle Howard site submissions	Microsoft Teams
30.06.2022	Various Stakeholders inc. Historic England	Affordable and Sustainable Housing: Heritage	Microsoft Teams
06.07.2022	BT Openreach	Logistics and capacity	Microsoft Teams
29.09.2022	Adjacent authorities	Local Plans 'getting to know you' event	In person meeting
10.10.2022	Relevant stakeholders re Castle Howard inc. Historic England	Castle Howard site submissions	Microsoft Teams
02.12.2022	NYCC Landscape Architect	Site submissions	Microsoft Teams
14.12.2022	North York Moors National Park	Site submissions	Microsoft Teams
31.01.2023	Natural England and other stakeholders	Green Infrastructure Framework Webinar	Microsoft Teams
23.03.2023	Adjacent authorities	Planning Welcome Event, Harrogate	In person meeting

Chapter 1 - Spatial Approach (SP1)

SP1 General Location of Development and Settlement Hierarchy

Spatial Approach

The Spatial Strategy establishes the approach for providing new homes, jobs, shops, and community and visitor facilities over the period of the Ryedale Plan. It identifies the most appropriate locations for different types of development and provides a basis and rationale for distributing new development in the district. Most forms of new development and growth will be directed to the more sustainable locations in the district. In Ryedale these are the Market Towns and a limited number of larger villages. At the same time, it looks to support the local needs of the area's many smaller rural communities and to encourage activity in the countryside that strengthens the rural economy, rural land management and the protection of valued landscapes.

The district's five towns – Malton and Norton; Pickering; Kirkbymoorside and Helmsley are home to approximately half of the district's population and, as well as providing for their own local communities, they have traditionally acted as service hubs for wide rural hinterlands and as focal points for visitors to Ryedale. The towns provide the greatest range of jobs, shops, education and health services and benefit from the most frequent public transport services, which provide a realistic alternative to travelling by private car. These facilities, together with their high-quality historic environments make them the most attractive locations for many employers and residents. The long-term vitality and viability of the towns is integral to the economic success and social well-being of the district, and these are important reasons why the towns will be the main focus for new development in Ryedale over the coming years.

Outside of the Market Towns, approximately half of the district's population live in over 100 villages that are dispersed across the district or live in more isolated locations within the open countryside. This strategy looks to balance the need to protect the special qualities of Ryedale's rural landscapes with the need to provide for the development requirements of local communities and diversify the rural economy.

Over the Plan Period, Ryedale's rural communities were not expected to experience significant levels of new development. The plan therefore looked to ensure that in

general, the scale and type of new development at Ryedale's villages is focussed on addressing local needs and requirements as opposed to externally driven demand – particularly for new housing. The provision of affordable housing, the provision and protection of community facilities and services together with appropriate new employment and economic activity are considered important for the longer-term sustainability of village communities.

There are a very limited number of villages which do support a range of services and have good public transport links to Ryedale's Market Towns or to other towns adjacent to the district. To help sustain these facilities and to provide some additional housing choices for local communities, some new housing development will be directed to a number of identified 'Service Villages'. These are locations where it is considered appropriate to locate new small-scale housing development. Service Villages have been selected primarily because they have the minimum range of services that are considered to help support a sustainable community. These services include a primary school, a convenience store or food shop and a reasonable bus service, which would enable residents to access employment facilities, shops and community and education facilities at 'higher order' settlements. Small-scale, appropriate employment activity will, in principle be encouraged at Service Village locations. This strategy aims to ensure that development is shared across settlements identified as Service Villages and not focussed in relatively few settlements.

In the "Other Villages", the focus will be on ensuring that the limited development opportunities that do exist at these locations are used to meet the specific housing needs of local communities. To provide support for the rural economy, this strategy does not seek to prevent new business or employment activity at village locations, where this is appropriate in terms of scale and use.

Ryedale's "Wider Open Countryside" is as equally important to the future of this District as the towns, particularly in terms of the range of 'services' it provides. These include food production, ecosystem services, including water provision, flood management, carbon storage, landscapes and recreational opportunities. Together these services are integral to the district's economy, the health and well-being of its residents, as well as its environment. It is vital that the wider countryside is supported as a living and working place if valued landscapes are to continue to be managed and food produced locally. Consequently, supporting the types of development necessary to enable those who earn a living from the land and manage the countryside is important. As well as traditional land-based activity such as forestry and farming, Ryedale's countryside is also integral to tourism, a significant sector of the district's economy. Appropriate tourism and recreational activity will

remain important in the wider countryside, and there are opportunities to further develop tourism based around Ryedale’s unique landscape and heritage assets. This in turn emphasises the need to continue to protect valued landscapes across the district.

Indicator: The number of permissions for and completion of development by

Settlement	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	Total
Malton (incl Old Malton)	26	11	67	48	132	100	62	196	33	70	40	785
Norton	61	91	75	79	14	26	7	73	21	34	5	486
Pickering	76	71	54	40	93	51	7	77	33	109	90	701
Kirkbymoorside	5	1	8	1	0	0	3	3	57	106	77	261
Helmsley	3	2	0	4	0	0	0	13	1	30	0	53
Amotherby	0	1	0	0	1	2	0	1	0	0	0	5
Swinton	1	0	0	0	1	0	2	1	6	4	2	17
Ampleforth (ex Nat Park)	2	0	2	20	9	6	1	1	0	0	0	41
Beadlam	0	0	0	0	0	0	0	0	0	0	0	0
Nawton	0	3	26	4	3	2	1	0	1	0	0	40
Hovingham	5	5	7	0	3	0	0	0	0	1	2	23
Rillington	3	3	0	2	0	8	34	8	4	1	6	69
Sherburn	2	0	1	2	0	11	0	2	0	1	1	20
Sheriff Hutton	0	0	0	3	6	12	14	1	0	0	0	36
Slingsby	0	3	2	0	23	0	2	0	0	0	0	30
Staxton and Willerby	0	1	0	0	0	0	0	1	1	0	0	3
Thornton Le Dale	0	0	0	4	11	18	16	0	0	0	0	49
Other Villages/Open Countryside	27	34	23	44	25	42	46	24	31	27	8	331
Total	211	226	265	251	321	278	195	401	188	383	231	2950

type and location.

The above indicator has been considered by Officers and it has been decided that an indicator that provides the number of permissions for and completion of development based on the settlement hierarchy set out in SP1 would be a more useful monitoring technique.

Housing land supply is a district figure, and the completion figures as part of the SHLAA part 1 are not required to be disaggregated into different settlements. Therefore, for monitoring purposes highlighting how many units we have with planning permission and how many completions there have been throughout the plan period will provide useful monitoring information to effectively analyse our progress.

The table above shows the housing delivery across the Settlement Hierarchy within Ryedale District (outside of the National Park) since the start of the Plan Period 1st April 2012. The table provides a breakdown of net housing completions by settlement since the commencement of the Plan in 2012. This has been added to year on year and is based on the revised District Figure.

This housing specific table which sets out delivery throughout the plan period in a settlement specific context demonstrates that throughout this Plan period Ryedale District Council have been consistent in housing delivery. Overall, most major development has been within Towns, but across the other settlements there is an even and proportional distribution, providing a varied supply of homes.

The largest proportion of development in the last monitoring year has been concentrated in the market towns of Kirkbymoorside and Pickering, which was the same in the previous monitoring year.

The Service Villages have seen very little residential development in this last monitoring year, with 11 new dwellings completed in total, this was also the same in the previous monitoring year, only 8 units were delivered in the service villages.

There has been a record low in the number of completions taking place in Other Villages and within the Open Countryside. Regarding Other Villages and the Open Countryside, due to the absence of allocations, development in these areas will come from windfall development at this stage, and that cannot be planned for.

Indicator: Number of dwellings that have received planning permission for each monitoring year (1st April to 31st March) throughout plan period.

The below table, by comparison, provides information on the number of new housing permissions granted within each monitoring year. The table presents gross figures and doesn't take into account any minus plots.

Settlement	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	Total
Malton	5	9	314	93	3	85	3	-1	0	12	1	524
Norton	10	49	15	64	98	5	2	14	40	2	1	300
Pickering	63	288	4	5	181	52	246	1	33	20	7	900
Kirkbymoorside	7	210	225	10	0	3	6	2	32	1	1	497
Helmsley	4	0	1	0	0	0	46	1	1	2	2	57
Service Villages	24	63	59	111	32	44	4	44	10	9	15	415
Other Villages & Open Countryside	37	53	43	89	38	34	5	44	15	39	34	431
Total	150	672	661	372	352	223	312	105	131	85	61	3124

Similarly, to trends seen in the completions data the residential dwellings permissions table above demonstrates that primarily development has been focused within the principal Towns of Malton and Norton, with the other towns and Service Villages taking the majority of the remaining development within this plan period thus far. Pickering is currently delivering on par with Malton and Norton but this does not reflect that a 600+ unit housing allocation in Norton is yet to be granted permission.

The Kirkbymoorside consents reflects the greater scope than Helmsley to take on further development into the future, given the restrictions faced on the land surrounding Helmsley, but delivery has been slower than at the other market towns.

However, Service Villages have seen only marginally more dwelling unit approvals to the combined total approved in other villages and open countryside, although these represent ten settlements, and there are over 70 smaller settlements.

The Plan sets out a target of 3000 homes to be provided within the Plan period, which is close to being achieved.

The data establishes that the council has seen a significantly lower number of residential dwelling approvals over the last 3 monitoring years. This current monitoring year has seen the lowest level of approvals to date. This, however, follows a particularly high volume of residential dwelling permissions from monitoring years 2013-14 through to 2018-19, in which the council consistently approved in excess of the planned for figure of 200 homes per year on larger schemes. This correlates with the number of residential dwelling completions demonstrated on the previous table where there have been several years, (including this currently monitoring period) that have seen very high levels of completions.

The council’s most recent SHLAA Part 1, [linked here](#) demonstrates that although the Ryedale Plan is now in its latter years there is still a sufficient land supply which is in excess of 5 years. This includes allocations and some windfall sites still under construction or subject to planning applications.

Indicator: The proportion of residential development, located in a settlement with a public bus stop.

This indicator replaces the previous ‘proportion of development by type completed within a 13-minute walk of an hourly bus stop’. Over the Plan period this indicator has not been able to be monitored due to the complexities of obtaining the data. The proposed version below offers a more robust and attainable method for accessing the relevant data:

The below table sets out the housing delivery within this monitoring period against the availability of a bus stop within the settlement.

Settlement	Housing delivery	Bus stop in settlement
Malton (incl Old Malton)	40 Yes all units are within a 15 minute walk	1 unit 21/01341/FUL - (4 min walk/0.2 miles to bus stop) 2 units 21/00944/FUL (1 min walk/213ft to bus stop) 2 units 21/00099/FUL(1 min walk/213ft to bus stop) 1 unit 17/01417/FUL - (7 min walk/0.4 miles to bus stop) 29 plots delivered Showfield Lane site and 5 plots through the Westgate Old Malton site. Both schemes are within a 15-minute walk to the bus station or a bus stop.
Norton	5 No all are more than 15 minutes walk from a bus stop.	1 unit 2/00137/FUL (18 min walk/0.8 miles to bus stop) 3 units 18/01186/REM (26 min walk/1.2 miles to bus stop) 1 unit 21/00708/FUL (32 min walk/1.5 miles to bus stop)
Pickering	90 Yes	1 unit 22/01059/FUL (7 min walk/0.3 miles to bus stop) 8 units 21/00575/FUL (9 min walk/262 ft to bus stop) 1 unit 22/01080/FUL (6 min walk/0.2 miles to bus stop) 1 unit 21/01268/FUL And another plot (3 minute walk/0.1 miles to bus stop) 59 plots delivered from the Whitby Road site – bus stop within 5-minute walk. 20 plots through Outgang Road site, which is within close proximity of bus stops.
Kirkbymoorside	77 Yes	64 Plots through the Westfield site, which is within close proximity of bus stops. 13 units delivered Wainds Field site – 6 minute walk to bus stop.

Helmsley	1 Yes	1 unit 20/00345/FUL (2 min walk/210 ft to bus stop)
Amotherby	0	
Swinton	2 Yes	2 units 21/00641/FUL (2 mins walk/446 ft to bus stop)
Ampleforth (ex Nat Park)	0	
Beadlam	0	
Nawton	0	
Hovingham	2 Yes	2 units 15/01339/FUL - (7 min walk/0.3 miles to bus stop)
Rillington	6 Yes	1 unit 21/01282/FUL (1 min walk/243 ft to bus stop) 1 unit 21/01064/REM (4 min walk/0.1 miles to bus stop) 4 units 18/00715/FUL (1 min walk/148ft to bus stop)
Sherburn	1 Yes	1 unit 21/00280/FUL (10 min walk/0.5 miles to bus stop)
Sheriff Hutton	0	
Slingsby	0	
Staxton and Willerby	0	
Thornton Le Dale	0	
Other Villages/Open Countryside	7 28.6% are not within a 15 minute walk of a bus stop. 71.4% are within a short walk of a bus stop.	2 units 17/00532/FUL Eddlethorpe – (6 min walk/0.3 miles to bus stop) 1 unit 20/0119/FUL Leppington 4 min walk/0.2 miles to bus stop 1 unit 20/00716/FUL (34 min walk/1.6 miles to bus stop) 1 unit 21/00178/GPCOU (12 mins walk/0.5 miles to bus stop) 1 unit 21/00053/FUL Terrington (5 min walk/0.2 miles to bus stop) 1 unit 21/01335/FUL Wombleton (36 min walk/106 miles to bus stop)
Total	231	7 of 231 not within 15 minutes

Given the way the Settlement Hierarchy has been established, it is perhaps not surprising that many of the schemes delivering new housing are indeed within reasonable proximity to a bus stop, and that the small, individual units in Other Villages and Open Countryside are not as likely to be able to have reasonable access to a bus service. However, it is noted that there is only a very small amount of the units delivered in this monitoring year that are not within a 15-minute walk of a bus stop, only 3% of units delivered.

Community Planning (Neighbourhood Planning Activity)

The Localism Act 2011 introduced a range of powers that enable local communities to have a greater say in decisions affecting their local area. The neighbourhood planning provisions within the Act enable communities to prepare neighbourhood development plans (neighbourhood plans) and neighbourhood development orders.

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 formally aware of one Plan: the Malton and Norton Neighbourhood Plan. However, there is an indication that future neighbourhood plans may be developed in parishes of Welburn (York) and Terrington, Bulmer and Leavening. At the present time Terrington, Welburn and Bulmer have submitted applications to designate a neighbourhood area. All three submissions have reflected the administrative boundary. Progress on these will be reported in future AMR's.

[Click here to view the progress on these plans to date](#)

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, which is on-going and on the evidence base and technical appraisal of the Neighbourhood Plan. The Local Planning Authority will also be required to assess the proposed Neighbourhood Plan in relation to the Habitats Regulations Assessment.

Indicator: The number of Neighbourhood Plans in preparation.

This figure for the monitoring year is one.

Indicator: The number of Neighbourhood Development Orders in Place.

There are currently no neighbourhood plans in place across the district.

Indicator: The number of Community Right to Build Schemes completed.

Again, there are none.

Chapter 2 - Housing Matters (including SP2, SP3, SP4 and SP5)

SP2 Delivery and Distribution of new housing

The delivery of housing and aligned to this affordable housing, is one of the Council's key priorities.

The Local Plan Strategy sets out a required level of house building of 200 units per annum, to deliver at least 3,000 net new homes over the period 2012-2027. This is a prescribed level of housing development which is derived from an objective assessment of needs for market and affordable housing in the housing market.

As the plan is now over 5 years old, the 5-year land supply is calculated against the Standard Method, which for Ryedale is 186 dwellings per annum.

Indicator: Housing need and requirement.

The appropriate SHLAA in relation to this monitoring year 2022/23 was published in 2016 and provides assessment of future housing need for both market and affordable housing across the district and the housing need for different groups within the population:

[Click here to view the SHMA.](#)

A new SHMA was prepared for this current Plan review. It was finalised in the summer of 2022 and advised that the amount calculated by the standard method (186) would be an appropriate figure to be considered within any new plan.

At the present time as demonstrated through the completions rates the current Plan has been effective in reaching these housing targets throughout the present Plan period.

Indicator: The number of homes completed per annum.

The below tables provides both the net and gross completions since 2002 and sets out an average for the combined years:

Year	Gross Completions 2002-2023	Net Completions 2004- 2023
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
Total (2002 -2012)	1652	1208
Average (2002 – 2012)	165.2	151
2012-2013	218	211
2013-2014	227	226
2014-2015	271	265
2015-2016	255	251
2016-2017	326	321
2017-2018	284	278
2018-2019	207	195
2019-2020	404	401
2020-2021	197	188
2021-2022	387	383
2022-2023	231	227
Total (2012 – 2023)	3007	2946
Average from LPS Base Date (2012 - 2023)	273.36	267.82

As identified in the early stages, the Ryedale Plan aims to provide a minimum of 200 homes per year. The average figures set out above demonstrate current successes in how the Plan is operating to meet that housing demand across the district and improvements compared with completions prior to the adoption of the Ryedale Local Plan – Local Plan Strategy in 2012. On average the LPA has quite significantly surpassed the to-plan-for figure.

The gross and net completion figure for this monitoring year have been lower than the previous year, yet still above the required figure of 200 per annum. The figure correlates with the high volume of approvals granted in earlier monitoring years within the mid-plan period.

The average gross completions from the Local Plan Strategy’s base date for the last monitoring period (2021-22) was 278 homes per year. The average for this monitoring period has remained consistent, but slightly lower at 273 units per year.

Indicator: The amount (Gross and Net) of new homes granted planning permission.

The table below sets out the new homes permitted within the monitoring period 2022-23.

Settlement Hierarchy position	Gross	Net
Principal Town	1	1
Service Centres	11	10
Service Villages	15	15
Other Villages	13	11
Wider Open Countryside	21	14
Total	61	51

The above table demonstrated that there have been 10 minus plots to be account for within the last monitoring year. This is a low figure than the previous year, in which there was 20 plots to be deducted from the housing stock figure (monitoring year 2021/22, and only 8 in the year prior to that (2020/21).

This is a natural part of the planning process, but it must be accounted for as the loss of dwellings affect the housing stock within the district.

Indicator: Deliverable and developable supply at each year end.

From the information supplied above and in Chapter One, there is clear evidence to suggest that the Council have been successful in delivering a continual significant number of dwellings across the whole district throughout the Plan period thus far. The Strategic Housing Land Availability Assessment (SHLAA) Part 1 covering the period 2022-23 sets out this matter in further detail.

[Click here to view the document](#)

The council is also in the process of updating the site supply information, as part of the Part 2 of the SHLAA.

Indicator: The amount of new development committed by type on previously developed land.

The Local Plan sites document will establish a target for the quantum of allocated deliverable/ developable previously developed sites to be developed during the Plan period.

It is important to note when considering this indicator, the definition given to previous developed land by the National Planning Policy Framework (NPPF). With the NPPF it is defined as: *“land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape”.*

There are a number of planning permissions within Ryedale that allow for the conversion of farm buildings, but due to the definition do not fit within the Previously Developed Land category defined above.

Settlement Hierarchy	New homes permitted 2022-23				New homes completed 2022-23			
	Gross		Net		Gross		Net	
	Non-PDL	PDL	Non-PDL	PDL	Non-PDL	PDL	Non-PDL	PDL

Principal Town (Malton and Norton)	1	0	1	0	34	6	34	3
Service Centres	4	7	4	6	156	11	156	11
Service Villages	5	10	5	10	8	2	8	2
Other Villages	9	4	9	2	0	2	0	0
Wider open countryside	13	8	13	1	8	4	8	3
Total	32	29	32	19	206	25	206	19

The above table identifies that overall, development across Ryedale within this monitoring period has disproportionately been higher on greenfield or non-previously developed land. Being a predominantly rural area, Ryedale does not have a huge number of brownfield sites, so this trend is anticipated.

However, the permissions granted this year by comparison show a higher proportion of approvals on previous developed land through conversions and redevelopments. There have been several housing approvals in this period from schemes which involve the demolition of a previous dwelling, or a conversion from offices or other such buildings. For example. Given that the gross figure for approvals on PDL sites is higher than the net figure, this demonstrates this point. This is also because no major schemes have been granted permissions within the monitoring period which, based on our profile of allocations, are on greenfield sites.

SP3 Affordable Housing

Households in affordable housing need are those who are unable to afford/access to rent a property on the open market that meets their needs, or who are unable to afford to buy a property on the open market that meets their needs.

Indicator: The affordable housing need.

An up-to-date SHMA was published in 2022 which and explores the drivers behind the affordable housing requirement. [Ryedale Strategic Housing Market Assessment 2022 \(northyorks.gov.uk\)](https://www.northyorks.gov.uk/ryedale-strategic-housing-market-assessment-2022)

Indicator: The number of homes completed per annum.

The table below provides an overview of completed affordable plots for each monitoring year since the current Plan came to fruition. The table provides two separate affordable housing figures. The left-hand column 'Affordable homes

completed, available with RSL' is a figure that is provided by our Housing Service within the Council and includes all affordable properties as they become available for allocation, including new build plots and refurbishments. It 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 those units not delivered through the planning process.

The second column relates solely to the number of planning permissions for affordable units that within the monitoring year that have completed units (by 'completed,' this means in structural terms). This figure does not include any units delivered under commuted sums. This accounts for the differences between the figures and the two figures therefore cannot be combined. This is discussed in more detail later in the report.

Year	Affordable Homes completed available with RSL	Affordable Homes completed Planning Monitoring
2022/23	134	73
2021/22	88	95
2020/21	125	50
2019/20	86	34
2018/19	100	20
2017/18	40	46
2016/17	54	47**
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 built as 'Affordable Housing' on the Westfields Sites, Norton (Persimmon Homes) were not acquired by an RSL due to their sub-standard sizer in terms of bedroom sizes and occupancy with commensurate living space. A commuted sum in lieu of these units has been sought and provided.

** This figure should have been 51 units. However, four units built as affordable housing on the Richardson's Haulage Site in Slingsby (Mandale Homes) were not acquired by an RSL.

The SHMA figure of 78 affordable homes has not been delivered in this monitoring year.

The average for the first column is considerably higher than the second, with on average 72 affordable dwellings being delivered during the plan period through a range of schemes. Direct affordable housing delivery through planning permissions alone is consistently lower. The Ryedale Plan's affordable housing policy contribution of 35-40% is nevertheless playing an important role in this delivery on the larger housing schemes.

Indicator: The number of affordable homes delivered per annum.

During the year, there were a total of 73 affordable housing completions. The affordable housing units were delivered on the following schemes;

- Whitby Road, Pickering – 21 units;
- Westfield, Kirkbymoorside – 30 units;
- Outgang Road, Pickering – 20 units.

The Ryedale Plan - Local Plan Strategy suggests a target of 75 units per annum of which has been met in this monitoring period.

Ryedale District Council's Housing department are responsible for managing affordable housing plots. Their monitoring procedure for recording affordable plots works differently, it includes all affordable properties as they become available for occupancy rather than when plots complete. As well as new build plots the housing figure also includes refurbishments and plots available with an RSL. It also includes properties acquired by the Council through commuted sums, and those units not delivered through the planning process. The housing department's affordable housing figure for the monitoring year is 134 units.

It is important to note that this does not fully align with the planning department's housing completion figure of 73 units, as both do not exist within the same timescales necessarily. The housing department include new build affordable plots but not necessarily those included in the housing completions figure. These will have been included in previous years but have taken longer to reach availability for occupation rather than being seen as completed as a new build plot.

Indicator: The number of homes permitted (S.106 only).

Within the monitoring period 2022-23, there has been no new affordable units granted through Planning Permission via s106 Agreements, which is a reflection of the lack of major housing approvals which would necessitate affordable housing on their schemes.

Indicator: The number of affordable homes committed and completed on Rural Exception Sites per annum.

Rural Exception Sites are sites that are released to provide affordable housing in locations which would not normally be used for housing i.e. contrary to the spatial approach. They nevertheless provide an important opportunity to address affordable housing need in those smaller, rural communities and are a long-standing mechanism supported by national policy to support the provision of rural affordable housing. Given that affordable housing need is spread across the district, the use of this approach is supported in principle across Ryedale’s smaller settlements.

Committed: 0 dwellings with extant planning permission.

Completed: homes completed on rural exception sites in 2022/23 was 0.

SP4 Type and mix of new housing.

Indicator: The completions by property type and size (bedroom numbers) per annum (2022-23).

Bedrooms	Houses / Bungalow	Flats	Total	Percentage (this year)
1	7	29	36	15.58%
2	36	0	36	15.58%
3	94	0	94	40.69%
4+	65	0	65	28.14%
Total	202	29	231	
Percent	87.45%	12.55%		

By comparison, in monitoring year 2020/21 the number of 1-bedroom properties completed was only 12. This improved by almost double in monitoring year 2021/22, and again this year has increased again to 36 one-bedroom dwellings being built out.

However, similarly to last year there has been a much smaller number of bungalows delivered in this monitoring period compared to houses. This is something that will need to be monitored to ensure the council are able to meet a variety of housing needs. It is potentially related to the lack of large-scale housing sites (which are a key source of bungalows given the 5% requirement on such sites), as there is no other mandatory requirement for the delivery of bungalows.

In monitoring years 2019 and 2020 this indicator was not monitored. However, at the time the general trend was that there had been fewer houses built of more than 3 bedrooms and a greater number of 1-bedroom dwellings, particularly within the market towns. It is considered that this is to reflect both market demand for single persons/couple accommodation, which is more affordable, but also meets occupancy rates on affordable dwellings in terms of transfer values and Universal Credit. This is largely similar in this monitoring year, the one-bedroom dwellings that have been developed are primarily within the market towns.

Indicator: Housing density of approved schemes for 10+ dwellings (Major schemes).

This is a new indicator, featuring in the updated Sustainability Appraisal Scoping Report and Framework 2022.

No schemes of 10+ dwellings were approved in this period.

Meeting the Needs of Ryedale's Aging Population

Ryedale's ageing population presents a specific issue for the district and diversifying the range of open market and affordable accommodation suitable for older people will be important to help support meeting those needs. Building new homes to lifetime homes standards, the provision of smaller open market dwellings, a greater supply of bungalows and new retirement apartment schemes will assist in addressing the requirements of older people. This aligns with longer term social and health care delivery aimed at supporting independent living.

The types of need will vary, and provision will need to be made for:

- Independent living in one- or two-bedroom units of various types;
- Warden controlled care facilities for people with some age related or minor disabilities;
- Care homes for those whose needs can be met in traditional residential homes;

- Extra care facilities as described in the NYCC programme to be rolled out in the next few years;
- Nursing homes for critical needs of people requiring 24-hour nursing care.

Such a range of accommodation types would not only provide increased choice for older residents, but this may also, in turn, release family housing as elderly residents are provided with a greater choice of purpose-built accommodation which may better meet their requirements. In addition, consideration will be given to adaptations to existing accommodation, including shared accommodation where this would help older people to remain in familiar surroundings.

An ageing population also demands the provision of extra care accommodation to meet specialist care and support needs.

It is also important that affordable housing contributions are used to address the needs of older people and the needs of vulnerable people such as those with learning or physical disabilities. The Council will negotiate with developers and work with Registered Social landlords to ensure the provision of suitable accommodation as part of affordable housing contributions on standard as well as specialist housing schemes.

Indicator: Extra Care accommodation need.

Extra-care accommodation provided specifically to address the requirements of North Yorkshire County Council will not be deducted from planned levels of housing provision identified as part of Policy SP2 of this Plan. It has been the case that North Yorkshire County Council, Registered Social Landlords and the Private Sector have worked together to deliver extra-care provision across Ryedale, and this will continue. The Council will seek to ensure that extra-care schemes provide a mix of tenure options.

North Yorkshire County Council (Health and Adult Services) has identified a need for four extra-care schemes in Ryedale. Over the Plan period this has been identified as four 40 bed schemes, one each at Malton, Pickering, Kirkbymoorside and Helmsley. They have been delivered at Helmsley and Norton, with extra care facilities provided privately at Pickering (Mickle Hill), and exploration of additional facilities at Malton and Pickering is on-going. The Mickle Hill Retirement Scheme has now been built out.

An application for change of use was approved in this monitoring period to allow for the erection of a 2-bedroom annex for family member and carer in Wharram Le Street. No other such applications were approved in the monitoring period.

Indicator: Completions per annum of purpose-built accommodation for the elderly and vulnerable groups.

No such completions within this monitoring period. However, there was one loss which involved the change of use from a residential home for the elderly (Use Class C2) to a private residential dwelling (Use Class 3). This scheme completed during the monitoring period.

Indicator: The number of Self Build Register additions 31 March 2022 – 1 April 2023.

Further details in relation to the Self-Build and Custom Housebuilding Register can be found on the Council's website via [this link](#).

On this section of the website, we hold a published GDPR-compliant Register of all applicants on the register, which is updated on a quarterly basis.

All those who have registered to join the Register have been solely individuals (families), not an association or a group of individuals. This means that demand is for the majority, centred on single self-build units, although some are interested in a commissioned-with-a-developer approach.

Evidence that demonstrates how sufficient relevant planning permissions have been granted to assist in meeting the demand of the current Register, is also available to view on the website using the link above.

The new North Yorkshire Council is currently in the process of looking to compile a single register to serve each of the former districts. This is likely to be up and running in the next monitoring period.

SP5 Sites for Gypsies and Travellers and Travelling Showpeople

Gypsy and Traveller households do have specific accommodation requirements and it is important that these are recognised and addressed. This will help to avoid unauthorised encampments and Gypsy and Traveller households being made to live in houses due to a lack of alternative accommodation provision that better meets their requirements.

Ryedale District Council commissioned a Gypsy and Traveller Assessment which was published in the latter part of 2022. [Click here to view the document.](#)

This study provides a robust evidence base to enable the Council to assess the housing needs of the Travelling Community as well as complying with their requirements towards Gypsies, Travellers and Travelling Showpeople under the Housing Act 1985, Planning Policy for Traveller Sites (PPTS) 2015, the Housing and Planning Act 2016, the National Planning Policy Framework (NPPF) 2021, and Planning Practice Guidance (PPG) 2021. It also provides the evidence base which can be used to support Local Plan Policies. The assessment revealed in summary there is a need for:

- 12 pitches in Ryedale over the GTAA period to 2038 for Gypsy and Traveller households that met the planning definition.
- No pitches for undetermined Gypsy and Traveller households that may meet the planning definition.
- 4 pitches for Gypsy and Traveller households who did not meet the planning definition.

Specifically for Travelling Showpeople the assessment suggested there is a need for:

- No plots in Ryedale over the GTAA period to 2038 for Travelling Showpeople households that met the planning definition.
- No plots for undetermined Travelling Showpeople households that may meet the planning definition.
- No plots for Travelling Showpeople households who did not meet the planning definition.

In relation to Transit Provision the study revealed the following within the context of Ryedale:

- Due to historic low numbers of unauthorised encampments it is not recommended that there is a need for a formal public transit site in Ryedale at this time.
- It is recommended that the review of the evidence base relating to unauthorised encampments should be completed on a Yorkshire-wide basis. This will establish whether there is a need for investment in any further transit provision or emergency stopping places, potential locations to provide transit provision, or whether a managed approach is preferable.
- In the short-term the Council should continue to use its current approaches when dealing with unauthorised encampments and management-based approaches such as negotiated stopping agreements could also be considered.

Prior to that the most recent relevant GTAA assessment was carried out in 2016 which covered the monitoring period. The study concluded that there were sufficient pitches to meet needs within the district. For Travelling Showpeople no plot need was identified.

[Click here to view the document.](#)

Indicator: The number of transit and permanent pitch requirements is 0

Indicator: The number of transit and permanent pitches completed

There have been 2 formed within the monitoring year both pitches are situated at Primrose Corner, Malton.

Within Ryedale, the only other authorised Gypsy and Traveller site within the district is Tara Park at Malton. It is well managed and generally popular, providing 20 pitches with individual amenity facilities.

It is also noted that a scheme is currently under consideration at Cornborough Road, Sheriff Hutton. The application seeks permission for change of use of land to a gypsy/traveller site with 4no family pitches each with 1no static caravan, 1no touring caravan pitch and parking spaces, erection 1no. amenity building and installation of 1no bio-disc treatment plant with associated parking and landscaping. An update on this matter will be provided in the next AMR.

Indicator: The number of unauthorised encampments.

The 2022 Assessment identified 2 sites in the Ryedale area with unauthorised pitches or plots. 4 at the Croft Farm site at Gate Helmsley, and 4 pitches at The Stables, Cornborough Road. Although is sites are periodic, intermittent unauthorised encampments of which the authority is aware, these may not be considered to be 'permanent' at this stage.

Chapter 3 – Economy (Covering Policies SP6, SP7, SP8 and SP9)

SP6 Delivery and Distribution of Employment/Industrial Land and Premises

Use Class B1 Business was revoked from September 2020 and has effectively been replaced with the new Class E(g). This change began in the previous monitoring year.

Indicator: The amount of employment land by use class for employment uses (B1abc/e(g)/b2/B8/Mixed) and by tier within the Settlement Hierarchy (covering allocated sites) (ha) (Supply).

The data consists of both allocated sites without permission and unimplemented planning permissions.

This indicator allows us to gauge the effectiveness of the current land supply insofar as considering the rolling supply of land for employment over the Plan period. In order for the wider business needs of the district to be met it is important to ensure that there is a consistent supply of land available, in sustainable locations and where businesses want to be located. The Local Plan currently seeks to distribute employment land allocations in the following manner:

- Malton and Norton: approximately 29.6ha to 36 ha (approximately 80% of overall supply)
- Pickering: approximately 5.55 to 6.75ha (approximately 15% of overall supply)
- Kirkbymoorside and Helmsley: approximately 1.8 to 2.25 ha (approximately 5% of overall supply)

Employment land supply available by type (Ha)	E	B2	B8	Mixed
Principal Town: Malton and Norton			1.07	2.17 0.435 10.39
Service Town: Pickering				6.6
Service Town: Kirkbymoorside				
Service Town: Helmsley				1.9
Service Villages				
Other Villages				
Open Countryside			0.75	

3.5

The land allocation at Pickering is a site that although permission has been granted in principle it has not yet been determined and come to fruition in terms of being developed out. The Council are working on a strategy to bring this site forward at present.

The allocation at Kirkbymoorside is one that has been built out to its fullest potential. The remaining land undeveloped is in Flood Zone 3 and therefore cannot come forward for development.

The two allocations for employment land at Helmsley presented as part of the Helmsley Plan have not yet come forward for planning permission and so at this stage remain within the overall employment supply.

The Westfield Way commitment that became an allocation is well underway in terms of being developed out, with 0.435 ha of land still in the supply.

Equally the York Road, Malton commitment and the Eden House Road scheme are in the midst of development with numerous sites coming forward. Both with a good chunk of the allocation site still in the land supply.

Looking at the figures as a whole, the table suggests that the remaining employment land supply still to be built out is focused mainly within the principal towns, with a smattering of smaller scale land supply availability throughout the remainder of the district. There is also a predominately Mixed-Use schemes within the supply, which should offer a more diverse and flexible range of employment capabilities to business and employees.

Pickering still has a relatively healthy supply of employment land but looking to increase the land supply in Kirkbymoorside will be explored as part of Plan-making work.

Employment land available through non-implemented planning permissions:

Type	Square metres
B2	11983.9
B8	11210.3
MIXED (B2 / B8)	6887.6
MIXED (E / B2)	293
MIXED (E / B2 / B8)	1942
E	1942
SUI GENERIS	0

Business and industrial development

Amount of new Employment Floorspace Granted Permission (m²) for Employment use in 2022-23:

Settlement Hierarchy	B1 (a,b,c)/ E(g)		B2		B8		Mixed	
	Gross	Net	Gross	Net	Gross	Net	Gross	Net
Principal Town (Malton and Norton)	427	427	144	144			1942	1942
Service Centres: Pickering			103	103				
Kirkbymoorside					88	22		
Helmsley								
Service Villages	-	-	-	-	-	-	-	-
Other Villages Open Countryside	21.5	21.5	356.5	356.5	64.5	64.5	1260	1260

(Gross is cumulative gains and net account for any losses)

The Ryedale Plan Local Plan Sites Document was adopted in June 2019, therefore the sites allocated in that document feature in this Authority Monitoring Report, as described in the previous indicator.

Areas identified for employment expansion land are business-specific and not identified as part of the employment land supply. However, any permission or development would be monitored accordingly.

The principal town has seen a healthy amount of employment permission in the monitoring period, as sites within the wider open countryside or other villages, representing often established businesses and sizable permissions for storage and distribution (B8) or mixed schemes.

It is also noted that a large proportion of developed has the same net and gross square meterage which corresponds with later indicators.

Indicator: The amount of completed employment land by use class for employment uses (B1abc/B2/B8/Mixed) and by tier within the Settlement Hierarchy (m²).

Tier	E	B2	B8	Mixed	SUI
Principle Town (Malton and Norton)	1508	223	642	1289	
	316	1261		427	
	45	301		1000	
				1387	
				864	

Service Centres: Pickering	30 18 190 76	1957			
Kirkbymoorside	18	444 18 11			
Helmsley	70				1921
Service Villages	45	39			
Other Villages	549 22	80	452 5550 65	249	
Open countryside				1290	
Totals	2886	4334	6709	6506	1921

Indicator: The gross amount and % of employment land on previously developed land (m2).

Within this monitoring year (22/23) there has not been a great deal of employment delivery which has come forward on previously developed land. Those schemes that are present have mainly come from existing industrial estates. This would explain why there has been no such schemes completed in wider countryside. The completed scheme within an Other Villages as defined by the settlement hierarchy forms part of an industrial site. This trend in previously developed land is similar in previous monitoring years.

Settlement Hierarchy		B1(abc)/E(g)	B2	B8	Mixed
Principal Town (Malton and Norton)	m2	45	301		
	% of Gross	100%	51.9%		
Service Centres (Pickering, Kirkbymoorside and Helmsley)	m2	76 190	11		
	% of Gross	100% 100%	100%		
Service Villages	m2	45			
	% of Gross	100%			
Other Villages	m2			7708	
	% of Gross			58.2%	
Wider open countryside	m2				
	% of Gross				

Indicator: The gross and net amount of retail, office and leisure space completed by Settlement Hierarchy.

This monitoring year has seen no permissions for schemes with A1 use class.

Tier	A1 Gross	A1 Loss	A1 Net	Class E Gross	Class E loss	Class E Net	D2 Gross	D2 Loss	D2 Net
Principal Town		223.3	-	36.8 21.6					-
Service Centre	373	321.5	0						
Service Village	-	-	-	191.8					-
Other Village	-	-	-						-
Open Countryside		-	-	239		30			-

SP7 Town Centres and Retailing

Vibrant rural Market Towns are an essential part of the economy, community, and general way of life in an area like Ryedale. They are a focus for business and generate economic growth, helping to create jobs, lifting local incomes, and attracting investment and visitors. They also provide shops and essential services for local people and surrounding village communities and act as a focus for cultural activities, leisure, and recreation.

Each of the centres of Ryedale’s towns benefits from having a strong historic built environment, with all but Norton built up around a traditional marketplace core. They are also home to an excellent mix of independent retailers, and these are seen as important strengths that can reinforce their individual identity and contribute to their attractiveness, and provide resilience to wider, generic retail contraction towards on-line shopping. It is considered that building on these key ingredients will be an important way in which the vibrancy of each of the towns can be sustained and improved into the future. However, it is important to ensure that the towns are resilient to changing shopping patterns and that the issues which hinder investment, or that detract from the experience of spending time in them, are addressed.

Malton Town Centre is the main town centre serving the district, offering the most extensive range of retail and other town centre uses. It is seen as a genuine market town with a good range of independent retailers and a strong food produce presence. The Town Centre has proved resilient to recent economic conditions. Whilst suffering from a number of shop closures as a result of the 2008 recession, during the recent COVID-19 pandemic,

vacancy levels have not particularly increased as a mix of newer independent retailers and have opened in their place and remain. Added to this, a growing calendar of events such as the Malton Food Lover's Festival is attracting new and repeat visitors to the town.

Despite this, however, Malton is not achieving its full potential and has experienced a continued decline in national 'retail rankings' over the last decade due to the lack of national retailer representation to complement the strong independent offer. Although this is considered to not necessarily be indicative of only Ryedale, many national retailers are currently under-going a period of restructuring and contraction.

There is a significant amount of retail 'leakage' of Ryedale residents, particularly for non-food items, to neighbouring centres such as York and Scarborough, which is likely to be difficult to stem.

It was previously identified in earlier Retail Capacity Studies that action needed to be taken to build on the opportunities that exist to support and enhance the role of the town, particularly as the district's main centre for shopping. The Town Centre lacks a range of suitably sized shops and shop formats that would be attractive to high street multiple retailers which would help to address key gaps in existing provision, notably fashion retailing. This is in spite of expanding the Town Centre Commercial Limits in response to the granting of a supermarket and comparison retail at the Livestock Market Site, the latter of which has a lawful commencement.

In addition, choices of supermarket shopping are limited, with a predominance of discount type food stores and only one larger format supermarket offering a wide range and choice of goods.

A retail study undertaken back in 2011 to inform this plan suggests that broadening the range and choice of shops at Malton will be integral to the long-term success of the town. This includes a requirement for further additional non-food shops and improving the supermarket offer to include provision for a higher order food store.

One of the impacts of pandemic is the significant rise in internet shopping. Which is unlikely to diminish due to its convenience, resulting in a contraction in national retailer presence in the high street since 2020.

Norton, on the other hand, acts as a local centre with shops that meet more everyday needs and is principally located along the linear 'High Street' of Commercial Street. Norton was also previously judged to be not performing as strongly in retail terms and there are indications that it risks falling into decline. Given its local centre role and its role as a gateway into Malton, it is essential that Commercial Street has an inviting appearance to attract and retain custom, and recent public realm improvements have assisted this.

Pickering Town Centre is noticeably different in character to Malton and is orientated towards its visitor market and localised shopping requirements. Its retail provision consists mainly of independent shops with a noticeable cafe and restaurant presence. The town has a limited food retailing offer and whilst it is a less significant retail centre than Malton, it does exert a wide influence due to its leisure and tourism facilities.

Similar to Pickering, Helmsley has a number of small shops that provide everyday convenience goods and tourism is a significant influence on its economy and its range and choice of town centre shops and facilities. The influence of the latter has been particularly noticeable in Helmsley over recent years and the Town has seen a growing number of high-quality delis, upmarket hotels, pubs and boutique style shops. It is important to ensure that the everyday shopping needs of local residents continue to be provided for in these towns and that uses aimed at their visitor and tourist economies do not prejudice their important roles as local centres.

Unlike Pickering and Helmsley, tourism is less prevalent in Kirkbymoorside, a local centre that provides for the everyday needs of its local population with a focus on small, independent, high quality food stores.

Indicator: Conversion of retail to other uses

This is a new indicator, featuring in the updated Sustainability Appraisal Scoping Report and Framework 2022

No such schemes were applied for within this period.

Indicator: Number of vacant shop units per town centre and health of Town centres – town centre health checks.

The monitoring period of 2021-22 for retail and town centre uses saw an unprecedented impact following the recovery of the economy due to Covid-19, and by more recent financial turbulence in fuel price increases and recession. Both independents and national chain retail are experiencing challenges, and internet shopping has increased significantly. This economic shift has been particularly prevalent for national chain shops, with many shutting stores. The rise in internet shopping has already affecting many 'high street' shops and this is something that is set to continue to increase over time.

It is important to note that we are still trying to establish the long-term effects of the Covid-19 pandemic on retail. Therefore, future data could show relatively drastic changes if businesses do not rebuild custom. In last year's AMR covering 2020-21 due to capacity issues the council was only able to undertake a study of the town centres for both Malton and Norton.

The full checks of the Town Centre Commercial limits as defined in the Local Plan, for the principal towns Malton and Norton, and service centres Helmsley, Pickering and Kirkbymoorside were carried out in April 2023. The Market Towns have been examined in closer detail to establish the proportion of empty shops and analyse the mix in commercial offerings within the commercial limits.

It is important to note that outside data put forward for new retail permissions and completions, town centre health checks and in turn keeping a track of vacant shop units has not been properly monitored throughout the life span of the Ryedale Plan. This means the Council are unable to compare town centre trends, particularly comparing pre and post pandemic differences.

The below table sets of the number of units within each market town, with vacancy comparison for Malton and Norton, since monitoring year 2020-21. It is noted that the check monitoring year 2021-22 was carried out during this monitoring year (2022-23) and therefore the comparison is 2 years apart. More full checks will be done in the next monitoring year.

Market Town	Total Units	20/21 Total Units	Total Occupied	20/21 Total Occupied	Total Empty	20/21 Total Empty	% Occupied	20/21 % Occupied
Malton	239	329	208	213	31	26	87	89.1
Norton	38	38	32	32	6	6	84.2	84.2
Pickering	127	-	115	-	12	-	90.5	-
Kirkbymoorside	52	-	47	-	5	-	90.4	-
Helmsley	79	-	73	-	6	-	92.4	-

The main service centre of Malton has seen an increase in the number of vacant properties since the last monitoring year. The town centre commercial limits of the town are far larger than any of the other market towns within the district, therefore by comparison Malton is still performing well, and the increase in vacant shops is not considered a major concern at this point. The council will continue to monitor and record future changes.

The majority of Norton’s Town centre amenity’s lie on Commercial Street. Which is characterised with a mixture of both retail premises and residential units. Norton town centre remains the same as last year with no additional empty units.

Norton is a smaller town in terms of the commercial facility within the high street area and doesn’t benefit from tourist foot traffic in the same way as Malton. This suggests the commercial presents available to the town is suitable for the community at the present time.

The three remaining market towns are all performing above 90% occupation, this is positive and indicates that the town centres are meeting the needs of their communities

appropriately. It will be interesting to see how trends form in the coming years as the council continue to monitor the town centres. However, on the whole, given the aforementioned economic climate it is encouraging to see such a large number of businesses remaining open across the district.

The local planning authority will look to work collaboratively with other departments within the Council, for instance council tax and business generation colleagues to see if existing data could be utilised constructively.

SP8 Tourism

Indicator: The number of second homes, presented as a percentage of the total and the total number of chargeable dwellings.

Total number of second homes as of 1 April 2023	723
Total number of chargeable dwellings as of 1 April 2023	27,145
Second homes as a % of total	2.66%

Total number of second homes:

- 723 – (3.13% of total chargeable properties) – March 2004
- 614 – (2.3% of total chargeable properties) - March 2009
- 759 – (3.07% of total chargeable properties) – November 2013
- 755 – (2.87% of total chargeable properties) – May 2021
- 764 – (2.85% of total chargeable properties) – October 2022
- 723 – (2.66% of total chargeable properties) – April 2023

Source: RDC Council Tax Database

The number of second homes in an area is a growing concern for impacting on social sustainability of places, as people only use properties for holiday homes or short-term holiday lets. This can have a number of consequences including the loss of housing stock and can prevent primarily smaller properties from being permanently occupied. It can increase house prices, limit housing stock availability for local people and also reduce the need/demand for daily community facilities such as schools, libraries, shops and a range of services. It is important that the council continue to monitor it.

This rise in holiday/short term lets is due to several different catalysts. In terms of the wider Ryedale area, the area experiencing the highest proportions of second homes relative to housing stock is within the National Park and is generally experienced in areas where

tourism is a strong component of the economy (and housing may be subject to general restraint).

Currently there is no general planning control of second homes. This is unless the property is subject to a primary residence clause or occupancy condition imposed at the time the dwelling received planning permission, which can only be currently imposed if it is part of an adopted Development Plan.

Whilst the numbers above represent a relatively small percentage of the overall number of homes, the most recent figure of 723 dwellings is close to 4 years' worth of housing land supply, in simple terms.

Second home numbers since 2004 through to 2022 presented above indicate that over a period of nearly two decades the percentage of housing stock that is second homes has not increased significantly and remains reasonably static. This most recent monitoring year presents a slightly smaller percentage of second homes. This is likely to be due to the healthy number of new dwellings completed within Ryedale within this monitoring year having largely been retained for residential use and not as a second home.

Overall, the data indicates that the number of second homes is a longstanding feature and not on the rise, although it is likely to be experienced more strongly in the National Park and AONB parts of Ryedale and is likely to be experienced differentially across the district, and this means it could have an impact on specific settlements.

Indicator: The amount* of net new and converted tourist accommodation.

* This used to be measured as a function of site area or floor spaces, this means that caravan sites and holiday lodge sites make up a significant component of the land take of such schemes. This has now been revised to record the number of schemes.

The below table sets out the new tourist accommodation approved in the context of the settlement hierarchy.

Holiday Cottage	Holiday Lodge (inc. cabins and huts)	Tents Only	Static Caravans Only	Touring Caravans Only	B&Bs and Guest Houses	Hotels	Multiple occupancy holiday lodges	Camping Pods/Bars/ Glamping	Mixed Tourist Accommodation Type	Mixed holiday use with C3
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Principal Town	1	0	0	0	0	0	0	0	0	0	0
Service Centres	4	0	0	0	0	0	0	0	0	0	0
Service Villages	1	0	0	0	0	0	0	0	0	0	0
Other Villages	2	0	0	1	0	0	0	0	0	0	1
Open Country side	2	5	0	4	1	0	0	0	0	6	0
Totals	10	5	0	5	1	0	0	0	0	6	1

A small number of dwellings have been granted permission for being used for ancillary accommodation such as an annexe or a dwelling subject to the Local Needs Occupancy Condition or holiday lets. This is specifically in relation to properties in the open countryside.

Indicator: The net number of static caravans and touring caravan sites.

In the most recently published Register of Caravan sites (February 2020) there are 49 premises in operation within Ryedale District. Further information for each site is available on our website:

[Click here to view the Caravan Sites Register](#)

New permissions for static caravans and touring caravan sites is included in the table above, broken down within the settlement hierarchy.

SP9 The Land-Based and Rural Economy

Indicator: The number of farm/rural diversification schemes granted permission by type.

Type of development	No. of schemes permitted (farm diversification)	No. of schemes permitted (rural diversification)
Tourist accommodation	10 (9)	2 (4)
Residential activity (Cooking/Arts/etc)	0 (0)	0 (0)

Equestrian related	0 (3)	0 (1)
Retail	1 (0)	0 (0)
Outdoor shops and activities	0 (1)	0 (0)
Office space	0 (0)	0 (0)
Industrial	4 (1)	0 (0)
Commercial space	0 (0)	0 (0)
Hospitality	0 (2)	0 (0)
Caravan store	0 (0)	0 (0)
Kennels/cattery/dog walking field	0 (0)	0 (1)
Mixed use	1 (1)	0 (0)

Chapter 4 - Physical Infrastructure and Community Facilities (Covers Policies SP10 and SP11)

SP10 Physical Infrastructure

Provision of critical and necessary infrastructure improvements (as set out in Tables 2 (Critical Improvements to Physical Infrastructure) and 3 (Necessary Improvements to Community Facilities and Physical Infrastructure))

Table 2 of Section 6 of the existing Local Plan Strategy (LPS) sets out Critical Improvements to Physical Infrastructure, this table relates solely to Transportation infrastructure at Malton and Norton, specifically in relation to the Brambling Fields Junction development. This infrastructure project was fully delivered and implemented several years ago. Further details on the infrastructure this scheme sort to provide is available on page 103 of the LPS:

[Click here to view the document](#)

In looking to address the necessary improvements to community facilities and physical infrastructure set out in Table 3 of Section 6 within the Ryedale Plan, more detailed analysis will be presenting in the corresponding Infrastructure Funding Statement. Infrastructure requirements must now be considered within the context of the wider North Yorkshire Council, this will also be covered within the IFS. The information will draw from any Community Infrastructure Levy (CIL) spending and S106 expenditure within the monitoring period.

At present no CIL moneys held by Ryedale District Council have been spent. The 15% of each scheme CIL which is spent by the local parishes of the development has been passed on to the corresponding parish, with much of that money having been spent. More detailed information on the expenditure of these funds is presented later in this monitoring report.

In terms of S.106 commuted sums that have been allocated to infrastructure projects, in monitoring year 2022-23 there has been a total of £22,143.50 that has contributed to Public open space maintenance and improvements. The housing department spent a total of £495,505.83 on the delivery of affordable homes from the affordable housing commuted sums currently held with the council' and £1,563,603.00 has been distributed to North Yorkshire Education to spend on a variety of allocated projects.

SP11 Community Facilities and Services

Community facilities are important elements that contribute to the valued quality of life in the district, and which also help to support sustainable communities. Community facilities typically include village shops, post offices, pubs, community halls, places of worship, playing fields, health care facilities, schools and sport and recreational facilities, but can also include more varied facilities which contribute to the special role and character of towns and villages in Ryedale. In rural Ryedale, and in particular those villages that are not well served by public transport, the loss of such facilities can have a major impact on the vitality of local communities as well as individuals, particularly the less mobile and those without access to a car. Once lost, these facilities can be difficult, if not impossible, to replace. This strategy considers these facilities to have an importance which should be protected as far as possible. Projects which help to improve access to existing services and facilities or involve the creation of new facilities will be supported across the district.

The Council is keen to assist in the delivery of meaningful and practical open space provision which meets the needs of the people of Ryedale. The key issue is to ensure that there is quality provision with sustainable long-term management.

Indicator: Protection of existing services and facilities/replacement facilities

Service/Facility	Approvals which result in gain	Approvals which result in loss
Shop	2 (0)	(1)
Post office	0 (0)	(0)
Public house	0 (0)	(2)
Village hall/Community hub	0 (0)	(0)
Place of worship	0 (0)	(2)
Sports and recreation	0 (2)	(2)

Play area	0 (0)	(0)
Health facilities/Gym	2 (1)	(1)
Dentist	0 (0)	(0)
School	0 (1)	(0)
Cinema/theatre	0 (0)	(0)
Allotments	0 (0)	(0)
Café/restaurant	0 (0)	(0)
Vets	1 (1)	(0)
Beauty	2	0
Office	1	1

In monitoring year 2020 (2019-20) the data showed 7 losses in total against 10 gains in services and facilities. Monitoring year 2021 (2020-21) evidenced a more significant proportion of gains against losses, however, less overall changes compared to the previous monitoring year. The previous monitoring year saw 8 total losses, with less gains totalling 4.

Overall, when analysing the data from each monitoring report in relation to services and facilities loss and gains throughout the Plan period there has historically been more gains than losses. Aside from the monitoring years mentioned above 2014 (2013-14) was the only other year whereby the district saw a larger proportion of losses than gains through

planning applications. Given that the trend suggests more gains than losses, it could be considered that Policy SP11 is working appropriately to protect these facilities.

Indicator: Qualitative assessment of open space.

It is important that qualitative improvements to open spaces are monitored as much as possible and this is usually through Open Space Studies commissioned as part of evidence base for local plan preparation, but it is difficult to monitor on an annual basis.

Clearly quantitative provision will only go so far in meeting the needs of Ryedale's communities. For open spaces to meaningfully meet expectations and needs, there quality of provision will need to be maintained at a high standard. The Council does have maintenance agreements for open spaces, and commuted sums are collected for management. However, the maintenance and qualitative features of open space is not something that can regularly be monitored.

The Council is aware of 0 schemes which currently have Green Flag Status.

Indicator: Public access to open space

This is a new indicator, featuring in the updated Sustainability Appraisal Scoping Report and Framework 2022

This indicator replaces 'Qualitative assessment of open space' from previous monitoring reports, which cannot practically be monitored.

The images indicate all green infrastructure assets which have been flagged by Natural England as accessible greenspaces. The pale green markings show the greenspaces themselves, whilst the blue buffers reveal domestic properties with areas of accessible greenspace* on their doorstep.**

*at least 0.5ha

**within 200m

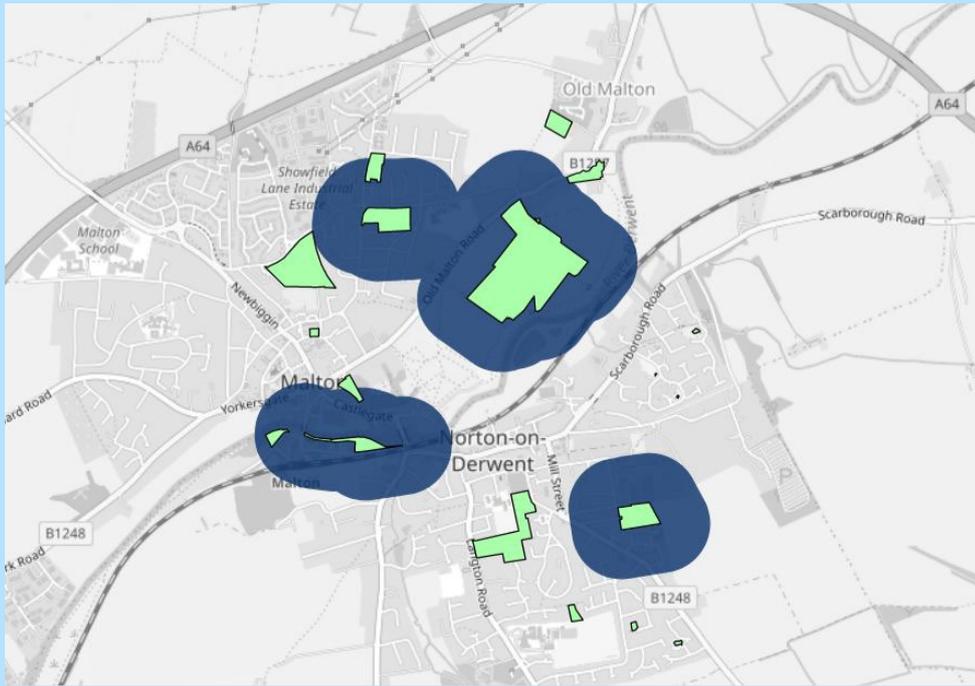
The images provide a visual representation of the coverage of accessible greenspaces across the district's market towns and service villages.

All images have been captured at the same scale.

Copyright note: All images are the copyright of Natural England 2021 and contain information supplied by Ordnance Survey. Crown copyright and database rights 2021. Map colours based on ColorBrewer, by Cynthia A. Brewer, Penn State.

Settlement

Malton and Norton



Pickering



Kirkbymoorside



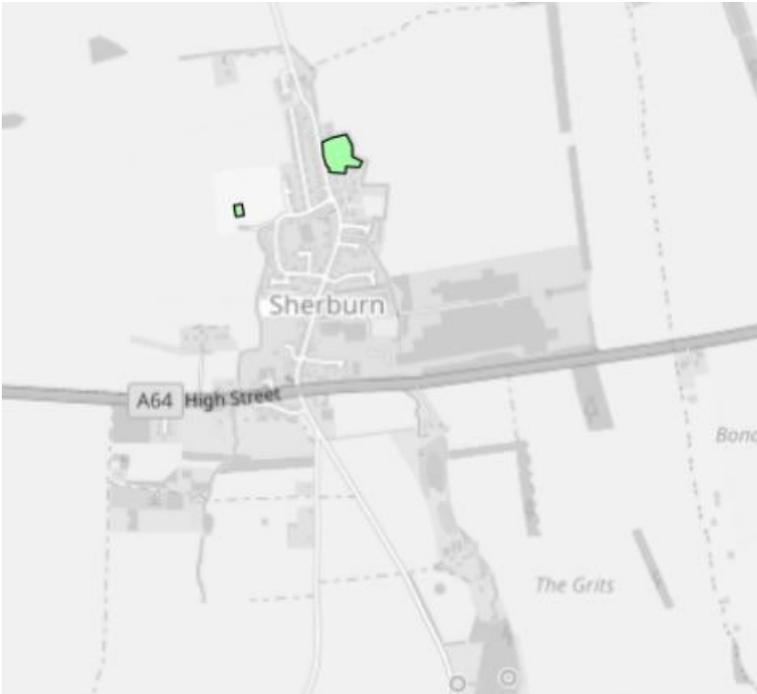
Helmsley

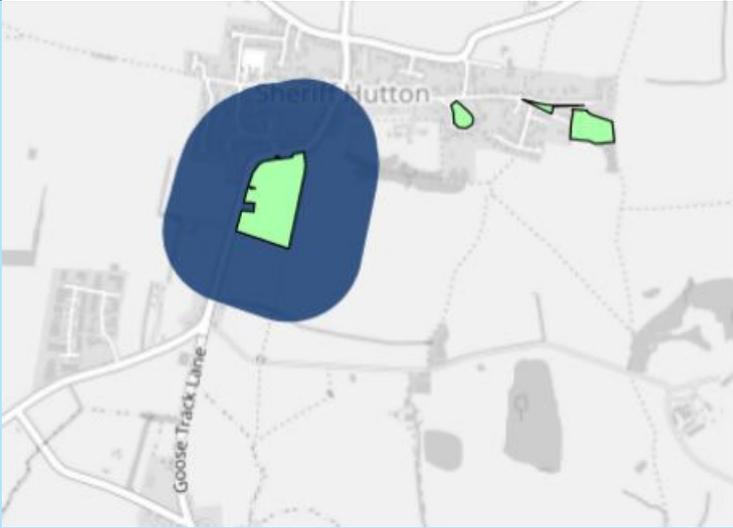
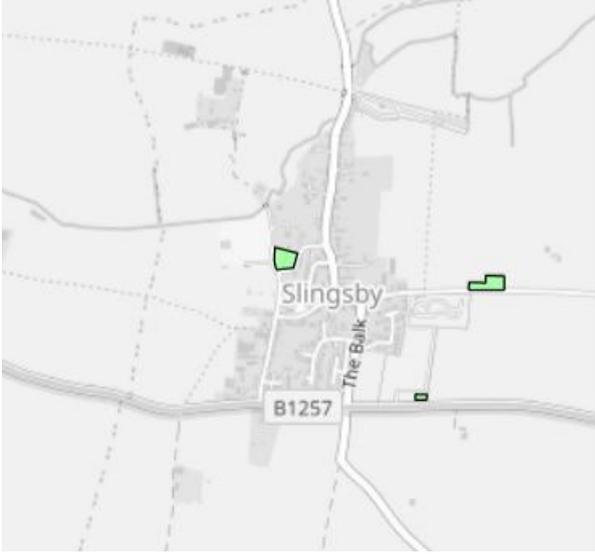


Amotherby and Swinton

	 <p>A map of the Amotherby and Swinton area. The map shows several buildings highlighted in light green. Two of these buildings are enclosed in dark blue circles. Labels on the map include 'Amotherby Lane', 'Main Street', 'Amotherby', 'High Street', 'Swinton', and 'Malton'. The map is set against a light grey background with a blue border on the left and right sides.</p>
Ampleforth	 <p>A map of the Ampleforth area. The map shows several buildings highlighted in light green. Two of these buildings are enclosed in dark blue circles. Labels on the map include 'Ampleforth', 'Thorpe Lane', 'Ample College', and 'Ampleforth Lane'. The map is set against a light grey background.</p>
Beadlam and Nawton	

	
Hovingham	
Rillington	

	 <p>A map of the Billington area. The A64 road is visible, running from the bottom left towards the top right. The town of Billington is labeled. A small green highlighted building is located near the top of the map. A larger blue circular area is centered on the map, containing two green highlighted buildings. The word 'Westgate' is also visible on the map.</p>
<p>Sherburn</p>	 <p>A map of the Sherburn area. The A64 road is visible, running horizontally across the middle of the map. The town of Sherburn is labeled. A green highlighted building is located in the upper part of the map. Other labels include 'High Street', 'The Grits', and 'Bond'. A small green highlighted building is also visible near the center of the map.</p>
<p>Sheriff Hutton</p>	

	 <p>A map of the Luton area showing several green highlighted areas. One large green area is enclosed in a dark blue circle. Other smaller green areas are scattered to the east. The map includes labels for 'Luton' and 'Goose Track Lane'.</p>
Slingsby	 <p>A map of the Slingsby area showing several green highlighted areas. The map includes labels for 'Slingsby', 'The Balk', and 'B1257'.</p>
Staxton and Willerby	



Thornton le Dale



Chapter 5 - Environment (Covers Policies SP12, SP13, SP14, SP15, SP16, SP17 and SP18)

SP12 Heritage

The key elements of Ryedale's environment – its landscapes, historic and cultural heritage are highly cherished by residents and valued and appreciated by visitors and tourists. Protecting and enhancing these assets is important. They have their own intrinsic value, but also frame this District's unique identity and help to provide a 'sense of place'. These assets are also important economically and are especially important in attracting tourists to Ryedale.

Historic features provide a valuable legacy, and their longstanding presence helps to provide familiarity and a strong sense of place. The district has a wealth of historic features that include a rich tapestry of built heritage, relic landscapes and archaeology. The historic settlement patterns and the local vernacular of the Market Towns and Villages, Country Houses and Estates, Castles and Churches are strong elements which reflect Ryedale's rural culture and the strategic and religious importance of the district in history.

Indicator: Extent and condition of Heritage Assets

Ryedale has a significant number of designated heritage assets at risk, it has a number of vulnerable archaeological assets, which present a challenge to the Local Planning Authority, given that agricultural practices can play a significant role in the degradation of such assets, but which are not within the remit of the planning system. In this respect, English Heritage has identified the particular vulnerabilities of the Vale of Pickering and Wolds, areas rich in archaeology. It also identified the Castle Howard Estate, in the Howardian Hills AONB who has the greatest number of higher-grade listed assets at risk, with 4 structures, and the Registered Park and Garden itself.

Indicator: The number of Listed Buildings Demolished in this last monitoring year.

There were no Listed Buildings demolished during 2022-23.

Indicator: The number of up-to-date Conservation Area Appraisals (present as a proportion of number of Conservation Area). There are currently none that are up to date.

There are 34 Conservation Areas in Ryedale. These are areas designated for their architectural and historic importance. Within such areas the natural environment is also protected, as conservation area consent is required to undertake works to trees.

The Council is very much supportive of the preparation of up-to-date Conservation Area Appraisals to identify those elements which are considered to contribute to the special qualities of individual Conservation Areas, to help inform the decision-making process and ensure that in managing development, the character and appearance of Conservation Areas is preserved or enhanced. However, there is no capacity within the service to deliver up to date appraisals across the district.

Indicator: The proportion and type of development granted permission contrary to sustained objection from English Heritage.

No such applications in 2022/23.

Indicator: The number of heritage assets registered ‘At Risk’.

	2014	2020	2022	2023
Building and structure entries	12	10	12	10
Place of worship entries	6	5	4	4
Archaeology entries	96	63	71	57
Park and garden entries	2	1	1	1

Information sourced from English Heritage’s Register and another previous Authority Monitoring reports contributes to the above information presented within the table. There is a noticeable and favourable reduction in the number of ‘at risk’ heritage assets across Ryedale in each of the specified categories over the last 9 years, which potentially indicates that the heritage policy (SP12) in place is working effectively to limit Ryedale’s built heritage assets at risk by providing a supportive policy framework for their re-use. It is noted, however, that the biggest drop in assets at risk is within archaeology, which is likely to come from changes to agricultural regimes which are less intensive.

Indicator: The number of ‘Enabling Development’ proposals granted permission and monitoring of legal clauses to secure benefit.

None in 2022-2023.

Indicator: Number of archaeological sites lost to development.

This is a new indicator, featuring in the updated Sustainability Appraisal Scoping Report and Framework 2022

No designated archaeological sites were lost to development.

The development management process engages with the North Yorkshire County Council Heritage Services in order to attain specialist archaeological advice, which often results in

the imposition of conditions on planning approvals where there is the potential for impact on land with archaeological sensitivity.

In the monitoring period, a pre-commencement condition was attached to nine approvals for the undertaking of a Written Scheme of Investigation in areas of archaeological interest. These works are required when there is prior evidence of items of archaeological interest from sources such as aerial photography and commit applicants to investigate and assessment sites prior to any demolition or development.

SP13 Landscapes

Climate, geology and a long history of human habitation and activity have shaped Ryedale’s impressive and unique landscapes. They are valued for their scenic and natural beauty, their variety, and their historical value – the record of ancient history and more recent cultural activity that remains imprinted on the landscape.

The outstanding quality of Ryedale’s landscapes is reflected by the fact that a large area of the district is covered by nationally protected landscapes, designated for their natural beauty. Much of the north of the district is located within the North York Moors National Park. The Howardian Hills Area of Outstanding Natural Beauty is located in the south west of the District.

Ryedale has five distinctive landscape character areas, which are:

- To the north – the rising land of the North York Moors, with wooded dales and visible historic settlement patterns
- To the south east – the Wolds – an upland chalk landscape with a string of medieval (and earlier) villages following the spring line of the Gypsy Race.
- Centrally and to the east – the Vale of Pickering, a flat, relatively open landscape which is the relic of a large glacial lake. Together with the rising land of the Fringe of the Moors and the Wolds, this area contains internationally important and exceptionally rare archaeological remains dating from the Mesolithic period, providing a continuous record of human settlement to the present day.
- To the west – the Howardian Hills, a well wooded rolling countryside set on Jurassic limestone and home to exceptional examples of country houses and estate villages, including Castle Howard itself.
- To the south – the Vale of York, a flatter and arable landscape of a patchwork of fields with hedgerows.

Indicator: The number of planning applications refused on basis of landscape impact.

Total no. of refusals	No. of refusals citing SP13	% of refusals citing SP13
21	1	4.7%

The application of the policy in the above refusal demonstrates the Plan's commitment to reinforcing the distinctive elements of landscape character within the district. Across many of the refusals, specific mention is made of certain protected landscapes, namely the Howardian Hills AONB and the setting of the North York Moors National Park.

There has been significantly less refusals citing SP13 than previous years. In monitoring year 2021/22 the percentage of refusals citing SP13 was 34.8%, and in 2020/21 it was 16.13%. This will be largely dependant on the type of applications that are coming forward within the monitoring period.

Indicator: Howardian Hills Area of Outstanding Natural Beauty Condition indicators.

This information is collated by the Howardian Hills AONB Unit. The evidence base is compiled every four years, when the Management Plan is published. The current Management Plan is for 2019-24. The most recent evidence was collated in March 2019 and can be viewed [here](#).

The Council will continue to work with the AONB unit to ensure that special qualities of the Howardian Hills AONB are protected and enhanced.

SP14 Biodiversity

There are several sites within the Ryedale District that are given statutory protection as a result of their contribution to biodiversity. This protection is applied to a hierarchy of designations: Stretches of the River Derwent are protected under international law as a Special Area of Conservation (SAC). Large part of northern Ryedale (in the North York Moors National Park) are in a Special Area of Conservation (SAC) and Special Protection Area (SPA). A further SAC is Ellers Wood and Sands Dale which is within the National Park. Strensall Common SAC is on the edge of the district. This is recognition of their international importance concerning their biodiversity contribution. Sites can also be designated SSSIs (Sites of Special Scientific Interest) which is a national-level designation in terms of contributions to biodiversity across the UK. There are also National Nature Reserves, which are multi-functional/multi-habitat environments which play a key role in protecting biodiversity.

Local-level biodiversity designations exist in the form of SINC (Sites Important for nature Conservation)

Work is also being undertaken to build resilience and interconnection between these habitats as part of Nature Recovery Networks.

As part of the review work carried out thus far the previous biodiversity indicators used in all prior monitoring reports since the implementation of the Ryedale Plan in 2012 listed below have been replaced, through discussion with the Data Centre:

- Proportion of Biodiversity Action Plan (BAP) targets/actions underway or complete
- BAP target/actions
- Proportion of local sites where positive conservation management has been or is being implemented
- Proportion of nationally designed sites in favourable condition

This is because attaining up to date data to fulfil the requirements of the indicators have been difficult and therefore establishing and trends or evidence to monitoring the effectiveness of the policy has not been possible. The indicators set out below are considered to be more appropriate and useful.

Indicator: The proportion of local Sites of Important Nature Conservation (SINCs) where positive conservation management has been or is being implemented.

Contextual information

Positive conservation management is defined as sites that are in a known Stewardship Scheme, including:

- Countryside Stewardship Scheme (new)
- Countryside Stewardship Scheme (old, now defunct)
- Environmental Stewardship Scheme
- Environmentally Sensitive Area
- England Woodland Grant Scheme
- Local Nature Reserve
- Known management by a local conservation group (e.g. Yorkshire Wildlife Trust)

Data is available from the Natural England Open Data Geoportal and has been collated by the North & East Yorkshire Ecological Data Centre. It is correct as of ‘the end of 2021.’

Known position, pending future updates

Total number of SINCs in Ryedale: 131

Total area of SINCs in Ryedale: 1569ha (or 1.05%)

Year	Number of SINCs in positive conservation management	% of SINCs in positive conservation management
2021	53	40.4%
2020	49	37.4%
2019	46	35.1%
2018	52	39.7%
2017	50	38.1%

Table X: Number of SINCs in positive conservation management

Indicator: the proportion of nationally designated Sites of Special Scientific Interest (SSSIs) that are in favourable condition.

Contextual information

Data is available from the Natural England GIS layer 'Sites of Special Scientific Interest Units (England)' – available [here](#) – and has been collated by the North & East Yorkshire Ecological Data Centre. It is correct as of 'the end of 2021.'

Known position, pending future updates

Total area of SSSIs in Ryedale: 18,742ha (or nearly 12.5%)

Indicator	Area (ha)	Area %
Area of SSSI in favourable condition	2721.336	14.5
Area of SSSI in unfavourable condition (recovering)	15,860.777	84.6
Area of SSSI in unfavourable condition (no change)	61.55	0.3
Area of SSSI in unfavourable condition (declining)	65.001	0.3
Area of SSSI part destroyed	33.874	0.1

Table X: Total area of SSSIs and their condition

Indicator: Area of priority habitat.

Contextual information

Priority Habitats are those listed in the Natural Environment and Rural Communities (NERC) Act 2006, Section 41, as 'Habitats of Principal Importance' and replace the separate UK Biodiversity Action Plan (BAP) habitat inventories.

This indicator replaces 'Proportion of Biodiversity Action Plan targets/actions underway or complete' from previous Monitoring Reports.

Data is available from the Natural England Open Data Geoportal and has been collated by the North & East Yorkshire Ecological Data Centre. The most recent information is available as of October 2020.

Known position, pending future updates

Total area of Priority Habitat in Ryedale: 32,148ha (or 21.32%)

Indicator	Area (ha)	% of Area
Priority Woodland: Deciduous Woodland	7139.82	4.73
Priority Woodland: Traditional Orchard	54.33	0.04
Priority Woodland Habitats Total	7194.15	4.77
Priority Grassland: Coastal and Floodplain Grazing Marsh	2887.97	1.92
Priority Grassland: Lowland Calcareous Grassland	882.44	0.59

Priority Grassland: Lowland Dry Acid Grassland	39.75	0.03
Priority Grassland: Lowland Meadows	115.11	0.08
Priority Grassland Habitats Total:	3925.27	2.60
Priority Wetlands: Blanket Bog	476.55	0.32
Priority Wetlands: Lowland Fens	117.43	0.08
Priority Wetlands: Purple Moor Grass and Rush Pastures	51.62	0.03
Priority Wetlands: Reedbeds	7.69	0.01
Priority Wetlands: Upland Flushes, Fens and Swamps	20.69	0.01
Priority Wetlands Habitats Total:	673.98	0.45
Priority Heathland: Lowland Heathland	301.73	0.20
Priority Heathland: Upland Heathland	20053.37	13.30
Priority Heathland Habitats Total:	20355.40	13.5
Total Area of Ryedale that is Priority Habitat	32148.80	21.32

Table X: Areas of Priority Habitat

Indicator: Distribution of farmland birds.

Contextual information

Birds are considered to provide a good indication of the broad state of wildlife in the UK as they occupy a range of habitats, whilst long-term datasets exist to identify trends and change.

Data is available from the British Trust for Ornithology’s online recording system – available [here](#) – and has been collated by the North & East Yorkshire Ecological Data Centre. Information is presented in five-yearly intervals and the most recent data is available for the period 2015-19 (inclusive).

The image below provides a visual indication of whether any farmland birds – from 19 different species – were present in a given 1km square within Ryedale. It does not provide an indication of abundance or density, only if they were present within the five-year period.

Known position, pending future updates

Total full or part 1km squares with farmland birds 2013-17: 523 (31.6%)

Total full or part 1km squares with farmland birds 2014-18: 513 (31%)

Total full or part 1km squares with farmland birds 2015-19: 513 (31%)

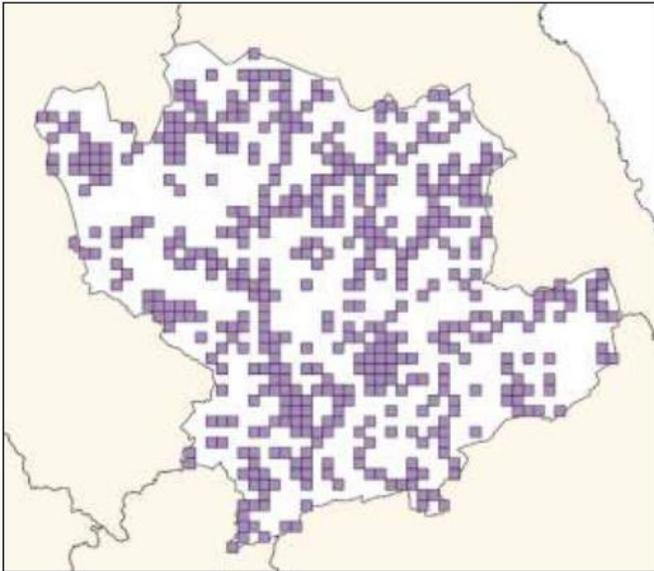


Image x: Distribution of farmland birds from 2015-19

SP15 Green Infrastructure Networks

Mitigating and adapting to Climate Change

In October 2019, Ryedale District Council joined other bodies in declaring a climate change emergency and making a commitment to action help in achieving net zero emissions across Ryedale by 2050.

Indicator: Preparation of Green Infrastructure Strategy.

Green Infrastructure corridors are currently mapped to a sub-regional scale. The Council do not currently have a District-level Green Infrastructure Strategy in place due to resources focusing on development plan production and review work. This is something that will likely be included within the review to establish whether or not a more appropriate indicator should be adopted, and if a Green Infrastructure Strategy can be prepared at a more localised level- it is noted that there is on-going work with regards to Nature Recovery Networks, which the Council is involved in.

Indicator: Number of planning applications approved which provide improved linkages in the Green Infrastructure network.

As there is no Green Infrastructure Strategy in place currently this indicator is not something that is being monitored either. As part of the Plan review, this will be an area to explore. It is expected that with the transition towards Biodiversity Net Gain that it will become more quantifiable in relation to ascertaining improvements to Green Infrastructure Corridors. Biodiversity Net Gain will become a mandatory requirement in November 2023.

SP16 Design

Indicator: Proportion of major/minor planning applications refused against policy SP16.

No. of applicable refusals	No. of refusals citing SP16	% of refusals citing SP16
19*	9	47.3%

*There were a further two refusals across the monitoring period however these were for inapplicable application types (for instance, works to trees).

The proportionately high number of refusals which cite SP16 as a reason indicates due consideration and stringent application of the policy when making decisions.

The application of the policy in a significant proportion of refusals demonstrates the Plan's commitment to reinforcing local distinctiveness, providing a well-connected public realm and protecting amenity.

The previous monitoring year (2021-22) saw 52.6% of refusals, and the year before (2020-21) saw 45.16% of refusals citing SP16 within the reason for refusal. This suggests that design has consistently been a consideration in planning decisions.

Whilst reasons for refusal could relate to wider planning matters, including the principle of the development, the application of the policy in a significant proportion of reasons for refusal demonstrates the Local Planning Authority's commitment to reinforcing local distinctiveness, context-driven design, providing a well-connected public realm and protecting amenity, which is a key part of the design policy within the Ryedale Plan.

It is also noted that refusals of this nature both this monitoring year and the previous years are quite commonly paired with refusal reasons presented in Policy SP20 for Generic Development Management Issues concerning character of places and this has a strong synergy with Policy SP16.

Indicator: Proportion of applications for Listed Building Consent and Conservation Area Consent refused against Policy SP16 on design.

No. of refusals	No. of refusals citing SP16	% of refusals citing SP16
3	0	0%

Note: Conservation Area Consent no longer exists; planning permission is required for 'relevant demolition,' which includes unlisted buildings in Conservation Areas. There were no applications of this type.

The three refusals applied Policy SP12 as opposed to SP16, on the grounds that the proposals would not preserve the special architectural interest of a listed building, nor

would it preserve or enhance the character of a conservation area. Aspects of design were specifically mentioned in one of the three decision notices for refusal.

As such, though the refusals did not cite SP16, the reasons for refusal were consistent with aspects of that policy, again indicating the Plan's commitment to reinforcing local distinctiveness, specifically through the protection of a listed building.

Similarly, in the previous monitoring year there was a low figure of just one Listed Building Consent refusal applied Policy SP12 as opposed to SP16, on the grounds that the proposal would not preserve the special architectural interest of a listed building, nor would it preserve or enhance the character of a conservation area. As such, though the refusal did not cite SP16, the reasons for refusal were consistent with aspects of that policy, again indicating the Plan's commitment to reinforcing local distinctiveness, specifically through the protection of a listed building.

Decisions made over new land allocations will need to ensure that the historic, artistic, archaeological and architectural significance of any designated heritage asset is fully considered, and the wider historic character of settlements, and their settings, are not undermined. Encouraging an awareness of the value of the area's historic landscapes will also be an important way in which they are protected, and this is something that the Local Plan Strategy seeks to support.

SP17 Managing Air Quality, Land and Water Resources

Natural Resources

Natural resources sustain life. Soils, water, and air are essential elements which support environmental systems, biodiversity and economic activity. Increasingly these resources are under pressure from increasing demand from growing populations or through the effects of climate change such as changing rainfall patterns and increased flooding. Protecting the quantity and quality of these resources is important to human health, quality of life and the wellbeing of the environment as a whole.

Air

Malton Air Quality Management Area (AQMA) which has been identified around the Butcher Corner junction in the centre of the Town and extends across County Bridge, this is the only AQMA within the District. The AQMA was declared in 2009 on the basis that current and predicted nitrogen dioxide levels were in breach of air quality objectives prescribed by air quality regulations. The first Air Quality Action Plan (AQAP) was approved in January 2012 to present a range of air quality improvements measures for the AQMA and wider district.

Air quality issues exist in this location mainly because of traffic congestion compounded by a narrow historic street pattern which restricts the ability of air pollutants to disperse, especially in certain weather conditions when there is little wind.

Indicator: Air quality monitoring – annual average concentration of nitrogen dioxide and number of AQMAs

Ryedale District Council has one Air Quality Management Area, at Butchers Corner, Malton.

The below tables offer comparative data showing both the nitrogen dioxide concentration for years 2020/21, 2021/22 and 2022/23. The first table offers data for the monitoring sites away from the AQMA, but which are still considered areas which require monitoring.

Monitoring Site Location	Annual Nitrogen Dioxide Concentration ($\mu\text{g m}^{-3}$)		
	Jan – Dec 21	Apr – Mar 21 / 22	Jan – Dec 22/23
Helmsley	12.4	12.5	12.6
Pickering	18.4	20.2	18.7
Rillington	13.7	14	12.3
Sherburn	21.8	22.5	21.0

The concentration of nitrogen dioxide in Helmsley is the only area from the table which has seen an increase, Rillington, Pickering and Sherburn have all seen decreases in the concentration of nitrogen dioxide over the last monitoring period.

It is important to note that data for 20/21 is likely to be lower due to the effect of the pandemic and the number of lockdowns this entailed. Therefore, all the data has been bias-adjusted using the 2020 national bias adjustment factor.

Monitoring Site Location: Malton (AQMA)	Annual Nitrogen Dioxide Concentration ($\mu\text{g m}^{-3}$)		
	Jan – Dec 21	Apr – Mar 21 / 22	
Butcher's Corner TriPLICATE Average	25.1	26.1	23.7
Castlegate (1)	18.9	20.9	19.5
Castlegate (2)	26.9	27.6	25.7
Castlegate (3)	25.4	26.8	25.1
Newbiggin	13.8	14.1	12.4
Highfield Road	-	-	13.6
Pasture Lane	-	-	13.1
Old Maltongate (1)	27.1	27.7	24.8

Old Maltongate (2)	25.6	26.8	25.0
Yorkersgate (1)	26.3	23.9	26.1
Yorkersgate (2)	20.7	21	18.7
Wheelgate (1)	27.6	28.9	26.5
Wheelgate (2)	19.1	20	17.3

Monitoring Site Location: Norton	Annual Nitrogen Dioxide Concentration ($\mu\text{g m}^{-3}$)		
	2020/21	2021/22	2022/23
St. Nicholas Street	10.5	11.4	10.7
Church Street (1)	20	18.3	16.8
Church Street (2)	18.7	19.7	18.9
Scarborough Road	17.8	18.8	17.0
Norton Urban Background (Kingston Drive)	7.6	7.6	7.6

The Environmental Health department within the council continue to assess this data and will analyse why monitoring sites have seen change in the nitrogen dioxide concentration.

Overall, all the monitoring sites fall well below the annual limit of $40 \mu\text{g/m}^3$ based on the Air Quality Standards Regulations 2010. It is encouraging to see a decrease in concentration of nitrogen dioxide over the last monitoring period, both within proximity to the AQMA, and away from it.

Water

There is a fundamental need to maintain high quality water standards and to maintain and protect water supply, through pollution and abstraction control. This is primarily the responsibility of the Environment Agency, aligned with Yorkshire Water, the supplier of water in the district, which has various statutory responsibilities and regulations which it must adhere to.

Indicator: River Quality Monitoring

Contextual Information

This data is captured by the Environment Agency.

Areas of waterbodies are organised into 'operational catchments' within the wider Humber River Basin District. Ryedale is covered by three catchments; these are: Derwent Middle, Derwent Upper and Rye.

Each catchment contains a number of waterbodies, and each water body has an ecological status ranging from Bad to High. In addition, the Environment Agency also records whether each respective waterbody is natural, artificial or ‘heavily modified’.

Catchment	No. of waterbodies	Natural waterbodies	Artificial waterbodies	Heavily modified waterbodies
Derwent Middle	7	4	0	3
Derwent Upper	17	8	0	9
Rye	36	27	0	9

Known position, pending future updates

Catchment	No. of waterbodies achieving bad ecological status	Poor ecological status	Moderate ecological status	Good ecological status	High ecological status
Derwent Middle	0	2	3	2	0
Derwent Upper	2	2	12	1	0
Rye	1	8	23	4	0

Please note that much of the Scarborough district falls under the Derwent Upper catchment; a small portion of the East Riding authority area falls under the Derwent Middle catchment; and a very small portion of the Hambleton district falls under the Rye catchment.

The most recent data was recorded in 2019 and can be viewed via the ‘Classification Tables’ data on at these links:

[Derwent Middle](#)

[Derwent Upper](#)

[Rye](#)

Indicator: Permission contrary to recommendation of Environment agency on the grounds of water quality

There are no such applications in this monitoring period.

Indicator: Number of planning applications granted permission contrary to the recommendation of the Environment Agency on the grounds of flood risk

No applicable approvals.

Indicator: Amount of new development allocated in high-risk flood zone (3a)

This is a new indicator, featuring in the updated Sustainability Appraisal Scoping Report and Framework 2022

No development sites have been allocated in the monitoring period, however the Site Selection Methodology – which is applied to sites for possible allocation – places significant weight on potential flood risk. Sequentially, no sites would be allocated in areas of high flood risk.

Land

Indicator: Amount of Grade 2 (or higher) agricultural land irreversibly lost to development

Contextual information

Agricultural land is classified into five grades; those identified as Grades 1, 2 and 3a are terms to be Best and Most Versatile (BAMV) agricultural land.

It should be noted that there has been no disaggregation between Grades 3a and 3b. Only on-site assessment and survey work can provide a definitive position on the grade of agricultural land. Indeed, Natural England has confirmed that there is minimal land currently surveyed in a detailed way.

The Vale of York, Wolds and Vale of Pickering all have areas of intensive arable farming and so large areas of Ryedale are understood to be Grade 3, with some areas of Grade 2 and lesser still areas of Grade 1. This is a reflection of the concentration of development in areas where the land is at lower elevations and is close to water sources and so is relatively productive. This has resulted in historic settlement development as well as more intensive forms of agriculture.

Breakdown per Grade of agricultural land:

Note: the figures below excludes proposals for agricultural buildings or other operations relating to agriculture, whilst only the following planning application suffixes have been considered: FUL, MFUL, OUT, MOUT.

Grade	Amount of land approved for non-agricultural development (ha)
Grade 1	0
Grade 2	0.08
Grade 3a/b	4.01
Grade 4	0.005

Grade 5	0
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Grade	Amount of land approved for non-agricultural development (ha)
Grades 3/4	6.8

The very small amount of proposals approved on BAMV agricultural land demonstrates the Plan’s commitment to protecting such land to irreversible loss where possible.

A number of consistent criteria are used for assessment which include climate (temperature, rainfall, aspect, exposure and frost risk), site (gradient, micro-relief, flood risk) and soil (depth, structure, texture, chemicals, stoniness).

This reflects the concentration of development in areas where the land is at lower elevations and is close to water sources and so it is relatively productive and has resulted in settlement development as well as more intensive forms of agriculture (arable).

The Council has used ALC data from DEFRA to assess our housing allocations and commitments against the current agricultural land classification. The findings are that:

Of the 49 allocations and commitments in the current Ryedale Plan, none of the allocations or commitments are on grade 1 land. A total of 11 sites falls partially or fully within grade 2 agricultural land.

38 of the 49 allocations and commitments, roughly 77% of all sites, are on grade 3 land. However, it is noted that at the present time the data set does not distinguish between whether the land is grade 3 a or b. This means the council is unable to identify the grade 3 land that is BMVL (grade 3a).

During previous site assessment work there was an understanding of this potential loss of best and most versatile agricultural land, but the need to provide housing in accordance with our adopted settlement hierarchy meant that in wider sustainability terms, the land on balance needed to be released for housing. It is an inherent reflection on settlement development that many key settlements in Ryedale are surrounded by prime agricultural land.

Until the time that grade 3 agricultural land is disaggregated, the council will not be able to measure this data indicator in more detail. The council will seek wherever possible to utilise previously developed land, known as Brownfield Land, but this is not readily available in a predominantly rural area such as Ryedale. Known areas are highly contaminated which can affect viability, and are often subject to high flood risk, which means the sites perform poorly in the site assessment process.

SP18 Renewable and Low Carbon Energy

In 2019 Ryedale District Council declared a Climate Change Emergency to reduce emissions to net zero by 2050. Responding to this requires a dual action of reducing carbon dioxide and other greenhouse gas emission and also making the built environment more resilient to the effects of climate change, and to restore and create habitats which are better able to adapt to our changing climate.

The Ryedale Plan has a positively worded criteria-based policy (SP18) to assess renewable and low carbon energy schemes against. It had specific elements around built standards, but these became unworkable due to the loss of Government support for the Code for Sustainable Homes.

Within the Reasoned Justification of Policy SP18, the application of the Energy Hierarchy to all new development supports the parallel agendas of carbon reduction, long term energy security and reducing fuel poverty and will be implemented in accordance with national building standards.

The Energy Hierarchy:

1. USE LESS ENERGY - Through design and construction; and a lower energy demand
2. USE ENERGY EFFICIENTLY - Encourage occupants to reduce their energy use; increased energy efficiency
3. USE RENEWABLE AND/OR LOW CARBON SOURCES - For heat and power; either on site or through a network

This element of the Ryedale Plan was not identified in the policy, so this was not actively monitored, and it has been considered that being only in the Reasoned Justification it has been less effective in its operation than if it had been identified within the Policy framework itself, as it could not be identified as a reason for refusal.

Indicator: Carbon Emissions

Contextual Information

This indicator considers amount of tonnes of carbon dioxide equivalent (tCO₂e) produced, which includes: carbon dioxide (CO₂), nitrous oxide (N₂O) and methane (CH₄), reported in CO₂-equivalent.

The data is based on greenhouse gas emissions from sources located within the boundary of Ryedale.

Livestock: This sector produces methane created by livestock, nutrient management for agricultural purposes and land use change altering soil compositions. The data considers

numbers of dairy and non-dairy cattle, sheep, pigs, horses and poultry. The data is derived from DEFRA datasets.

On-road: This sector produces emissions through combustion of fuel or use of electricity during journeys travelled by road. Data is taken from datasets produced by the Department for Business, Energy and Industrial Strategy.

Residential Buildings: This considers gas and electricity produced in residential buildings for basic livability; heating, hot water, lighting, cooking. Data is taken from datasets produced by the Department for Business, Energy and Industrial Strategy.

Industrial Buildings and Facilities: This considers gas and electricity produced in industrial buildings and again relates to the comfort of the buildings themselves, as opposed to industrial process. Data is taken from datasets produced by the Department for Business, Energy and Industrial Strategy.

Industrial Process: This considers the various fuel types used for industrial processes. Data is taken from datasets produced by the Department for Business, Energy and Industrial Strategy.

Agriculture: This considers residual fuel use from off-road transportation in the agriculture sector. Data is taken from datasets produced by the Department for Business, Energy and Industrial Strategy.

Commercial Buildings and Facilities: This considers gas and electricity produced in commercial buildings and again relates to the comfort of the buildings themselves, as opposed to commercial process. Data is taken from datasets produced by the Department for Business, Energy and Industrial Strategy.

The most recent data, amalgamated and presented by Scatter Cities, is from 2019 and so does not immediately reflect the 2012-22 monitoring period.

Known position, pending future updates

Source	Tonnes CO2e	% of emissions	% North Yorkshire
Livestock	180,748	31.4%	23.6%
On-road	166,786	29%	33.3%
Residential Buildings	72,197	12.5%	15.6%
Industrial Buildings and Facilities	61,881	10.8%	9.56%
Industrial Process	26,763	4.65%	4.62%
Agriculture	23,059	4.01%	2.7%
Commercial Buildings and Facilities	14,693	2.55%	2.75%

Other, inc Aviation, Rail, Waterborne, Incineration	~30,000	~5%	~8%
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The fourth column presents data for all of North Yorkshire and demonstrates that Ryedale’s proportion for emissions for livestock is higher than the regional figures; the other more disparate comparison being ‘Agriculture’.

These higher figures for agriculture-related indicators is to be expected given the rural nature of the district and the prevalence of agricultural operations; 7% of all working individuals in Ryedale are employed in agriculture, that being the fourth most common form of employment (the most common being retail trade which employs 9% of all workers) ([Census 2021](#)). This compares to, for instance, Selby, where livestock accounts for only 5.13% of tCO2e emissions and where agricultural operations employs only 2.15% of workers, the 14th most common form of employment.

The Local Plan has sought to locate and manage development in a way that promotes alternative forms of travel to the private car. This has been demonstrated through the settlement hierarchy and site allocations, which sought to locate at least 95% of all development at service centres. However, the comparatively high proportion of emissions from ‘on-road’ sources is to be expected given the rural nature of the district, with approximately 42% of the population located outside market towns and service villages ([ONS, 2019](#)).

The comparatively high proportions of emissions from buildings, particularly residential buildings, is also to be expected given the significant amount of available housing which is historic in nature. That being said, there is a need to explore how heritage assets can be more energy efficient and lower their CO2 emissions. Whilst the Local Plan seeks to deliver new homes which are sustainable, de-carbonising the existing housing stock is dependent on the financial capacity of individual property owners, and is not something which can be typically delivered by the planning system.

Indicator: Installed grid connected capacity

This is measured in megawatts (MW) however it is impossible to provide an accurate figure with respect to the amount of MW being diverted back to the grid unless applicants specifically state those amounts.

Of the 17 approvals which featured the installation of solar panels in the description, only five made explicit reference to diverting surplus power to the grid. One approval stated that 90% of power generated would be diverted; another stated 80%, another 25%. The remaining two indicated that only negligible amounts or amounts at peak times would be diverted. Of those which indicated more significant amounts, these were at farms where supplying power to the grid was a deliberate source of income for those agricultural enterprises.

No. of approvals for non-dwellings which include solar panels in the application description	No. of approvals which indicate that excess energy will be provided to the grid	No. of approvals which make no specific indication regarding energy output, or indicate that excess energy would not be provided to the grid
17	5	12

The Local Plan Strategy sets out a target as a minimum of 10MW by 2026. This has not been achieved to date due to a lack of large-scale renewable energy schemes being submitted and approved in the district.

Indicator: Energy Efficiency; proportion of new buildings built to Code of Sustainable Homes and Building Research Establishment Environmental Assessment Method (BREEAM) Standard.

Contextual Information

Following a fundamental review of technical housing standards in March 2015, the government withdrew the Code for Sustainable Homes and many of its requirements have been consolidated into new technical standards centered on Building Regulations.

It is not possible to measure the total number of installations of renewable energy technologies on domestic or non-domestic premises as it is considered permitted development, pending compliance with conditions contained within the GPDO. The figures below represent instances where renewable energy technologies featured at least partly within a scheme (if not were the whole nature of the scheme) and where planning permission was required.

Approvals for new dwellings which feature renewable energy technologies:

Technology included within scheme	Number of approvals
Solar panels	3
Electric vehicle charging points	0
Ground/Air Source heat pumps	7
Wind power	0
Biomass	0
Rainwater harvesting	1
Total	9 (2 schemes featured multiple technologies)

There were 54 approvals for new dwellings total.

There was a total of two refusals for new dwellings which featured renewable energy technologies, however neither refusal related to the renewable energy element of each respective scheme.

Approvals for schemes other than new dwellings which feature renewable energy technologies in the application description:

Renewable tech	Number of approvals
Solar panels	10*
Electric vehicle charging points	2
Ground/Air Source heat pumps	9
Wind power	0
Biomass	0
Rainwater harvesting	3
Total	23 (one scheme featured multiple technologies)

*excludes one scheme which required two approvals (a FUL and an identical LBC)

There were no refusals for applications which did not relate to new dwellings and had renewable energy technologies within the application description.

Chapter 6 - Managing and Controlling Development (covers Policy SP19, SP20, SP21 and SP22)

SP19 – Presumption in favour of sustainable development

The presumption in favour of sustainable development policy aligns with key aspects found in the NPPF and is a central thread of the decision-making process for the consideration of planning applications. As it is ultimately expressed through the consideration of development proposals in accordance with our Local Plan there are no specific indicators relating to the policy in the current Plan. However, all policy and indicators present in the Plan exist to ensure that the presumption in favour of sustainable development is upheld.

SP20 – Generic Development Management Issues

This specific policy covers a wide range of general Development Management areas, inclusive of transportation and accessibility, of which there are indicators present.

The Local Plan Strategy Policy SP20 is concerned with general development management principles, this includes considering the impact of new development on the transport network and mitigating any impacts. This is done through various mechanisms, which are primarily concerned with reducing the need to travel, particularly by private car, and improving opportunities for more sustainable forms of travel. Aligned with many other areas of the approach of the Local Plan Strategy, such as climate change concerns and promoting sustainable places. Traffic Impact Assessments are used to assess and provide mitigation to ensure that new developments do not exacerbate or create a situation on the road traffic network which reduces free flow of traffic; creates and adverse safety issue or causes pollution. Travel Plans are used to reduce the need to rely on the private car, by providing mechanisms which reduce reliance on the private car.

As a rural District, provision of public transport and opportunities for cycling and walking to services and facilities are less achievable, and as a result Ryedale will always experience a higher level of reliance on the private car than more urbanised areas. However, with the urgent need to reduce CO₂ emissions, rising fuel costs and the adverse impacts of increased traffic, there is a need for the Local Plan Strategy to reduce, where possible, the need for the private car. There is a main bus services that operate along the A64, A169, A170 and B1257, and the rail link at Malton, but most settlements have either no, or very limited, public transport connections. To create sustainable communities, opportunities to access jobs and services by public transport must be maximised.

Indicator: Proportion of development requiring a Traffic Impact Assessment

See [here](#) for links to major transport schemes and plans.

Indicator: Proportion of development requiring a Travel Plan

The most recent Sustainability Appraisal (SA) published in 2022 suggests that development which includes 80 houses or more should provide a travel plan. In this monitoring year no schemes were approved for schemes of 80+ units.

The Ryedale District Council Planning Application Validation Checklist specifies that 'where developments are likely to generate significant additional traffic or journeys at work, a Travel Plan will be required'. This is still the Validation Checklist which applies for planning applications in the area.

To that end there have been no major schemes that have gained approval in this monitoring year. Therefore, no schemes with Travel Plans have gained planning permission within the monitoring period.

Indicator: Monitoring implementation of Travel Plans.

The onus of Implementing travel plans will ultimately fall with the developer in collaboration with North Yorkshire Highways. This is not something that the Council currently has the capacity to effectively monitor and will be included in considerations over future monitoring indicator amendments as part of a Plan review.

Indicator: Proportion of development complying with car parking standards (as set out by North Yorkshire County Council 2003- and updated).

100% of planning approvals which include at least one parking space comply with NYCC's minimum parking standards (2.4m x 4.8m).

This matter is considered through the Local List Validation process as part of the assessment of the planning application. Consideration of car parking provision is provided by NYCC in their capacity as the Local Highway Authority. We will begin communication with the statutory body to determine if this is still an effective indicator.

SP21 – Occupancy Restrictions

Responding to specific needs

To further ensure that the scale and distribution of new homes was aligned to the Spatial Strategy, the Council apply a Local Needs Occupancy condition on new homes built in the smaller, non-service villages and in the wider open countryside. This is designed to help ensure that the relatively limited sources of new housing in these areas better reflect the

housing requirements of local people as opposed to externally driven demand. This is a policy mechanism which is considered to be an important tool in helping to manage housing supply across such a large rural District. The details of this condition are prescribed within Policy SP21. The Monitoring Report seeks to monitor the implication of such occupancy conditions, and whether they require any modifications.

Indicator: The number and type of occupancy conditions lifted or s.106 occupancy clauses varied (within the monitoring period 2021/22).

Type of Occupancy Restriction	Tier of Settlement Hierarchy	Applications approved subject to occupancy restriction(s)	Applications to lift occupancy restriction approved	Applications to vary occupancy restriction approved	Applications to lift or vary occupancy restriction refused	Applications refused that would have been subject to occupancy restrictions
Local Needs Occupancy	Principal Town	N/A	N/A	N/A	N/A	N/A
	Service Centre	N/A	N/A	N/A	N/A	N/A
	Service Villages	N/A	N/A	N/A	N/A	N/A
	Other Villages	5	1	-	-	2
	Wider Open Countryside	2	1	-	-	2
Agricultural/Rural Workers conditions	Principal Town	-	-	-	-	-
	Service Centre	-	-	-	-	-
	Service Villages	-	-	-	-	-
	Other Villages	-	-	-	-	-
	Wider Open Countryside	3	-	-	-	1
Ancillary Residential	Principal Town	-	-	-	-	-
	Service Centre	-	-	-	-	-
	Service Villages	-	-	-	-	-
	Other Villages	1	-	-	-	-

	Wider Open Countryside	-	-	-	-	-
Time limited (tourist accommodation)	Principal Town	-	-	-	-	-
	Service Centre	-	-	-	-	-
	Service Villages	-	-	-	-	-
	Other Villages	-	1	-	-	-
	Wider Open Countryside	-	-	1	-	-
Seasonal Occupancy	Principal Town	-	-	-	-	-
	Service Centre	-	-	-	-	-
	Service Villages	-	-	-	-	-
	Other Villages	-	-	-	-	-
	Wider Open Countryside	-	-	-	-	-
Business	Principal Town	1	-	-	-	-
	Service Centre	-	-	-	-	-
	Service Villages	-	-	-	-	-
	Other Villages	-	-	-	-	1
	Wider Open Countryside	1	-	-	-	1

We have in the past had applications to vary the condition to include a mortgagee in possession clause, which permits in the event of a default on the mortgage the lender to sell the property without restriction. This has given more comfort to lenders as the condition does, in the case of sites away from the Town Council areas, significantly restricts the eligibility of individuals, and pool of potential buyers/occupiers.

Over the last few years, the numbers of dwellings approved subject to this condition have remained relatively low- which was the primary reason for the policy. The policy has delivered a relatively small number of properties subject to the LNOC. The profit constraint which is activated as a result of the occupancy restriction, due to the depreciation in the value of the property is a significant disincentive to speculative planning applications.

The complexities of the clause's implementation going forward and needing planning permission to lift the condition with the demonstration of evidence is placing additional pressures on the service.

It is also important to note that the local needs occupancy condition does not result in 'affordable homes'. They may, however, be more competitively priced if the properties are smaller, lower value properties and local residents would comply over those not complying.

In the previous monitoring year, the council saw a higher number of approvals for seasonal occupancy, time limited tourist accommodation and ancillary residential schemes. Otherwise, the figures remaining relatively similar, which suggest a consistent approach to applying the policy in determining schemes.

SP22 – Planning obligations including S.106 monies and the Community Infrastructure Levy

Indicator: The S106 payment/provision triggers

During this monitoring year the S106 income for commuted sums totalled £1,757,985.00, made up of:

Affordable Housing (£180,903.00)

- £12,268.00 – Buildings adjacent to Brinkburn Barn, Brookside, Hovingham
- £39,182.00 – Land at 56 Low Moorgate Rillington
- £40,000.00 – Lane East of Whitby Road, Pickering
- £67,653.00 – Land at Pecketts Yard, Sheriff Hutton
- £21,800.00 – Land off Firthlands Road Pickering

Highways (£332,900.00)

- £40,400.00 – Land at Westfields, Kirkbymoorside
- £30,000.00 – Land south of Westgate, Old Malton
- £232,500.00 – Land at Allotments, Broughton Road, Malton
- £30,000.00 – Land at Rainbow Lane, Malton

Education (£987,991.00)

- £305,493.00 – Land at Westfields, Kirkbymoorside
- £186,693.00 – Land south of Westgate, Old Malton
- £227,733.00 – Land at Allotments, Broughton Road, Malton
- £268,072.00 – Land at Rainbow Lane, Malton

Public Open Space (£256,191.00)

£2,518.00 – Buildings adjacent to Brinkburn Barn, Brookside, Hovingham

£38,171.00 – Land south of Westgate, Old Malton

£146,252.00 – Land at Allotments, Broughton Road, Malton

£19,500.00 – Land at Manor Rise, Main Street, Foxholes

£28,500.00 – Claxton Grange, Claxton

£21,250 – Land at Manor Farm, Acklam

The Infrastructure Funding Statement (IFS) also includes a Section 106 report which sets out fully the planning obligations administered within the monitoring period.

Indicator: Community Infrastructure Levy (CIL) charges collected/spent

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 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.

In March 2016 the former Ryedale District Council adopted the Instalment Policy for the payment of CIL in instalments.

[Click here to view the Council's CIL information](#)

For more information about CIL collection and disbursement please read our Infrastructure Funding statement 2023 (2022-23). To build on the information set out in this indicator, CIL regulations require the Council to produce an IFS on an annual basis. That document will provide information on developer contributions, which are used to provide infrastructure to support development and mitigate its impacts.

The total CIL receipts for the reported year:

£264,094.95

The total CIL expenditure for the reported year:

£0 of District-held Levy and £34,634.00 has been distributed back to associated Parish and Town Councils within this monitoring year.

The items of infrastructure to which CIL (including land payments) has been applied:

£0 by the District Council

Please see below the proportion of CIL income expended to Parish and Town Councils within this monitoring period. The table also sets out how that money has been distributed within the parish areas:

Town/Parish	Planning Reference	Amount received	Date sent	Spend or anticipated spend
Kirkbymoorside	20/01186/73M (payment 2 and 3 of 4)	£16,479.38 (£8,239.69 x2)	22.07.2022	<p>The total parish payment to be received from this development once all four payments have been made will come to £32,958.75. The parish have agreed to spend the money on the following projects:</p> <p>Trees for planters including tubs, planning compost.</p> <p>Natural Flood Management Feasibility Assessment for Kirkbymoorside catchment.</p> <p>Replacement of the existing 'Cantilever swing' and 'Junior swings' (which have been identified as needing replacement in 2022 by the annual play inspection report) at Old Road play area, with an 'Aero Tilt' and a 'Team Swing seat'.</p> <p>New play equipment at Old Road play area.</p>
Sinnington	19/00109/FUL (2 of 2)	£1,211.25	22.07.2022	The Parish is hoping to carry out some works to the Village Green towards providing car parking spaces for both residents and visitors to use. The CIL money would contribute towards this.
Norton	18/01186/REM	£3,053.25	22.07.2022	Information not yet received.
Norton	18/01186/REM (2 of 2 Payments)	£6,106.50	16.02.2023	Information not yet received.
Norton	19/00905/REM	£1468.94	16.02.2023	Information not yet received.
Sherburn	21/00280/FUL	£258.53	16.02.2023	The parish have spent the CIL funding on a new defibrillator for the local playing fields association.
Rillington	21/01282/FUL	£756.00	16.02.2023	The CIL money is being used to assist in funding a War Memorial

Town/Parish	Planning Reference	Amount received	Date sent	Spend or anticipated spend
				for Rillington. This project is “work in progress” and currently on hold pending receipt of permission from the landowner (NYC) for the proposed site. The design has been finalised and work will start once the owner’s permission has been obtained.
Flaxton	18/01136/FUL	£53.55	16.02.2023	The Council is intending to contribute the CIL money towards a project to restore a section of the path in Flaxton. It’s the section that runs between Oak Busk Lane and the level crossing. At the moment the path is very narrow and considered dangerous by villagers. The project will restore the path to its original width and therefore make it more useable and safer.
Swinton	21/00641/FUL & 22/00500/FUL	£3,995.85 & £1,173.00	16.02.2023	The funds are paying for a new roof on a Parish council shed, the work has not yet started.
Pickering	21/01261/FUL	£60.00	16.02.2023	It was agreed in August 2023 that £45,000 would be given to Pickering Recreation Ground Committee to enable them to repair the roof and cladding of their building. This was made up of this CIL money and other previously acquired CIL money.
		£34,634.21		

The amount of CIL applied to repay money borrowed, including any interest, with details of the infrastructure items which that money was used to provide (wholly or in part):

£0

The amount of CIL applied to administrative expenses pursuant to regulation 61, and that amount expressed as a percentage of CIL collected in that year in accordance with that regulation:

0%

The total amount of CIL receipts retained at the end of the reported year (31 March 2023):

The total CIL payments retained up to 31st March 2022 was £3,037,909.10.

Adding to it the total received within this monitoring year (£264,094.95), the total received in CIL by 31st March 2023 was £3,302,004.05.

Total Parish payments up to 31 March 2022: £34,634.21

Therefore, including this year's figures, the new CIL total retained is **£3,267,369.84**.

Chapter 8 – Meeting the aims of the Local Plan Strategy

The Local Plan Strategy sets out three aims that derive from issues facing Ryedale. These aims have been established to address the district's issues, to maximise opportunities and to plan positively for communities in Ryedale. Through this monitoring exercise we can explore whether the objectives derived from the main aims of the Plan are being delivered.

Aim 1 of the Local Plan Strategy

To summarise, this aim looks to create opportunities to retain and create jobs, skills and prosperity and to develop a diverse and resilient economy that supports an ability to live and work in Ryedale.

Objectives

- Support new and existing businesses with the provision of a range of employment sites and premises, including higher quality purpose-built sites, principally at the Market Towns.
- Diversify the District's economy and enhance skills by building links with the York economy and science and knowledge sectors: supporting Ryedale's precision/advanced engineering cluster and using the district's strong rural identity and its historic, cultural and landscape assets as economic drivers.
- Support the land-based economy through sustainable land management; promoting sustainable rural enterprises and activity that helps to retain traditional land uses such as food production and horse racing, which help to retain land management and traditional building techniques and skills; supporting and facilitating the provision of local weekday and farmers markets and the retention of a livestock market in the district.

Key messages

- Examination of the employment land supply figures demonstrate that most of the employment land is in the Market Towns: the designated Principal Town and Service Centres. The large allocations/consents are mixed sites on designated industrial estates identified as being the in-demand areas for businesses to develop. The granting of planning permission for the new livestock market at Eden House Road, Old Malton, together with a new agricultural business park and agricultural business centre is a significant contribution towards achieving the supply of new employment land as set out in the Local Plan Strategy 2013.
- There are a number of employment allocations which have not seen a great deal of development. This means there is still supply yet to be delivered, and the council will work with developers to encourage development of those sites.
- There has been an increase in the number of schemes either delivered or with granted planning permission under the new Class E, which previously captured Class A1, A2, A3, B1 and certain Class D1 and D2 uses into a single Commercial Use Class. Changes to the Use Class system were introduced in monitoring year

2020/21, with the creation of the new Class E replacing several key employment/town centre use classes, as mentioned above. Related indicators saw a slight increase in the number of schemes coming forward under Class E but have not yet shown a great deal of change on the back of this. With changes around permitted development, this was anticipated as the changes to the use classes order are to make it more flexible to change the use without needing planning permission. This is perhaps something that will be more prevalent in the monitoring years to come.

- The authority is continuing to support appropriate farm and rural diversification; the majority of such schemes are through the provision of tourist accommodation through the conversion of traditional rural buildings. Which has been a consistent trend over the last few monitoring years.
- Tourism accommodation has been concentrated around the provision of holiday cottages, however, there has been several touring sites granted planning permission, and a continued shift in the market from touring and static caravan sites to static holiday units/lodges continues.
- It is also important to note that a number of tourist accommodation schemes have been mainly focused in the wider open countryside. Especially for Caravan, holiday lodge and mixed tourism use schemes.

Aim 2 of the Ryedale Local Plan Strategy

To work toward rebalancing the age structure of the district; protect and enhance the safety and well-being of local communities; improve choices for local people and meet their needs for new homes, jobs, shops and services.

Objectives

- Support the delivery of new homes and to substantially increase the delivery of affordable housing; encouraging an appropriate mix and type of housing that will meet local housing needs and requirements of all in the community, including those of Ryedale's elderly population.
- Plan for growth in Ryedale which is compatible with the principles of sustainable development which address local sustainability issues, and which specifically helps to support a more balanced population structure in the longer term.
- Enhance the role of the Market Towns as accessible, attractive, and vibrant service centres, offering a range of homes, jobs, shops, entertainment, leisure, and recreational facilities within a high-quality public realm. Emphasise the role and regeneration of Malton and Norton as the District's Principal Town.
- Focus development at those settlements where it will enhance accessibility to local services, shops, and jobs and which provide sustainable access to major service centres outside of the district by promoting the use of public transport, walking and cycling, while reducing the need to travel by private car.
- Deliver new development alongside the provision of the necessary community, transport and utilities infrastructure and initiatives. Make best use of existing infrastructure and make best use of development to secure investment in

- improved and new infrastructure. Maximise opportunities to secure green infrastructure links between the towns, villages, and the open countryside.
- Protect and enhance the provision of community facilities, recognising the particular importance they play in supporting the district's rural and village communities.

Key findings

- The Plan is supporting the delivery of new homes, with a step change in delivery with the adoption of the Local Plan Strategy, and is also helping to deliver, through various means, affordable housing and the encouragement of an appropriate mix and type of housing that will meet local housing needs and requirements of all in the community, including Ryedale's elderly population. The Local Plan Strategy sought to deliver a minimum of 200 homes per year. The standard method of housing supply is 186 dwellings, and we have exceeded that figure in each year.
- Although the district has experienced some losses in community facilities over the Plan period, on balance there has been greater gains in services and facilities over losses. Given the unprecedented times caused by Covid-19 this is positive. However, it may be that we continue to experience longer-term knock-on effects. It is also noted that whilst there is recognition of the need to enhance the provision of community facilities, recognising the particular importance they play in supporting the district's rural and village communities. There is a need to demonstrate that the loss of such facilities are no longer economically viable, or in demand, depending on the use. Or on specific occasion the loss of one facility has improved another.
- Regarding enhancing the role of the Market Towns as accessible, attractive, and vibrant service centres, the indicators highlight the lack of completed major retail development in the Principal Town and demonstrate that there is a continuing rationalisation of smaller retail outlets into other uses such as residential and office/professional.
- It is considered positive to see minimal changes to the amount of empty retail space in comparison with retail checks carried out in the previous monitoring year. All town centres are operating at over 90% occupation which is considered healthy in the current market and economic conditions.

Aim 3 of the Local Plan Strategy:

To protect and enhance the environment, Ryedale's unique character and special qualities associated with its high-quality landscapes, rich historic and cultural heritage and a wealth of biodiversity; utilising natural assets and resources for renewable / low carbon energy generation; minimising the risk of flooding and increasing resilience to climate change.

Objectives

- Protect and, where appropriate, enhance the distinctive character of the district's settlements, landscapes and biodiversity, safeguarding those elements of the

historic and natural environment that are recognised as being of local, national or international importance.

- Improve the quality of the environment and environmental systems and require that new development has as low an impact on the environment as possible.
- Respond to climate change by reducing greenhouse gas emissions and helping Ryedale to adapt to the impacts of climate change through flood risk minimisation and enhancing green infrastructure opportunities.

Key messages

- Whilst there has been no undermining of the objectives the plan sought to achieve, there has been limited delivery of renewable and low carbon energy. This is an area which will be a key focus in future Plan making work.
- We have established that some of our biodiversity and green infrastructure indicators in connection with Policies SP14 and SP15 are no longer possible to monitor due to data no longer being available or outdated in some instances. Alternative data analysis methods are present in this report and provide more up to date datasets. Over the coming years, the council will continue to assess the policy using these new indicators to establish how effective they are in monitoring the protection and enhancement of the environment and environmental systems within the area.

Chapter 8 - Contextual indicators

The following indicators will be used to provide an overview of key aspects of the district and how these are changing year on year. Please note that some data collection systems are not annual and not collected by the Council. We are still largely reliant on the 2011 Census data. However, by the time of publish for the 2022 Authority Monitoring Report the data from the 2021 Census should be available and this will act as a useful comparison against those displayed below:

Contextual indicators Demographic Structure	
District's Actual population	54,700 <i>Source: Census 2021</i>
Ethnic Group	Asian/Asian British: 325 / 0.59% Black/African/Caribbean British: 93 / 0.17% Mixed/multiple ethnic groups: 424 / 0.77% Other ethnic group: 164 / 0.29% White British: 51,963 / 94.98% White other: 1738 / 3.17% People who can't speak English well or at all: 285 / 0.52% <i>Source: Census 2021</i>
Age Profile	0-5: 2826 / 5% 6-15: 5556 / 10% 16-24: 4250 / 8% 25-64: 26,935 / 49% 65+: 15,142 / 28% <i>Source: Census 2021</i>
Resident Working Age Population (15-64)	31,792 <i>Source: Census 2021</i>
Economic Activity	<u>Headline</u> People over 16 economically active (i.e. in employment, including full-time students): 56% People over 16 economically active but unemployed: 1.8% People over 16 economically inactive: 42.2%

	<p><u>Selected</u> <i>Economically Active</i> In full-time employment: 13,541 (50.58% of those who are economically active) In part-time employment: 5690 (21.25%) Self-employed full-time: 3865 (14.44%) Self-employed part-time: 2398 (8.96%)</p> <p><i>Economically Inactive</i> Retired: 14,178 (72.51% of those who are economically inactive) Student: 1408 (7.2%) Looking after home/family: 1680 (8.59%) Long-term sick/disabled: 1287 (6.58%)</p> <p>Source: Census 2021</p> <p>Higher Level Occupations (SOC 1-3): 55.1% Lower Level Occupations (SOC 5-6): 21.7%</p> <p>Average annual earnings: £26,100 per year.</p> <p>Sources: <i>ONS Population estimates and MY Population Projections, 2019</i></p>
<p>Distance to work</p>	<p><u>Of people aged 16 and over who are in employment</u> Travel less than 2km: 3480 (13.4% of working population) Travel between 2km and 5km: 1556 (5.99%) Travel between 5km and 10km: 1767 (6.81%) Travel between 10km and 20km: 3407 (13.12%) Travel between 20km and 30km: 2016 (7.77%) Travel between 30km and 40km: 962 (3.71%) Travel between 40km and 60km: 650 (2.5%) Travel 60km and over: 547 (2.11%) Works mainly from home: 7609 (29.31%) Works mainly offshore or in no fixed location: 3967 (15.28%)</p> <p>Source: Census 2021</p>
<p>Index of Multiple Deprivation (IMD)</p>	<p>The IMD ranks every lower-level super output area (LSOA) in England from 1 (most deprived area) to 32,844 (least deprived area).</p> <p>There are 30 LSOAs in the Ryedale district. The worst rank of any Ryedale LSOA is 10,138th (E02107787, upper Malton/Old Malton) indicating that it falls among the most deprived 40% of all LSOAs in England.</p>

	<p>There are three other Ryedale LSOAs which fall among the most deprived 40% in England. Ryedale has seven LSOAs which fall among the least deprived 30% in England. One LSOA (E01027786) falls within the least deprived 10% in England. Ryedale's overall rank in the IMD is 180th out of 317 local authorities. Source: MHCLG, 2019</p>
<p>All full time students aged 16-74</p>	<p>There are 7935 (14.5%) school-children or full-time students living in Ryedale Source: Census 2021</p>
<p>Qualifications</p>	<p>Does not apply: 8382 (15.32%) No qualifications: 8210 (15.01%) Level 1 and entry level qualifications (includes 1-4 GCSEs): 4381 (8.01%) Level 2 qualifications (includes 5+ GCSEs): 6730 (12.3%) Level 3 qualifications (includes 2+ A-Levels): 7555 (13.81%) Level 4 qualifications (includes degrees): 15,303 (27.97%) Apprenticeship: 3010 (5.5%) Source: Census 2021</p>
<p>Homelessness</p>	<p>Number of homeless applications / acceptances 2018/19: 208 / 15 2019/20: 166 / 21 2020/21: 220 / 21 2021/22: 218 / 34 2022/23: 231 / 23</p> <p>Number of people approaching Council for advice and assistance (not all homeless) and successful outcomes for those at risk of homelessness: 2015/16: 646 / 173 2016/17: 640 / 173 2017/18: 515 / 171 2018/19: 479 / 149 2019/20: 455 / 111 2020/21: 686 / 124 2021/22: 701 / 130 2022/23: 655 / 131 Source: <i>RDC Housing Department</i></p>

<p>Household Composition</p>	<ul style="list-style-type: none"> • One-person household, Aged 66 years and over: 4056 (16%) • One-person household, Other: 3494 (14%) • Single family household, all aged 66 years and over: 3557 (14%) • Single family household, Married or civil partnership couple with no children: 3729 (15%) • Single family household, Married or civil partnership couple with dependent children: 2953 (12%) • Single family household, Married or civil partnership couple with all children non-dependent: 1377 (6%) • Single family household, Cohabiting couple family with no children: 1564 (6%) • Single family household, Cohabiting couple family with dependent children: 1043 (4%) • Single family household, Cohabiting couple family with all children non-dependent: 150 (1%) • Single family household, lone parent family with dependent children: 1051 (4%) • Single family household, lone parent family with all children non-dependent: 748 (4%) • Single family household, other, other family composition: 97 (>1%) • Other household types, with dependent children: 287 (1%) • Other household types, other, including all full-time students and all aged 66 years and over: 607 (1%) <p>Source: Census 2021</p>
<p>Earnings</p>	<p>Total annual household income (estimate): £39,733 Source: ONS 2018</p> <p>Weekly gross pay (average): £455.50, below North Yorkshire average (£529.60) Source: ONS 2022</p>
<p>Total number of VAT registered businesses</p>	<p>Total number of businesses in Ryedale: 3660</p> <p>Source: <i>Genecon Baseline Economic Study, 2020</i></p>
<p>Average House Prices</p>	<p><u>Between 1 April 2021 and 31 March 2022 (1072 sales)</u></p> <p>Detached: £411,034 (385) Semi-detached: £241,399 (284) Terraced: £213,110 (283) Flat: £172,826 (48) Other: £614,264 (72)</p> <p><u>Between 1 April 2022 and 31 March 2023 (748)</u></p> <p>Detached: £453,614 (274) Semi-detached: £259,792 (204) Terraced: £237,783 (191) Flat: £166,413 (38)</p>

	Other: £567,626 (41) Source: Land Registry [Accessed 2023]
Accommodation Type	Detached: 10,135 (41.01%) Semi-detached: 8124 (32.87%) Terraced (including end terrace): 4537 (18.36%) Flat – purpose built: 1,183 (4.79%) Flat – part of a converted or shared house: 205 (0.83%) Flat – In commercial building: 237 (0.96%) Other converted building: 187 (0.76%) Caravan or other mobile or temporary structure: 107 (0.43%) Source: Census 2021
Tenure Type	Owned outright: 10,820 (43.77%) Owned with a mortgage or loan: 5686 (23%) Shared ownership (part owned and part rented): 190 (<1%) Social rented – council (local authority): 331 (1.33%) Social rented – other: 2840 (11.49%) Private rented – private landlord or letting agency: 3958 (16.01%) Private rented – other: 883 (3.57%) Living rent free: 7 (<1%) Source: 2021 Census
Car or Van Ownership	21,562 / 87.24% of Ryedale households have at least one car or van Source: 2021 Census
General Health	Very good health: 25,123 (45.92%) Good health: 19,488 (35.62%) Fair health: 7563 (13.82%) Bad health: 1952 (3.57%) Very bad health: 581 (1.06%) Source: Census 2021
Accessibility Rating	“Overall, 8.8% of households (around 1 in every 12) have one or more persons with a health problem which requires adaptations to their home.” Source: Ryedale SHMA 2022
Environment	
Number of protected Sites of Special Scientific Interest (SSSI)	Units in favourable condition: 49 (56.32%) / 408.25ha Units in unfavourable condition but recovering: 32 (36.78%) / 545.54ha Units in unfavourable condition and no change: 3 (3.45%) / 6.76ha

	Units in unfavourable condition and declining: 3 (3.45%) / 41.03ha
Ancient monuments	515 scheduled monuments <i>Source: Historic England, The National Heritage List for England (NHLE) 2020</i>
Areas of High Landscape Value	The Yorkshire Wolds and the Fringe of the North York Moors: 36,771ha <i>Source: Ryedale District Council, 2021</i>