



# The Ryedale Plan

Authority Monitoring Report: 2023/24

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## **Introduction**

This appendix reports on progress with the delivery of housing and employment targets as set out in the Ryedale Plan: Local Plan Strategy (2013) (LPS), and the implementation of the plan through a series of indicators tailored to relevant policies. It monitors the period 1 April 2023-31 March 2024 using indicators set out in the LPS.

The structure outlines indicators relating to relevant policies in ascending order. Policies considered in this document are as follows:

- SP2 – Delivery and distribution of new housing
- SP3 – Affordable housing
- SP4 – Type and mix of new housing
- SP5 – Sites for gypsies and travellers and travelling showpeople
- SP6 – Delivery and distribution of employment/industrial land and premises

As has been explained in the introduction to the North Yorkshire AMR, the indicators reported for each former local authority area have been reviewed and reduced. The indicators that will continue to be monitored are focused on the matters of housing and employment.

The Ryedale Plan: Local Plan Strategy indicators that have been removed are set out in a table at Appendix A.

### **Note on changes to Use Class Order, September 2020**

The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 came into effect on 1 September 2020. This amendment to the 1987 Use Class Order changed the classification of retail and employment uses. Under the changes, the majority of retail, town centre and light industrial uses – which were previously split – have been reclassified and grouped under Use Class E: Commercial, business and service uses. This AMR refers to Use Class E.

## SP2 – Delivery and distribution of new housing

### Indicator: Housing Need and Requirement

A Strategic Housing Market Assessment (SHMA) was prepared for the review of the Ryedale Plan, which has since been subsumed into the creation of the North Yorkshire Local Plan. The SHMA indicated that the standard method figure of **186 dwellings per annum** (in alignment with the NPPF as of 2022) would be appropriate.

View the Ryedale 2022 SHMA [here](#).

### Indicator: The number of homes completed per annum

Table 1

Year	Gross completions	Net completions
2012-13	218	211
2013-14	227	226
2014-15	271	265
2015-16	255	251
2016-17	326	321
2017-18	284	278
2018-19	207	195
2019-20	404	401
2020-21	197	188
2021-22	387	383
2022-23	231	227
2023-24	151	137
<b>Total (2012-24)</b>	<b>3158</b>	<b>3083</b>
<b>Average from LPS Base Date (2012-24)</b>	<b>263.17</b>	<b>256.92</b>

According to the SHMA undertaken in 2022, there was a need to deliver 186 homes in this monitoring year. The under-delivery presented in the table above (151 gross and 137 net respectively) is a symptom of over-delivery in the years preceding this and the completions of larger housing developments in some market towns.

**Indicator: The amount (gross and net) of new homes granted planning permission**

*Table 2*

<b>Settlement hierarchy position</b>	<b>Gross</b>	<b>Net</b>
<b>Principal town</b>	2	2
<b>Service centres</b>	10	10
<b>Service villages</b>	73	71
<b>Other villages and wider open countryside</b>	39	33
<b>Total</b>	124	116

The figures above represent more than a doubling of gross and net permissions from the previous monitoring period (61 and 51 respectively). This is, to some extent, thanks to the approval of 58 dwellings under 21/01530/FUL Land At OS Field 8052 (Land south of Amotherby Primary School), Amotherby, which is an allocated housing site.

The lack of permissions in the principal town and service centres is accountable to the approvals gained (and development commenced) on allocated and committed sites in those settlements. However, there are some allocations – notably in Pickering and Norton – which remain allocated without planning permission.

**Indicator: Deliverable and developable supply**

***Allocated sites with planning permission, work started***

Table 3

Application no.	Address	Units available
17/00969/FUL	Land to the north of Swineherd Lane (Brickworks)	5

The allocated site at Land to the east of Whitby Road, Pickering, was completed in this monitoring year.

***Allocated sites with planning permission, work not started***

Table 4

Application no.	Address	Units available
21/01530/MFUL	Land south of Amotherby Primary School	58

***Allocated sites without planning permission***

Table 5

Address	Indicative yield
Land to the east of Beverley Road, Norton	600
Land to the west of Malton Road, Pickering	110
Land to the south of Swineherd Lane, Kirkbymoorside	35
Land to the north of Keld Head Close, Kirkbymoorside	18
Land to the south of Aspen Way, Slingsby	36
Land to the south of Riccal Drive, Helmsley*	50

This excludes Land to the west of Old Maltongate (Ryedale House), Malton (60 units)

\*Allocated in The Helmsley Plan

***Non-allocated large sites with planning permission***

Table 6

Application no.	Address	Units available
09/01306/MFUL	Main Street, Scagglethorpe	8

This excludes Land at Commercial Street, Norton (62 units)

A number of non-allocated large sites were completed in this monitoring year, including The Showfield in Malton, Bright Steels in Norton, Westfields in Kirkbymoorside and Back Lane in Leavening.

***Non-allocated small sites with planning permission:***

Table 7

Application no.	Address	Units available
Various	Various	186

## SP3 – Affordable Housing

### Indicator: Number of (affordable) homes completed

Table 8

Year	Affordable homes becoming available	New affordable homes completed
2012-13	94	88
2013-14	40	60
2014-15	67	47
2015-16	30	53*
2016-17	54	47**
2017-18	40	46
2018-19	100	20
2019-20	86	34
2020-21	125	50
2021-22	88	95
2022-23	134	73
2023-24	39	4

\* This figure should have been 66 units; however, 13 units built as affordable housing on the Westfield Site in Norton (Persimmon Homes) were not acquired by an RSL due to their sub-standard sizes in terms of bedrooms and occupancy commensurate with living space. A commuted sum in lieu of these units has been 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 table above provides an overview of additional affordable housing units for each monitoring year since the Ryedale Plan base date.

The figures in the middle column are provided by the housing services team and include all affordable properties as they become available for allocation which are connected to a registered social landlord (RSL). It also includes properties acquired by the council through commuted sums and any other units delivered separately to a planning process.



These figures may also include some units that have *been* delivered through the planning process (i.e. new builds). However, in planning terms, these units might have been completed (and recorded) in a previous monitoring year, but recorded as available in a later year, due to having taken longer to become available with an RSL or due to changing circumstances. For this reason, the figures in the two columns cannot be combined.

The figures in the right-hand column present units delivered exclusively through a planning process in that monitoring year. The four units delivered in 2023-24 were part of The Showfield (Phase 3) scheme in Malton.

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

There were 58 units – exclusively for affordable housing – granted planning permission in this monitoring period. These are associated with one scheme: 21/01530/FUL Land At OS Field 8052 (Land south of Amotherby Primary School), Amotherby.

## SP4 – Type and mix of new housing

### Indicator: Housing density of approvals for schemes of 10+ dwellings

There was one scheme approved in the monitoring period for a housing development of at least ten dwellings; this was 21/01530/FUL Land At OS Field 8052 (Land south of Amotherby Primary School), Amotherby.

This is an approval for 58 dwellings on a site of 2.68ha, providing a density of 21.6 dwellings per ha. As this was the only applicable scheme, the outcome is an average of **21.6 dwellings per ha**.

### Indicator: Completions by property type and size (bedroom numbers)

Table 9

Bedrooms	Houses / bungalows	Flats	Total	% (2023-24)
1	2	1	3	1.9%
2	27	11	38	25.1%
3	68	1	69	45.7%
4	38	0	38	25.1%
5	3	0	3	1.9%
<b>Total</b>	138	13	151*	
<b>%</b>	89.6%	8.6%		

\*incorrectly recorded as 163 in [Annual Housing and Employment Land Report 2023/24](#)

In comparison to the monitoring period 2022/23, this year demonstrates, proportionally, a significant reduction in the delivery of one-bedroom properties, whilst the ratio of two-bedroom and (to a lesser extent) three-bedroom properties has increased. This is accountable to the bulk of delivery this year being represented by remaining plots on some larger housing sites (typically two/three/four-bedroom properties). In earlier monitoring years, one-bedroom properties have been delivered at a greater rate, typically in market towns.

**Indicator: Completions of purpose-built accommodation for elderly and vulnerable groups**

There is one applicable application; that is: 20/00353/MFUL – erection of an 80no. bed care home in Old Malton. Work commenced on this scheme within this monitoring period (19 September 2023) and is due for completion in the 2025/26 monitoring period. There were no completions under this indicator in this monitoring period.

## **SP5 – Sites for gypsies and travellers and travelling showpeople**

Ryedale District Council commission a gypsy and traveller assessment which was published in the latter part of 2022. [Click here to view the document.](#)

### **Indicator: Number of transit and permanent pitches completed**

No pitches that were approved by planning permission were completed during the monitoring year.

In the 2022/23 monitoring report, reference was made to an application under consideration at Cornborough Road, Sheriff Hutton. This application sought permission for Change of use of land to a gypsy/traveller site with 4no. family pitches each with 1no. static caravan, 1no. touring caravan, 1no. dayroom/amenity block and parking spaces; together with the installation of 1no. bio-disc treatment plant and associated landscaping. The application was still outstanding at the conclusion of this monitoring period and refused on 20 August 2024. An appeal is in progress.

## SP6 – Delivery and distribution of employment/industrial land and premises

**Indicator: Amount of new employment floorspace completed by use class and settlement hierarchy tier (m2)**

Table 10

	B2 (m2)	B8 (m2)	E (m2)	Mixed (m2)
<b>Malton and Norton</b>	0	0	0	2359
<b>Pickering</b>	453	869	293	0
<b>Kirkbymoorside</b>	0	88*	0	0
<b>Helmsley</b>	0	0	0	0
<b>Service Villages</b>	0	184	120	0
<b>Other Villages</b>	576	0	20	0
<b>Total</b>	<b>1029</b>	<b>1141</b>	<b>433</b>	<b>2359</b>

\*incorrectly double-counted in [Annual Housing and Employment Land Report 2023/24](#)

The vast majority of the delivery at Malton came from the allocated site off York Road (Malton Enterprise Park). Some of the delivery at Pickering also came from the allocated site at Thornton Road industrial estate.

The cumulative 900 square metres of delivery across the service villages and other villages are the result of the delivery of five schemes across Allerston, Claxton, Settrington and Sheriff Hutton respectively. Most of these were small changes of use and extensions to existing premises.

**Indicator: Amount of employment floorspace available by use class and settlement hierarchy tier (m2)**

The data consists of land available through allocated sites without planning permission and sites with an unimplemented planning permission.

For the wider business needs of the former Ryedale area 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 Ryedale Plan seeks to distribute employment land allocations in the following manner:

- **Principal town:** approximately 29.6-36ha in Malton and Norton (approximately 80% of overall supply)
- **Service centres:** approximately 5.55-6.75ha in Pickering (approximately 15% of overall supply) and approximately 1.8-2.25ha in Kirkbymoorside and Helmsley (approximately 5% of overall supply)

**Allocations:**

Table 11

Settlement	Available floorspace (m2)
Malton and Norton	126,550
Pickering	61,700
Kirkbymoorside	0
Helmsley	19,000
<b>Total</b>	<b>207,250</b>

No further completions occurred in this monitoring period at the allocated site off Edenhouse Road, Malton, following a period of delivery in 2022/23. However, there was some delivery at the allocated site on York Road.

The allocated site in Pickering is subject of an outline planning permission – 16/00346/MOUT. One reserved matters application – 23/00180/MREM – was approved within this monitoring period and has delivered 453m2 of employment space.

The allocation at Kirkbymoorside has been built out to its fullest potential.

The two allocated sites at Helmsley remain undeveloped.

***Non-implemented planning permissions:***

Table 12

Settlement/tier	B2 (m2)	B8 (m2)	E (m2)	Mixed (m2)
<b>Malton and Norton</b>	144	1069	1417	6732
<b>Pickering</b>	0	0	104	651
<b>Kirkbymoorside</b>	0	0	0	0
<b>Helmsley</b>	240	0	0	0
<b>Service Villages</b>	0	0	0	0
<b>Other Villages and wider open countryside</b>	737	6202	0	1722
<b>Total</b>	<b>1121</b>	<b>7271</b>	<b>1521</b>	<b>9105</b>

Considering the figures as a whole, the tables suggest that the remaining employment land supply still to be built out is focused mostly at the principal towns, with other smaller scale sites available across the remainder of the former district. There is a significant proportion of mixed-use schemes available within the supply, potentially offering a diverse and flexible range of employment possibilities to businesses and employers. Pickering has a relatively healthy supply of employment land. Kirkbymoorside will be explored as part of plan-making work.

## **SP7 – Town centres and retailing**

### **Indicator: Conversion of retail to other uses**

There was one applicable scheme in this period, that was 22/01187/FUL – George Woodall and Sons, 35-37 Market Place, Malton. Though this approved some loss of existing retail space, the scheme included a reconfiguration of the property, ultimately resulting in a net gain in retail space.

### **Indicator: Number of vacant shop units per town centre and health of town centres**

This indicator was not monitored during 2023/24. The next update will be in the 2024/25 report.



## List of indicators not monitored

The indicators below have not been monitored for one or more of the following reasons:

- The information is not considered to provide information which is useful to the implementation of policies in the Ryedale Plan or to inform the writing of new policies in the North Yorkshire Local Plan
- The information is reflected in indicators which have been monitored
- The information is publicly available as part of other council documents, including the Infrastructure Funding Statement
- The information is publicly available elsewhere
- A monitoring system is not in place to effectively and/or efficiently collect the information

Table 13

Policy	Indicator
SP1	The number of permissions for and completion of development by type and location
SP1	Number of dwellings that have received planning permission for each monitoring year (1st April to 31st March) throughout plan period
SP1	The proportion of residential development, located in a settlement with a public bus stop
SP1	The number of Community Right to Build Schemes completed
SP2	The amount of new development committed by type on previously developed land
SP3	The affordable housing need
SP3	The number of affordable homes committed and completed on Rural Exception Sites per annum

Policy	Indicator
<b>SP4</b>	Extra Care accommodation need
<b>SP4</b>	The number of Self Build Register additions 31 March 2022 – 1 April 2023
<b>SP5</b>	The number of transit and permanent pitch requirements
<b>SP5</b>	The number of unauthorised encampments
<b>SP6</b>	Amount of new Employment Floorspace Granted Permission (m2) for Employment use
<b>SP6</b>	The gross amount and % of employment land on previously developed land (m2)
<b>SP6</b>	The gross and net amount of retail, office and leisure space completed by Settlement Hierarchy
<b>SP8</b>	The number of second homes, presented as a percentage of the total and the total number of chargeable dwellings
<b>SP8</b>	The amount of net new and converted tourist accommodation
<b>SP8</b>	The net number of static caravans and touring caravan sites
<b>SP9</b>	The number of farm/rural diversification schemes granted permission by type
<b>SP10</b>	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))
<b>SP11</b>	Protection of existing services and facilities/replacement facilities (planning approvals resulting in either the gain or loss of community facilities)

Policy	Indicator
<b>SP11</b>	Qualitative assessment of open space
<b>SP11</b>	Public access to open space
<b>SP12</b>	Extent and condition of Heritage Assets
<b>SP12</b>	The number of Listed Buildings Demolished in this last monitoring year
<b>SP12</b>	The number of up-to-date Conservation Area Appraisals
<b>SP12</b>	The proportion and type of development granted permission contrary to sustained objection from English Heritage
<b>SP12</b>	The number of heritage assets registered 'At Risk'
<b>SP12</b>	The number of 'Enabling Development' proposals granted permission and monitoring of legal clauses to secure benefit
<b>SP12</b>	Number of archaeological sites lost to development
<b>SP13</b>	The number of planning applications refused on basis of landscape
<b>SP13</b>	Howardian Hills Area of Outstanding Natural Beauty Condition indicators
<b>SP14</b>	The proportion of local Sites of Important Nature Conservation (SINCs) where positive conservation management has been or is being implemented
<b>SP14</b>	the proportion of nationally designated Sites of Special Scientific Interest (SSSIs) that are in favourable condition

Policy	Indicator
<b>SP14</b>	Area of priority habitat
<b>SP14</b>	Distribution of farmland birds
<b>SP15</b>	Preparation of Green Infrastructure Strategy
<b>SP15</b>	Number of planning applications approved which provide improved linkages in the Green Infrastructure network
<b>SP16</b>	Proportion of major/minor planning applications refused against policy SP16
<b>SP16</b>	Proportion of applications for Listed Building Consent and Conservation Area Consent refused against Policy SP16 on design
<b>SP17</b>	Air quality monitoring – annual average concentration of nitrogen dioxide and number of AQMAs
<b>SP17</b>	River Quality Monitoring
<b>SP17</b>	Permission contrary to recommendation of Environment agency on the grounds of water quality
<b>SP17</b>	Number of planning applications granted permission contrary to the recommendation of the Environment Agency on the grounds of flood risk
<b>SP17</b>	Amount of new development allocated in high-risk flood zone (3a)
<b>SP17</b>	Amount of Grade 2 (or higher) agricultural land irreversibly lost to
<b>SP18</b>	Carbon Emissions (sources of)

Policy	Indicator
<b>SP18</b>	installed grid connected capacity
<b>SP18</b>	Energy Efficiency; proportion of new buildings built to Code of Sustainable Homes and Building Research Establishment Environmental Assessment Method (BREEAM) Standard (permissions with renewable techs)
<b>SP20</b>	Proportion of development requiring a Traffic Impact Assessment
<b>SP20</b>	Proportion of development requiring a Travel Plan (schemes with 80+ units)
<b>SP20</b>	Monitoring implementation of Travel Plans
<b>SP20</b>	Proportion of development complying with car parking standards (as set out by North Yorkshire County Council 2003- and updated)
<b>SP21</b>	The number and type of occupancy conditions lifted or s106 occupancy clauses varied (within the monitoring period 2021/22)
<b>SP22</b>	The S106 payment/provision triggers
<b>SP22</b>	Community Infrastructure Levy (CIL) charges collected/spent