



The Ryedale Plan

Authority Monitoring Report: 2024/25

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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 2024 - 31 March 2025 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 |
| 2024-25 | 65 | 60 |
| Total (2012-24) | 3223 | 3143 |
| Average from LPS Base Date (2012-25) | 248 | 242 |

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 (63 gross and 58 net respectively) is a symptom of over-delivery in the years preceding this and the completions of larger housing developments in some market towns. It is also accountable to the lack of delivery on several sites which were allocated for housing development in the Local Plan: Sites Document (2019).

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

Table 2

| Settlement hierarchy position | Gross | Net |
|---|------------|------------|
| Principal town | 3 | 3 |
| Service centres | 35 | 33 |
| Service villages | 20 | 20 |
| Other villages and wider open countryside | 88 | 84 |
| Total | 146 | 140 |

The figures above represent an increase on the previous monitoring period's figures by 22 (gross) and 24 (net) respectively, however a much greater proportion has been permitted at the Other Village tier of the settlement hierarchy this year. This is, to some extent, accountable to the approval of 35 residential units at Gilling Castle, Gilling East (ref ZE24/00001/MFUL) which centred on the conversion of a redundant Grade I listed building and therefore included an enabling development policy aspect.

Planning permissions were achieved for two allocated sites: Land to the north of Keld Head Close, Kirkbymoorside (Policy SD8 of the Local Plan: Sites Document), with permission granted for 19 dwellings; and Land to the south of Aspen Way, Slingsby (Policy SD11), with permission granted for 13 dwellings. The latter of these

schemes represents one third of the total site, with the remainder of the site currently pending consideration under a separate application, ref ZE23/05729/MFUL.

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 |
| 23/00348/MFUL and ZE23/05729/MFUL | Land to the south of Aspen Way, Slingsby | 35 |

The allocated site at Slingsby is being considered under two planning applications. 13 dwellings were approved under 23/00348/MFUL in September 2024. ZE23/05729/MFUL seeks approval for a further 26 dwellings and is pending a decision.

Work has commenced on the approved site, with four dwellings delivered at the time of the report. As such, four of a potential 39 dwellings have been delivered, leaving 35 available.

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 |
| 23/00196/MOUT | Land to the north of Keld Head Close, Kirkbymoorside | 19 |

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 south of Riccal Drive, Helmsley* | 50 |

*Allocated in The Helmsley Plan

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

Non-allocated large sites with planning permission

Table 6

| Application no. | Address | Units available |
|-----------------|---|-----------------|
| ZE24/00001/MFUL | The Castle, Main Street, Gilling East | 35 |
| 22/01290/MFUL | Land At OS Field 0042, East Street, Swinton | 20 |

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

Non-allocated small sites with planning permission:

Table 7

| Application no. | Address | Units available |
|-----------------|---------|-----------------|
| Various | Various | 213 |

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 |
| 2024-25 | 0 | 0 |

* 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) at some point in the past. 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.

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

There were 10 units – exclusively for affordable housing – granted planning permission in this monitoring period. These were associated with two schemes: 23/00196/MOUT, Land to the north of Keld Head Close, Kirkbymoorside (6) and 23/00348/MFUL, Land to the south of Aspen Way, Slingsby (4).

SP4 – Type and mix of new housing

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

There were four schemes approved in the monitoring period for housing developments of at least ten dwellings.

| Ref | Site | Dwellings approved | Site area (ha) | Dwellings per ha |
|------------------------|--|--------------------|----------------|------------------|
| ZE24/00001/MFUL | The Castle, Main Street, Gilling East | 35 | 1.55* | 22.6 |
| 23/00196/MOUT | Land to the north of Keld Head Close, Kirkbymoorside | 19 | 0.87 | 21.8 |
| 23/00348/MFUL | Land to the south of Aspen Way | 13 | 0.57 | 22.8 |
| ZE24/09999/FUL | Flamingo Land Ltd, Main Street, Kirby Misperton | 12 | 0.51 | 23.5 |

*measurement refers to the developed area of the site

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

Table 9

| Bedrooms | Houses / bungalows | Flats | Total | % (2024-25) |
|----------|--------------------|-------|-------|-------------|
| 1 | 10 | 1 | 11 | 16.9 |
| 2 | 11 | 1 | 12 | 18.4 |
| 3 | 26 | 0 | 26 | 40.0 |
| 4 | 11 | 0 | 11 | 16.9 |

| Bedrooms | Houses / bungalows | Flats | Total | % (2024-25) |
|--------------|-----------------------|-------|-------|-------------|
| 5 | 4 | 0 | 4 | 6.1 |
| 6 | 1 | 0 | 1 | 1.5 |
| Total | 63 | 2 | 65 | |
| % | 96.9 | 3.1 | | |

It is acknowledged that this is a relatively small sample size compared to previous monitoring years, on account of the reduced delivery overall.

Nevertheless, the figures above represent a continuation of the trend of three-bedroom properties being most delivered type of dwelling. However, where in the previous monitoring period, this was accountable to the bulk of delivery being on major housing sites, the majority of these three-bedroom properties this year were delivered as part of smaller schemes, including changes of use.

There is an increase on the delivery of one-bedroom properties compared to 2023/24, both in terms of the number of dwellings delivered and the proportion relative to the total figure. Again, these are accountable to small schemes delivered mostly at the Other Village tier.

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 has commenced 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 and 2023/24 monitoring reports, 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 refused and 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) (gross)

Table 10

| | B2 (m2) | B8 (m2) | E (m2) | Mixed (m2) | Sui Generis |
|--------------------------|-------------|------------|--------------|-------------|-------------|
| Malton and Norton | 480 | 0 | 37 | 3443 | 320 |
| Pickering | 0 | 0 | 575 | 651 | 0 |
| Kirkbymoorside | 0 | 0 | 0* | 0 | 0 |
| Helmsley | 240 | 0 | 0 | 0 | 0 |
| Service Villages | 0 | 167 | 0 | 0 | 113 |
| Other Villages | 2000 | 738 | 42.3 | 1260 | 2025 |
| Total | 2720 | 905 | 654.3 | 5354 | 2458 |

*a Certificate of Lawfulness for Existing Use or Development was given to a scheme in Kirkbymoorside, ref ZE25/00180/CLEUD. No floorspace was recorded against this application but an earlier refusal, ref 14/01012/FUL, stated a floorspace of 115sqm.

Progress was made at allocated sites in Malton, with 2168 square metres of floorspace delivered at the Malton Enterprise Park allocation off York Road, almost bringing that site to total completion. A further 320 square metres was delivered at Edenhouse Road. The bulk of the remaining delivery in the principal town was by virtue of a change of use scheme which resulted in no net additional floorspace.

There was no progress in this monitoring year at the allocated employment site at Pickering (Thornton Road industrial estate).

Much of the delivery at the Other Villages tier was for the change of use of agricultural land and/or buildings for uses including equestrian and storage.

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

| Allocation | Settlement | Amount of land allocated (m2) | Amount of land developed* (m2) | Land available** (m2) |
|--|------------|-------------------------------|--------------------------------|-----------------------|
| York Road Industrial Estate (Malton Enterprise Park) | Malton | 68,000 | 54,073 | 13,927 |
| Agri-Business Park and Business | Old Malton | 178,000 | 63,246 | 114,754 |

| Allocation | Settlement | Amount of land allocated (m2) | Amount of land developed* (m2) | Land available** (m2) |
|---|----------------|-------------------------------|--------------------------------|-----------------------|
| Technology Park (Edenhouse Road) | | | | |
| Land at Norton Grove | Norton | 28,000 | 12,800 | 15,200 |
| Land to the south of Thornton Road Industrial Estate | Pickering | 66,000 | 10,883 | 55,117 |
| Land to the west of Kirby Mills Road | Kirkbymoorside | 4900 | 4900 | 0 |
| Land to the west of Riccal Drive | Helmsley | 13,000 | 0 | 13,000 |
| Land to the south of Riccal Drive | Helmsley | 6000 | 0 | 6000 |
| Total | All | 363,900 | 145,902 | 217,998 |

*includes road infrastructure, enabling works and other infrastructure

**the figures in this column do not necessarily represent total developable space, rather the undeveloped space remaining

Progress was made at the allocated sites at Malton and Old Malton. The amount of land at Malton Enterprise Park which is realistically developable is now relatively small.

Further approvals were achieved for continuation of development at Thornton Road Industrial Estate, though there was no delivery at that site in 2024/25.

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

The two allocated sites at Helmsley remain undeveloped and without planning permission.

Non-implemented planning permissions (gross additional floorspace):

Table 12

| Settlement/tier | B2 (m2) | B8 (m2) | E (m2) | Mixed (m2) | Sui Generis | Total |
|--|-------------|---------------|-------------|------------|-------------|---------------|
| Malton and Norton | 144 | 0 | 1150 | 0 | 703 | 1997 |
| Pickering | 0 | 5900 | 978 | 0 | 587 | 7465 |
| Kirkbymoorside | 0 | 0 | 0 | 419 | 0 | 419 |
| Helmsley | 0 | 0 | 0 | 0 | 0 | 0 |
| Service Villages | 0 | 0 | 0 | 0 | 0 | 0 |
| Other Villages and wider open countryside | 889 | 5464 | 257 | 462 | 580 | 7652 |
| Total | 1033 | 11,364 | 2385 | 881 | 1870 | 17,533 |

Principal town discussion

In Malton and Norton, the 144 square metres of Use Class B2 employment space reflects the previously recorded figure in 2023/24 and relates to one scheme at York Road Industrial Estate, Malton. The one outstanding B8 scheme presented in the previous monitoring year lapsed, leaving zero available.

Regarding Use Class E, the approval of one additional applicable scheme has provided an increase of 249 square metres of gross employment floorspace – though this relates to the amalgamation of two neighbouring retail units and therefore provides no net additional.

Regarding the mixed use class; the 2023/24 report recorded the available floorspace in the principal town as 6732 square metres. 4539 square metres of this were recorded in error as this applied to an allocated site and therefore should have been factored into Table 11. The remaining 2193 square metres were comprised of a change of use scheme (1755), which has been delivered in this monitoring period, and a further scheme (438) which has lapsed. The resulting figure available in relation to this specific indicator is therefore zero.

Service centres discussion

The proportionately large amount of space available for the B8 use in Pickering applies to one scheme, for the storage of caravans.

Other villages discussion

The available space at the other village tier is spread across 11 different former Ryedale settlements. Among the approvals is the erection of 2no. new glasshouses at the Food and Environment Research Agency site in Sand Hutton, demonstrating the plan's continued support for the development of that facility.

SP7 – Town centres and retailing

Indicator: Conversion of retail to other uses

There were no applicable schemes in this monitoring period.

One applicable scheme was omitted from the previous monitoring period's report in error. This was application ref ZE23/00532/FUL – 22 Potter Hill, Pickering – which approved the change of use of a ground floor retail unit to residential.

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

| Town Centre Commercial Limit | Units Checked | Units Occupied | Units Unoccupied | % Occupied |
|------------------------------------|------------------|-------------------|---------------------|------------|
| Malton | 234 | 210 | 24 | 89.74 |
| Norton | 39 | 32 | 7 | 82.05 |
| Pickering | 128 | 115 | 13 | 89.84 |
| Kirkbymoorside | 49 | 45 | 4 | 91.84 |
| Helmsley (Ryedale Plan area) | 25 | 21 | 4 | 84 |

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

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

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

| Policy | Indicator |
|-------------|--|
| SP18 | installed grid connected capacity |
| SP18 | 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) |
| SP20 | Proportion of development requiring a Traffic Impact Assessment |
| SP20 | Proportion of development requiring a Travel Plan (schemes with 80+ units) |
| SP20 | Monitoring implementation of Travel Plans |
| SP20 | Proportion of development complying with car parking standards (as set out by North Yorkshire County Council 2003- and updated) |
| SP21 | The number and type of occupancy conditions lifted or s106 occupancy clauses varied (within the monitoring period 2021/22) |
| SP22 | The S106 payment/provision triggers |
| SP22 | Community Infrastructure Levy (CIL) charges collected/spent |