

RYEDALE
DISTRICT
COUNCIL



The Ryedale Plan

Authority Monitoring Report 2021

(2020-21)

Ryedale District Council – 2022

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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 2020 to 31 March 2021 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 in the District, and to highlight the extent to which they are meeting social, economic and environmental aims and objectives of the Ryedale Plan (as the Development Plan).

This is achieved through the monitoring of planning applications; those approved and refused, and what development is completed during the year.

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.

The monitoring of the Ryedale Plan is currently through the use of over 30 indicators set out in the Local Plan Strategy. The structure of the Monitoring Report 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 a number of policy areas within each section. For coherence purposes this monitoring report will follow the same format as the Ryedale Local Plan – Local Plan Strategy, as follows:

Chapter One - will consider key indicators in the spatial approach (covering SP1)

Chapter Two - will address 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 delivery 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 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 District.

Additionally 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 2020 – 2021 will aim to provide some overview and review any trends of the indicators. In the interest of the current plan review this evaluation may allow some useful adaptations of monitoring to be incorporated within the partial review of the plan, which is currently underway.

The Authority Monitoring Report's other main purpose is to record work undertaken in respect of The Duty to Cooperate and key consultations; 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 Ryedale Plan

At present, the Ryedale Plan is the Local Plan for the District up to 2027 and comprises of three documents each of which have weight in the decision-taking process. They 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 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.
[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 document will be considered as part of the Plan review.
[Click here to view the document](#)

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.

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.

- **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.
- **Infrastructure Delivery Plan** sets out the infrastructure already delivered and takes in to account the infrastructure requirements to support planned growth across the district.
- **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.
- **Authority Monitoring Reports**
- **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.

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.

Review of the Ryedale Plan

There is a statutory requirement to review Plans every five years due to the need to provide a sufficient supply of land to meet development requirements and because there has been updates to elements of National Planning Policy. Therefore the Local plan (The Ryedale Plan) is in a position to be reviewed, and therefore we have begun a partial review.

The Review will cover any necessary changes to address conformity with national policy, as well as the spatial approach and distribution of new development sites. It will cover the plan period 2023-2038.

Between May and July 2021 the department undertook a 'call for sites' consultation, in which we invited people to submit their land for consideration towards potential allocation within the partial review. This resulted in the submission of 280 sites. There is now a continual consultation for interested parties to submit comments on these sites and these sites will undergo further assessment in the coming year.

In conjunction with this, a separate consultation for the Distribution of Development closed in early 2022. This consultation aims to seek comments on potential options around how we distribute new development across the District. A series of questions have been published which ask stakeholders which of the two options are preferable, as well as other key considerations the department is considering within the review. Further information on our current progress on the partial review is below:

[Click the link to view the Distribution of Development page.](#)

Progress with Evidence Based Reports

In this initial stage of the Plan Review we are required to develop a number of important documents viewed as fundamental in the review process. A number of 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 this year are listed below:

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

[Click the link to view the document](#)

The Statement of Community Involvement is also explained above and was revised in May 2021.

[Click the link to view the document](#)

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.

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.

[Click the link to view the document](#)

There are also a number of documents to be provided in the year to come, of which work has already begun. These documents under construction in support of the current policy progress are listed below:

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.

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

Spatial Distribution Strategy this is a document that will set out the determined strategy outcome following the consultation work surrounding the Distribution of development. This will establish an up-to-date Settlement Hierarchy and broadly explain the spatial intentions for assessing sites and selecting allocations in the Plan Review.

Strategic Housing Market Assessment (SHMA) will be produced in 2022 to provide 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 or not an uplift should be applied to the minimum number of homes to be planned for as calculated by the Government's 'standard method'.

Gypsy and Traveller Accommodation Assessment provides an assessment of current and future needs for Gypsy, Traveller and Travelling Showpeople in the district. It provides an evidence base used to enable the implementation of development plan policies and the provision of pitches and plots over the plan period.

The Equality Impact Assessment (EqIA) is an accompanying document in the Plan review which 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.

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.

Habitat Regulations Assessment is the usually two-stage assessment process to assess likely significant effects on sites of internationally important sites of biodiversity against the policies and

plan and projects of an emerging plan, or planning application. The first stage is screening to identify those policies/sites which can be ruled out and those which cannot be, the second stage is termed 'appropriate assessment' and identifies at that stage whether the impact can be avoided, mitigated or compensated, the latter being last resort).

Indicators

Incorporated within the review of the Ryedale Plan, we have begun to look at our existing indicators set out the Plan, alongside those set out in the Sustainability Appraisal, currently under construction. This is to ensure that the indicators we use to conduct monitoring procedures are still suitable and effective for measuring how the policies within the Plan are operating in practice. Within this AMR we will begin to in some instances to critique the indicators to establish any potential amendments that could emerge within the Review.

Duty to Cooperate Matters

Ryedale District Council is required to demonstrate how it has 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.

The duty to co-operate requires the Council to engage proactively and constructively with other Councils and public bodies on a continuous basis on planning issues that cross administrative boundaries in order 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 will be undergoing an in-depth breakdown of how the duty to co-operate legislation was been implemented, this will be publically available in due course in the Statement of Consultation and Statement of Common Ground.

In 2020-21, the review of the Ryedale Plan was not formally instigated until February 2021. Duty to Co-operate matters were concerned with the quarterly meetings of the Development Plans Forum, which covers North Yorkshire, City of York, East Riding of Yorkshire and Hull City Councils, meetings with Scarborough Borough Council were also conducted to discuss plan review work as Scarborough (an adjacent Authority) is also undertaking a review of its plan.

On-going Duty to Cooperate activities will be set out in the 2022 AMR which covers April 2021 to March 2022, which include generic and targeted consultation and presentation events.

Chapter 1 - Spatial Approach (SP1)

SP1 General Location of Development and Settlement Hierarchy

In our current Plan review we will look to assess the current approach to the distribution of development within the current plan to gauge whether or not it remains fit for purpose going forward.

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 quality and appearance 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 will not experience significant levels of new development. This plan looks 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 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. In order 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 grocery store/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 on a select 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 Permission for and completion of development by type and location

The above indicator has been considered by Officers and it has been decided that an indicator that provides the number of permission 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 following table 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.

| Settlement | 2012-13 | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | Total |
|---------------------------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|-------------|
| Malton | 26 | 11 | 67 | 48 | 132 | 100 | 62 | 196 | 31 | 673 |
| Norton | 61 | 91 | 75 | 79 | 14 | 26 | 7 | 79 | 21 | 453 |
| Pickering | 76 | 71 | 54 | 40 | 93 | 51 | 7 | 81 | 33 | 506 |
| Kirkbymoorside | 5 | 1 | 8 | 1 | 0 | 0 | 3 | 1 | 56 | 75 |
| Helmsley | 3 | 2 | 0 | 4 | 0 | 0 | 0 | 13 | 6 | 28 |
| Amotherby | 0 | 1 | 0 | 0 | 1 | 2 | 0 | 1 | 0 | 5 |
| Swinton | 1 | 0 | 0 | 0 | 1 | 0 | 2 | 1 | 3 | 8 |
| Ampleforth (ex Nat Park) | 2 | 0 | 2 | 20 | 9 | 6 | 1 | 1 | 0 | 39 |
| Beadlam | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Nawton | 0 | 3 | 26 | 4 | 3 | 2 | 1 | 0 | 0 | 39 |
| Hovingham | 5 | 5 | 7 | 0 | 3 | 0 | 0 | 0 | 0 | 20 |
| Rillington | 3 | 3 | 0 | 2 | 0 | 8 | 34 | 8 | 3 | 61 |
| Sherburn | 2 | 0 | 1 | 2 | 0 | 11 | 0 | 2 | 0 | 18 |
| Sheriff Hutton | 0 | 0 | 0 | 3 | 6 | 12 | 14 | 1 | 0 | 36 |
| Slingsby | 0 | 3 | 2 | 0 | 23 | 0 | 2 | 0 | 0 | 30 |
| Staxton and Willbery | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 1 | 1 | 3 |
| Thornton Le Dale | 0 | 0 | 0 | 4 | 11 | 18 | 16 | 0 | 0 | 49 |
| Other Villages/Open Countryside | 27 | 34 | 23 | 44 | 25 | 42 | 46 | 20 | 29 | 290 |
| Total | 211 | 226 | 265 | 251 | 321 | 278 | 195 | 405 | 183 | 2335 |

The table above provides a breakdown of 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. Please note that this looks at schemes which are at the Market Towns and Service Villages (but not necessarily within Development Limits), where there is an actual housing requirement set out in the Local Plan Strategy. The SHLAA accounts for all permissions and completions, irrespective of their location within the District.

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 in Towns, but across the other settlements there is an even distribution, providing a varied supply of homes.

The below table by comparison provides the same information but demonstrates the number of new housing permissions granted (gross).

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

| Settlement | 2012-13 | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | Total |
|---------------------------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|-------------|
| Malton | 5 | 9 | 314 | 93 | 3 | 85 | 3 | -1 | 0 | 511 |
| Norton | 10 | 49 | 15 | 64 | 98 | 5 | 2 | 14 | 40 | 297 |
| Pickering | 63 | 288 | 4 | 5 | 181 | 52 | 246 | 1 | 33 | 873 |
| Kirkbymoorside | 7 | 210 | 225 | 10 | 0 | 3 | 6 | 2 | 32 | 495 |
| Helmsley | 4 | 0 | 1 | 0 | 0 | 0 | 46 | 1 | 1 | 53 |
| Service Villages | 24 | 63 | 59 | 111 | 32 | 44 | 4 | 44 | 10 | 391 |
| Other Villages/Open Countryside | 37 | 53 | 43 | 89 | 38 | 34 | 5 | 44 | 15 | 358 |
| Total | 150 | 672 | 661 | 372 | 352 | 223 | 312 | 105 | 131 | 2978 |

This again demonstrates that primarily development has been focused within the principle Towns of Malton and Norton, with the Towns and service villages shouldering the majority of development within this plan period thus far. Kirkbymoorside has greater scope than Helmsley to take on further development into the future, given the restrictions faced on the land surrounding Helmsley.

The Plan sets out a target of 2000 homes to be provided within the Plan period, in which this has successfully been achieved.

Indicator: The proportion of development by type, completed within a 13 minute walk of an hourly bus stop

At present and historically this is an indicator that the LPA have not had the capacity to calculate. Moving forward during the current review of the Plan, such indicators as these could be considered for review and replaced with an indicator more suitable to monitor. Perhaps recording the distance of new development to service centres would be a more practical method for exploring this. Alternatively looking at the frequency and locality of the bus service in the nearest settlement would be a more appropriate measure. We will explore this through the sustainability appraisal process as part of the Review of the Ryedale Plan.

In the indicator above housing delivery data has been set out to demonstrate what housing has come forward in this Plan period in relation to the different tiers of the settlement hierarchy. This overall high level analysis demonstrates that larger proportions of development has been places in the market towns and services villages, of which better access to public transportation will be much more likely.

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 aware of one such Plan, the Malton and Norton Neighbourhood Plan. There have been some further delays in the production of the Neighbourhood Plan, consultation on the Neighbourhood Plan boundary was undertaken in 2018 and has confirmed the extent of the Neighbourhood Plan.

[Click here to view the Pre-submission document](#)

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 is currently one. Throughout this last monitoring period the number of development plans in preparation has remained the same. The Malton/Norton Town plan remains in preparation with aims for its inspection and referendum next year.

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, in order 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.

Indicator: Housing need and requirement

The current SHLAA 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.](#)

The findings of the current SHMA demonstrates that the Plan requirement for housing would be a minimum of 200 homes per year, which is the plan requirement in the Local Plan Strategy.

A new SHMA is under preparation for this current Plan review.

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 2002-2021 | Net Completions 2004-2021 |
|--|--|--------------------------------------|
| 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 | 1652 | 1208 |
| Average | 165 | 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 |
| Total | 2389 | 2336 |
| Average from LPS Base Date (2012) | 265 | 259.5 |

As identified the Ryedale Plan aimed to provide 200 homes per year. The average figures set out above demonstrate current successes in the how the Plan is operating to meet that housing demand across the district.

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

New homes permitted 2020-21

| Settlement Hierarchy position | Gross | Net |
|----------------------------------|------------|------------|
| Principal Town | 40 | 40 |
| Service Centres | 69 | 66 |
| Service Villages | 17 | 14 |
| Other Villages/ Open Countryside | 11 | 9 |
| Total | 137 | 129 |

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 2020-21 sets out this matter in further detail. We are 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.

| Settlement Hierarchy | New homes permitted 2020-21 | | | | New homes completed 2020-21 | | | |
|----------------------|-----------------------------|-----------|-------------|-----------|-----------------------------|-----------|-------------|-----------|
| | Gross | | Net | | Gross | | Net | |
| | Green field | PDL | Green field | PDL | Green field | PDL | Green field | PDL |
| Principal Town | 40 | 9 | 40 | 9 | 46 | 7 | 46 | 6 |
| Service Centres | 53 | 8 | 53 | 4 | 81 | 9 | 81 | 8 |
| Service Villages | 1 | 3 | 1 | 0 | 3 | 6 | 3 | 3 |
| Other Settlements | 4 | 6 | 4 | 4 | 24 | 12 | 18 | 11 |
| Total | 98 | 26 | 98 | 17 | 155 | 34 | 148 | 28 |

The above table identifies that on the whole, development across Ryedale within this monitoring period has disproportionately been higher on Greenfield land, for both new permissions and schemes being built out.

SP3 Affordable Housing

Households in affordable housing need are those who lack their own housing or who live in unsuitable accommodation and cannot afford to meet their housing needs in the housing market.

Indicator: The affordable housing need

Affordable housing need within Ryedale is identified in the 2016 SHMA as 78 homes per annum. As previously mentioned, the SHMA currently under preparation is exploring the drivers behind the affordable housing requirement and this will be presented in next year's Authority Monitoring Report.

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 have completed units. This figure does not include any units delivered under commuted sums. This accounts for the differences between the figures.

| Year | Affordable Homes completed available with RSL | Affordable Homes completed Planning Monitoring |
|-------------|--|---|
| 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 is close to being delivered with on average 70 affordable dwellings being delivered during the plan period through a range of schemes- noting that direct affordable housing delivery through planning permissions alone is consistently lower. The Ryedale

Plan's affordable housing policy contribution of 35% is nevertheless playing an important role in this delivery.

*** 54 units from the Rainbow Lane scheme at Malton

Indicator: The number of affordable homes delivered per annum

To correlate with the above indicator, the table below offers a settlement-by-settlement breakdown of affordable homes available for allocation to households in 2020/21, as set out by our Housing Services. This therefore includes both completed new build plots (subjected to previous planning approval), refurbishment and includes Council-acquired and owned properties (via commuted sums) and RSL units. The table provides a closer insight into the number of units being provided on the ground in specific localities. This is physical homes available for occupation by households in need of affordable housing. It also small HMOs which do need planning permission.

| Tier in Settlement Hierarchy | Settlement | Affordable Completions (net) |
|------------------------------|----------------------|------------------------------|
| Principal Town | Malton | 74 |
| Principal Town | Norton | 23 |
| Local Service Centre | Pickering | 2 |
| Local Service Centre | Kirkbymoorside | 13 |
| Local Service Centre | Helmsley | 11 |
| Service Village | Amotherby | 0 |
| Service Village | Swinton | 0 |
| Service Village | Ampleforth | 0 |
| Service Village | Beadlam | 0 |
| Service Village | Nawton | 0 |
| Service Village | Hovingham | 0 |
| Service Village | Rillington | 1 |
| Service Village | Sherburn | 0 |
| Service Village | Sheriff Hutton | 0 |
| Service Village | Slingsby | 0 |
| Service Village | Staxton and Willerby | 0 |
| Service Village | Thornton le Dale | 0 |
| Elsewhere | Wintringham | 1 |

The below table sets out the number of affordable housing build completions identified through the completions monitoring process within the monitoring year 20/21. These plots have been identified as both affordable and completed as a product of the planning department's housing completions monitoring. These plots are all provided by larger developments, where developers are bound by the affordable housing policy to provide at least 35% affordable plots on site. Affordable housing delivery is commonly delivered through the larger housing allocations, and this results in some years being much higher in delivery than others. Completions regarding affordable housing are often phased, and in this year there has been limited completions on some of our rolling-out housing sites, particularly in Malton and Norton. Delivery has been focused in Kirkbymoorside.

| Tier in Settlement Hierarchy | Settlement | Affordable Completions (net) |
|------------------------------|----------------|------------------------------|
| Principal Town | Malton | 0 |
| Principal Town | Norton | 2 |
| Local Service Centre | Pickering | 12 |
| Local Service Centre | Kirkbymoorside | 31 |
| Local Service Centre | Helmsley | 5 |
| | | 50 |

The Ryedale Plan - Local Plan Strategy suggests a target of 75 units per annum for affordable plots, of which this figure is more commonly met by the housing completions as determined by our Housing Services. However, whilst it is not consistently being achieved through planning permission completions, affordable housing delivery in the broadest sense is being delivered, and over the plan period to date on a mean average 70 affordable dwellings are being delivered each year.

Indicator: The number of homes permitted (s106 only)

Within the monitoring period 2020-21, there has been 23 new affordable unit granted through Planning Permission via s106 Agreements.

A Norton scheme at Land Adjacent to Auburn Cottages, Langton Road (19/01180/MFUL) provided 4 affordable units through s106. This is in addition to the existing 28 units already agreed for affordable units on the site through previous permissions.

Application 19/00796/MFUL at Land East of Outgang Road, Outgang Lane, Pickering has provided 12 affordable units as an Exception Site.

18/01313/MFUL provided planning permission for a scheme at Land to the North of Wainds Field, Kirkbymoorside which includes 7 affordable housing plots, agreed through s106.

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. They provide an important opportunity to address affordable housing need in smaller 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: 26 dwellings *

*from figures provided through our housing services department and detailed as below:

Riccal Drive, Helmsley – 11- which was one of the Helmsley Plan allocations

Rillington – 1,

Purchase of a S106 property which was originally managed by the Developer

Wintringham - 1,

Purchase of a S106 property which was originally managed by the Developer

Westfields, Kirkbymoorside - 13

SP4 Type and mix of new housing

Indicator: The completions by property type and size (bedroom numbers) per annum (2020-21)

| Completions (Gross) | | Number of Bedrooms | | | | | |
|---|-----------------------------------|--------------------|-----------|-----------|-----------|---------------|------------|
| by property type and size | | | | | | | |
| (Number of bedrooms) | | 1 bed | 2 bed | 3 bed | 4 bed | 5 bed or more | Total |
| Principal Town | Houses and bungalows | - | 12 | 23 | 16 | 1 | 52 |
| | Flats, Apartments and Maisonettes | - | - | - | - | - | - |
| Service Centres | Houses and bungalows | 3 | 19 | 43 | 16 | 1 | 82 |
| | Flats, Apartments and Maisonettes | 7 | 1 | - | - | - | 8 |
| Service Villages | Houses and bungalows | - | 1 | 7 | 3 | 1 | 12 |
| | Flats, Apartments and Maisonettes | - | - | - | - | - | - |
| Other Villages and Wider open countryside | Houses and bungalows | 2 | 10 | 13 | 6 | 3 | 34 |
| | Flats, Apartments and Maisonettes | - | - | - | - | - | - |
| Total | | 12 | 43 | 86 | 41 | 6 | 188 |

Compared with previous years the number of completions for smaller dwellings has somewhat diminished. This in turn suggests that the more affordable housing options are not coming forward so readily in comparison to previous years.

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 market demand for single persons/couple accommodation which is more affordable. This is largely similar in this monitoring year, the few one bedroom dwellings that have been developed are primarily within the market towns.

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 accommodation suitable for older people will be important. 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 an assisted living facility at the Former Appletree Inn at Marton. No other such schemes were approved.

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

There are none within this monitoring period.

Indicator: The number of Self Build Register additions 31 March 2020 – 1 April 2021

Further details in relation to the Self-Build and Custom Housebuilding Register can be found on the Council's website via the link below:

[Click here to view the Self Build Register](#)

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.

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.

The most recent relevant GTAA assessment was carried out in 2016:

[Click here to view the document](#)

The study concluded that there was sufficient pitches to meet needs within the District.

Ryedale District Council are due to commission a Gypsy and Traveller Assessment in early 2022, to inform the current review of the Plan.

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

Indicator: The number of transit and permanent pitches completed is 0

Within Ryedale, Tara Park at Malton is the only authorised Gypsy and Traveller site within the District. It is well managed and popular, providing 13 pitches with individual amenity facilities.

Indicator: The number of unauthorised encampments

There are considered to be none 'permanent' (although there are periodic, intermittent unauthorised encampments of which the authority is aware). There are two such sites currently.

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), which falls within this monitoring period.

Indicator: The amount of employment land by use class for employment uses (B1abc/b2/B8/Mixed) and by tier within the Settlement Hierarchy (covering allocated sites and sites within planning permission) (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) or M2 | B1(abc)/e(g) | B2 | B8 | Mixed |
|--|---------------------|-----------|-----------|--|
| Principal Town: Malton and Norton | 0.045ha | 0.06ha | - | 0.435ha 2.6ha 14.25ha 0.43ha 0.19ha 0.245ha |
| Service Centres: Pickering | - | 0.04ha | - | 6.6ha |
| Kirkbymoorside | - | - | - | - |
| Helmsley | - | - | - | 1.9ha |
| Service Villages | - | - | - | - |
| Other Villages | 0.259ha | 0.03ha | - | - |
| Open Countryside | - | - | - | 0.19ha 0.18ha 0.48ha |

The land allocation at Pickering is a site that although permission has been granted it has not yet 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.

Likewise, the two allocation 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.

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 the Review of the Ryedale Plan.

Business and industrial development

Amount of new Employment Floorspace Granted Permission (m²) for Employment use in 2020-21:

| Settlement Hierarchy | B1 (a,b,c)/ e(g) | | B2 | | B8 | | Mixed | |
|---|-------------------------|------------|--------------|------------|--------------|------------|--|--|
| | Gross | Net | Gross | Net | Gross | Net | Gross | Net |
| Principal Town (Malton and Norton) | 39 277 | 399 277 | - | - | - | - | 422 1122.85 580 133.87 674 | 165 1122.85 580 133.87 674 |
| Service Centres: Pickering | - | - | - | 110 | - | - | - | - |
| Kirkbymoorside | - | - | - | - | - | - | - | - |
| Helmsley | - | - | - | - | - | - | - | - |
| Service Villages | - | - | - | - | - | - | - | - |
| Other Villages | 189.22 | 189.22 | - | - | - | - | - | - |
| Open Countryside | - | - | - | - | - | - | 566.82 1270 | 270.34 141 |

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

The Ryedale Plan Local Plan Sites Document was adopted in June 2019 so 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.

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)

The revoking of B1 use class and replacement with Class E(g) is present in the table below. In this monitoring year no such use class completions have been developed, the majority of completed employment development has been for mixed use and focused within the Principle towns and Rillington, a service village within the Council's currently established settlement hierarchy.

| Tier | B1 (a,b,c)/ E(g) Gross | B1 (a,b,c)/ E(g) Net | B2 Gross | B2 Net | B8 Gross | B8 Net | Mixed Gross | Mixed Net |
|------------------------------------|------------------------|----------------------|----------|--------|----------|--------|--------------|-----------|
| Principle Town (Malton and Norton) | | | | | | | 1289 2118 | |
| Service Centres: Pickering | | | | | | | | |
| Kirkbymoorside | | | 444 | | | | | |
| Helmsley | | | | | | | | |
| Service Villages | | | 39 | | | | 1320 | |
| Other Villages | | | | | | | | |
| Open countryside | | | | -60 | | | | |

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

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

| Settlement Hierarchy | | B1(abc)/Eg | B2 | B8 | Mixed |
|--|----------------|------------|------|----|----------------|
| Principal Town (Malton and Norton) | m ² | 227 | 422 | - | - |
| | % of Gross | 100% | 61% | - | - |
| Service Centres (Pickering, Kirkbymoorside and Helmsley) | m ² | - | 330 | - | - |
| | % of Gross | - | 66% | - | - |
| Service Villages | m ² | - | - | - | - |
| | % of Gross | - | - | - | - |
| Other Villages | m ² | - | - | - | - |
| | % of Gross | - | - | - | - |
| Wider open countryside | m ² | - | 220 | - | 332.62 1270 |
| | % of Gross | - | 100% | - | 23% 88.9% |

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

| Tier | A1 Gross M ² | A1 Loss M ² | A1 Net M ² | B1a/E(g) and A2 Gross M ² | B1a/E(g) and A2 loss M ² | B1a/E(G) and A2 Net M ² | D2 Gross M ² | D2 loss M ² | D2 Net M ² |
|-------------------------|-------------------------|------------------------|-----------------------|--------------------------------------|-------------------------------------|------------------------------------|-------------------------|------------------------|-----------------------|
| Principal Town | - | - | - | - | - | - | - | - | - |
| Service Centre | 82 650 | 0 417 | 82 233 | - | - | - | 202 | 202 | 0 |
| Service Village | - | - | - | - | - | - | - | - | - |
| Other Village | - | - | - | - | - | - | - | - | - |
| Open Countryside | - | - | - | - | - | - | - | - | - |

Indicator: The amount of employment land (B1abc/E(g)/B2/B8) lost to other uses

| Indicator: Losses of employment land (m ²) | Type | | | | | | | |
|---|------|-----|-----|-----|------|-----|----|-------|
| | B1 | B1a | B1b | B1c | E(g) | B2 | B8 | Mixed |
| Principal Town (Malton and Norton) | 300 | - | - | - | - | 998 | - | - |
| Service Centres (Pickering, Kirkbymoorside and Helmsley) | - | - | - | - | - | - | - | - |
| Service Villages | - | - | - | - | - | - | - | - |
| Other Villages | - | - | - | - | - | - | - | - |
| Wider open countryside | - | 361 | - | - | - | - | 60 | - |

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 market place core. They are also home to an excellent mix of independent retailers and these are important strengths that can reinforce their individual identity and contribute to their attractiveness. 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 detracts 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 recession, but 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 Lovers 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.

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

It was previously identified 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. In addition, choices of supermarket shopping are limited, with a predominance of discount type food stores and only one supermarket offering a wide range and choice of goods. A retail study undertaken 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. Consent has been granted for a higher order food store, which is commenced but unimplemented, with no clear indication when it will be completed and who will occupy the units. 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.

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 is 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: Net amount of new retail convenience and comparison floor space (A1)

The Ryedale Plan – Local Plan Strategy sets out convenience and comparison retail as new retail development which will provide a strong retail mix in terms of its type, range and quality. This will:

- Address quantitative deficiencies in non-food (comparison) retailing
- Provide an improved range and choice of food (convenience) retailing
- Provide greater range and choice of modern purpose built shop unit sizes, particularly in Malton

| Tier | Convenience Gross M ² | Convenience Loss M ² | Convenience Net M ² | Comparison Gross M ² | Comparison loss M ² | Comparison Net M ² |
|----------------|----------------------------------|---------------------------------|--------------------------------|---------------------------------|--------------------------------|-------------------------------|
| Principal Town | - | - | - | - | - | - |
| District | 650 | 417 | 233 | 82 | 0 | 82 |

This is not a figure that has been consecutively recorded throughout the plan period therefore it is more difficult to detect trends. In the 2020/21 monitoring period we can see that neither convenience nor comparison retailing have come forward in the principal town. It is however positive to see a good amount of convenience retailing coming forward in Kirkbymoorside as a result of the new Co-operative shop that has been developed out.

Indicator: Net amount of new retail (A1), office (B1a/E(g)), and leisure (D2) development compared to other use classes (C3, A3, A4, A5 and Sui Generis) within the town centres*

*Town Centre Commercial Limits as defined on the Proposals Map.

| Tier | Net A1 m ² | Net B1a m ² | Net A2 m ² | Net D2 m ² | Net C3 m ² | Net A3 m ² | Net A4 m ² | Net A5 m ² | Net Sui Generis m ² |
|-----------------|-----------------------|------------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|--------------------------------|
| Principal Town | - | - | - | - | - | - | - | - | - |
| Service Centres | 82 233 | - | -202 | - | 171.5 | - | - | - | - |

Indicator: Number of vacant shop units per town centre

The monitoring period of 2020-21 for retail and town centre uses saw an unprecedented impact due to the restrictions imposed to reduce the spread of Covid-19. Both independents and national chain retail experienced challenges, and internet shopping increased significantly, particularly with an effect on national chain shops. The rise in internet shopping was 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 don't fully know what the long-term effects of the Covid-19 pandemic will be on retail. Therefore future data could potentially show relatively drastic changes if businesses do not build back up custom. It is also noted that due to capacity issues this year the council have only been able to undertake this study for both Malton and Norton. Next year we will endeavour to ensure that the Town Centre Commercial limits as defined in the Local Plan, are checked in full, for each of the market towns to establish the number of vacant shops in each of those areas.

The main service centre of Malton houses 230 commercial units, with only 26 currently vacant. Therefore the percentage of empty shops within the town is 11.3%, potentially higher than desired, but given the ongoing Covid-19 pandemic climate, it has been extremely encouraging to see such a large number of business remaining open.

The majority of Norton's Town centre amenity's lie on Commercial Street. Which is characterised with a smattering of both retail premises and residential units. Norton town centre offers 47 commercial units with 6 vacant at present. This is a slightly higher percentage of vacant shops at 12.7%. However 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.

Indicator: Health of Town centres – town centre health checks

As mentioned above in this year's monitoring the principle towns Malton and Norton 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.

Given that this appears to be a labour intensive indicator, of which the Council has struggled to maintain throughout the Plan period, it might be beneficial to consider other methods for assessing the health or town centres. Alternatively we could look to work collaboratively with other departments in the Council, for instance council tax and business generation colleagues to see if existing data could be utilised in this exercise.

SP8 Tourism

Indicator: The number of second homes

| | |
|---|-------|
| Total number of second homes as of 31st March 2021 | 755 |
| Total number of chargeable dwellings of 31st March 2021 | 26262 |
| Second homes as a % of total | 2.87% |

Total number of second homes:
 723 – (3.13% of total properties) – March 2004
 614 – March 2009
 759 – (3.07% of total properties) – Nov 2013
 755 – (2.87% of total properties) – May 2021

Source: RDC Council Tax Database

The number of second homes in the District is a concern. Whilst it represents a relatively small percentage of the overall number of homes, this figure of 755 dwelling is close to 4 years' worth of housing land supply. This is due to a number of different catalysts, but it results in the loss of housing stock- primarily smaller properties. It can increase house prices and limited housing stock availability for local people. However, the past data provided indicates 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 would indicate that it is a longstanding, but not a growing concern, although it is likely to be experienced more strongly in the north and west of Ryedale with the influence of the protected landscapes of the North York Moors and Howardian Hills.

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

The below table sets out the new tourist accommodation approved as per the settlement hierarchy.

| Type of Accommodation Granted Planning Permission | Holiday Cottage | Holiday Lodge (inc log cabins) | Tents | Static Caravans | Touring Caravans | Bed and Breakfast and Guest House | Hotel | Multiple occupancy holiday lodges mixed accommodation | Camping pods/ barns/ Glamping | Mixed holiday/ C3 use |
|---|-----------------|--------------------------------|-------|-----------------|------------------|-----------------------------------|-------|---|-------------------------------|-----------------------|
| Principal Town | - | - | - | - | - | - | | - | - | - |
| Service Centres | 1 | 1 | - | - | 2 | - | 1 | - | - | - |
| Service Villages | 2 | - | - | - | - | - | - | - | - | - |
| Other Villages | 2 | 2 | - | - | 1 | - | - | - | 1 | 2 |
| Open Countryside | 2 | 5 | - | - | - | 1 | | 2 | - | 2 |

* 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.

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.

Two schemes not included involve the formation of a private hire venue for parties with accommodation one was a hall, the other a farm for a wedding venue. Both are completed and operational.

There has been 84 new completed holiday let units within the monitoring period, 48 for the previous 2019-2020 monitoring year. (Council Tax data 2021). This figure is higher as it does not automatically

need planning permission to use a dwelling as a holiday let, and includes previously consented schemes- which explains the higher figure.

Indicator: The net amount 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.

SP9 The Land-Based and Rural Economy

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

| Development | Farm Diversification | | Rural Diversification | |
|---|----------------------|-----------|-----------------------|-----------|
| | Permitted | Completed | Permitted | Completed |
| Tourist Accommodation | 3 | 5 | 1 | 1 |
| Residential Activity (cooking/Arts etc) | - | - | - | - |
| Equestrian Related | 1 | 1 | 1 | - |
| Farm Shops | - | - | - | - |
| Outdoor Shops and Activities | - | - | - | - |
| Office space | - | - | - | - |
| Industrial | 1 | - | - | - |
| Commercial space | 1 | - | - | - |
| Hospitality | 1 | - | 1 | - |
| Caravan Store | - | - | - | - |
| Kennels/Cattery/ dog walking field | - | - | 2 | - |
| Mixed use | - | - | - | - |

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 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. 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 be spent. The 15% of each scheme CIL which is spent by the local parishes of the development has been spent. More detailed information on the expenditure of these funds is presented later in this monitoring report.

In terms of S.106 moneys that have been allocated to infrastructure projects, in monitoring year 2020-21 there has been a total of £36,183.80 that has contributed to Public open space, education, sports and leisure, and then a total of £164,163.95 has been spent by our housing department on the delivery of affordable homes.

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 to replace. This strategy considers these facilities to have an importance and 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

| Development | Gain | Loss |
|-----------------------------------|------|-------|
| Village shop / petrol station | - | - |
| Post Office | - | 1 |
| Public House | - | 2*/** |
| Village/community hall/Hub | 1* | - |
| Place of worship | - | - |
| Playing fields | - | - |
| Sport and recreational facilities | 1 | - |
| Children's play area | - | - |
| Health facilities | - | - |
| Dentist | - | - |
| School | - | - |
| Cinema / Theatre | - | - |
| Community Allotment | 1 | - |
| cafe | 1 | - |

*One of these losses, correlates with the gain of village community hub, as the former public house is to undergo a change of use to the new community hub café.

** - This second note related to a second pub that has been lost in the Market Town of Malton. Within the market place a bar has undergone permission to become a shop expansion to include a book shop. Although this is a community loss it still remains a public facility.

In last year's monitoring (2019-20) the data showed 7 losses in total against 10 gains services and facilities listed in the above table.

This year the monitoring has provided a more significant proportion of gains against losses, however, less so of either compared to the previous monitoring year. This could be as an outcome of Covid-19, and the knock on effect on community services as a result of the pandemic.

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. Apart from Monitoring year 2014 (2013-14), in which there was a larger proportion of losses than gains. Generally speaking though, given that the trend suggest more gains than losses, it could be considered that Policy SP11 is working appropriately to protect these facilities.

In early 2020 the Council lost an appeal on the refusal to permit the change of use of a public house to a dwelling. There was considerable debate around the viability of the business concerning whether it was run commercially for profit or was run as a community facility/lifestyle choice enterprise during the Hearing. However, the Inspector decided that the defining factor was the presence of other public houses in the surrounding villages- which in his view provided sufficient alternative provision. Officers are concerned that this position undermines the importance of having the facility in the community in which it is sited, as a place of congregation. By taking such a position, incrementally many more village public houses could be lost because of the presence of other public houses in surrounding villages.

Indicator: Qualitative assessment of open space

It is important that qualitative improvements to open spaces are monitored. Clearly quantitative provision will only go so far in meeting the needs of Ryedale's communities. In order for open spaces to be 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 of open space is not something that can easily be monitored.

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

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 sense of security. 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, in particular, 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 2020-21.

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 2020-21.

Indicator: The number of heritage assets registered 'At Risk'

| | 2014 | 2020 |
|--------------------------------|------|------|
| Building and structure entries | 12 | 10 |
| Place of worship entries | 6 | 5 |
| Archaeology entries | 96 | 63 |
| Park and garden entries | 2 | 1 |

Information sourced from English Heritage's most recent 2020 Register and another previous such report from 2014 provides 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 6 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 2020-21.

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 designated an 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 east – 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

5 (16.13%) planning applications that were refused, were so on the basis of landscape impact. It is also worth noting that the planning applications were also refused on other policy grounds as well.

Indicator: Howardian Hills Area of Outstanding Natural Beauty Condition indicators

This information is provided by the Howardian Hills AONB Unit. The evidence base is collated every four years, when the Management Plan is published. The current Management Plan is for 2019-24. The Monitoring Indicators are placed on the Howardian Hills AONB website at the following link:

[Click here to view the Howardian Hills website](#)

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 a number of sites within the Ryedale District that are given statutory protection as a result of their contribution to biodiversity. 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.

87 Sites of Special Scientific Interest (SSSI) have been designated as areas of national interest by virtue of their flora, fauna or geological importance.

There are 127 Sites of Importance for Nature Conservation (SINCs) also designated within the District. These are local sites that contribute to maintaining ecological networks and offer a quality and value which cannot be easily recreated elsewhere.

Indicator: Proportion of Biodiversity Action Plan (BAP) targets/actions underway or complete

Indicator: Ryedale Biodiversity Action Plan target/actions

Linked below is the Ryedale Biodiversity Action Plan which was produced in 2007, and was set to run for 5 years.

[Click here to view the Ryedale BAP document](#)

Since the production of Ryedale's BAP, specialist bodies such as DEFRA and Natural England have introduced a number of various monitoring methods and data recording processes that are associated with the actions and targets of the BAP. These methods included the transition of BARS1 to BARS2. There is no local level reporting method in operation at present, making this indicator almost impossible to monitor.

It is important to note however, that although the Council's BAP is beyond its original life-span, much of the information, and the actions are still very much relevant. The documents includes 13

habitats, each with a large number of actions; there are 19 species, again with numerous actions; as well as other actions unrelated to habitats and species.

We have been in discussions with specialist bodies to look to find alternative, more effective indicators which are achievable moving forward, and which will aim to deliver measurable data in order to establish relevant trends that quantify the effectiveness of Policy SP14 more appropriately and accurately. This is hoped to be achieved by the next monitoring period

Indicator: The proportion of Local Sites (SINCs) where positive conservation management has been or is being implemented

There are 123 SINCs in Ryedale of which 85 (69.1%) meet the requirements of SDL160-01. (Data supplied by North Yorkshire County Council).

Similarly to above, due to data availability it can be quite difficult to effectively provide accurate data relating to whether or not positive conservation management have or have not been properly implemented. This is again something that will be considered within the review process and may be subject to change in the next AMR.

Indicator: the proportion of nationally designed sites in favourable condition

This information is supplied by Natural England who monitor the condition of SSSI units. This is more accurate than the condition of entire SSSIs or the average condition of a SSSI. Therefore, the condition of SSSI units within Ryedale at 1 April 2020 is as follows:

Number of units (% of number of units) /hectares

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 declining: 3 (3.45%) / 41.03ha

Units in unfavourable condition and no change: 3 (3.45%) / 6.76ha

We have sought advice from National England and other bodies to understand whether or not this is still an up-to-date and an effective indicator. At this stage we have had some difficulty in establishing any trend-based data, and therefore its usefulness as an indicator in terms of measuring the effectiveness of SP14, is limited. This will be considered for the next AMR and any indicator amendment involved in the Plan review.

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 plan 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 intends to be 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.

SP16 Design

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

There were 14 (45.16%) planning applications out of a total of 31 refused applications that were specifically refused against Ryedale Plan – Local Plan Strategy Policy SP16. This a fairly significant proportion of the total number of refusals for the year. Refusals of this nature within this period have more also commonly overlapped with refusal reasons present in Policy SP20 for Generic Development Management Issues concerning character of places.

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

*Conservation Area Consent no longer exists. Instead, planning permission is required for ‘relevant demolition’ which includes unlisted buildings in Conservation Areas.

In 2020-21 there were 3 Listed Building applications which were refused, of which 1 was specifically refused against Policy SP16, and the other 2 applications were refused against SP12, refused on Listed Building design/heritage grounds.

Since Conservation Areas are a statutorily designated heritage asset, 1 application within Conservation Areas were refused on the grounds of harming the character and appearance of the Conservation Area.

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 District’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 and will be considered as part of the on-going Plan review.

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. Air quality issues exist in this location mainly as a result 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

The 2020-21 data is low due to the effect of the pandemic and the number of lockdown this entailed. Therefore all the data has been bias-adjusted using the 2020 national bias adjustment factor.

All the monitoring sites fall well below the annual limit of 40 µg/m³ based on the Air Quality Standards Regulations 2010:

Average Annual Nitrogen Dioxide Concentration for the District (µg/m³) 18.8

| | |
|--|------|
| Average Annual Nitrogen Dioxide Concentration for Malton | 19.6 |
| Average Annual Nitrogen Dioxide Concentration for Norton | 14.2 |
| Average Annual Nitrogen Dioxide Concentration for Pickering | 16.8 |
| Average Annual Nitrogen Dioxide Concentration for Sherburn | 20.8 |
| Average Annual Nitrogen Dioxide Concentration for Helmsley | 12.7 |
| Average Annual Nitrogen Dioxide Concentration for Rillington | 13.3 |

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

The method the Environment agency adopted for classifying river water has now changed. From 1990 to 2009, the Environment Agency used the General Quality Assessment (GQA) scheme to assess river water quality by looking at chemistry, biology and nutrients. It was these figures that we

reported in earlier Monitoring Reports. The GQA helped to drive environmental improvements by dealing with many of the major point sources of pollutants, such as discharges from sewage treatment works or other industry.

The Environment Agency now assesses river quality in line with the European Water Framework Directive (WFD). This directs action to where it is needed by looking at over 30 measures, grouped into ecological status (this includes biology as well as 'elements' like phosphorus and pH) and chemical status ('priority substances'). The Environment Agency website sets out the latest data for chemical quality and ecological quality as well as overall risk and whether the area is a protected or not.

[Click here to view the Environment Agency water quality web page](#)

Dissolved Oxygen (% saturation) / Ammonia (micrograms per litre) / PH. (ph. units) / Temperature (degrees Celsius)

River Derwent at Malton

82.05 / 0.043 / 7.92 / 14.8

River Rye at Nunnington

93.6 / 0.042 / 8.16 / 8.68

Pickering/Costa Beck Confluence

95.1 / 0.088 / 8 / 12.9

River Ricca

100.15 / 0.03 / 8.15 / 12.85

River Dove at Salton

100.03 / 0.034 / 8.08 / 12.75

River Seven at Sinnington

96.8 / 0.028 / 8.02 / 8.17

Average of readings taken on at least four occasions during 2021, except Pickering/Costa Beck Confluence (two occasions)

Source: Environment Agency, 2021

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

During the monitoring period the Environment Agency (EA) raised an objection to 6 planning applications on the grounds of flood risk and insufficient Flood Risk Assessments.

In all instances the Local Planning Authority advised the applicants of the issues. In five of the applications subsequent flood risk assessments were submitted and these were deemed appropriate and satisfactory by the EA the objections were lifted and the applications went on to be approved.

One application was withdrawn.

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

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).

Agricultural land is classified into five grades. Land which is identified as being Grade 1, 2 or 3a in terms of its agricultural productivity is termed to be Best and Most Versatile Agricultural Land (BMV). Grade one is best quality and grade five is poorest quality Grade 3 land may be 3a or 3b and only the former is BMV. But it is challenging at high level spatial scale to differentiate between grades 3a and b and so they are not mapped separately. It can only be assessed by on-site survey work.

Agricultural land is a finite resource, and studies are showing how fragile our soils are. Historically this indicator has not been monitored in any great detail, this is because depending on the scale of the application there will be limited information about soil quality, as impacts on soils are only looked at on large scale applications where there is 5ha of loss or more. Natural England have confirmed that there is minimal land currently surveyed in a detailed way, so it is very difficult to determine what grade application land is upon. The Vale of York, Wolds and Vale of Pickering all have areas of intensive arable farming, and so large areas of Ryedale are categorised as being Grade 3 with some areas of Grade 2 in the vales and lesser still areas in 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 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 fall 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. Which means we are unable to identify the grade 3 land that is BMVL (grade 3a).

Previous site assessment work was aware 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.

But until the time that grade 3 agricultural land is disaggregated we will not be able to measure this data indicator in more detail. We 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, and known areas are highly contaminated which can affect viability, and subject to high flood risk – which means they 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 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 Policy pre-amble, 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 and this has meant that it has been less effective in its operation than if it had been identified within the Policy framework, and because it also reflects only as far as building regulations.

Indicator: Carbon Emissions

Greenhouse Gas emissions (tCO₂e) (% of all emissions):

Livestock: 185,492 (30.2%)

On-road: 164,523 (26.8%)

Ind. Buildings and Facilitates: 86,248 (14%)

Residential Buildings: 70,929 (11.6%)

Source: Scatter Cities 2021.

Indicator: Installed grid connected capacity

This is measured in MW and covers grid and non-grid connected capacity.

Planning permissions have been granted for primarily small, farm scale wind turbines, and photovoltaic panels (PV) both attached to roofs and free standing. The PV are more readily able to identify maximum capacity, which allows the potential capacity to be identified. Biomass boilers and air source heat pumps are also in use. There are a very small number of 'solar farms' in operation. One of which is closest to the settlement of Sheriff Hutton is anticipated to generate c.5MW of power, and is now operational.

A total of five schemes were granted permission for solar energy. The two Farm-based approvals combined are set to produce 186 KW for ground mounted solar arrays.

Of earlier schemes, a large scheme completed in this monitoring period for 408 photovoltaic panels.

Wind turbine schemes have not been coming forward, this is because of the current national planning policy guidance and because fiscal incentives have focused on the off-shore wind energy sector. A wide range of domestic schemes occur which are not picked up through monitoring planning applications as they do not require planning permission.

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.

The Council has also granted permission for five biomass schemes in this monitoring year, which are not renewable energy schemes, but they are a low carbon form of energy generation, usually in the form of heat and power.

Indicator: Energy Efficiency – Proportion of new buildings to Code of Sustainable Homes and Building Research Establishment Environmental Assessment Method Standard

In March 2015, following a fundamental review of technical housing standards, the Government withdrew the Code for Sustainable Homes. Many of its requirements have been consolidated into new technical standards centred on the Building Regulations. This means that local authorities in England no longer require code level 3, 4, 5 or 6 as part of the conditions imposed on planning permissions. Energy requirements for dwellings are now set by the Building Regulations at the equivalent of code level 4.

The Council is keen to support the delivery of new buildings which reduce their impact on the natural environment, and have better capacity to respond to the impacts of a changing climate, whilst providing quality environments in which to live and work. In Ryedale the Local Plan Strategy requires that all development should be built to as high a standard as is feasible and viable, using national standards and where possible deliver on-site renewable and low carbon energy because Ryedale's carbon emissions from development, particularly housing, are high compared to other places, and opportunities for large-scale low carbon energy generation is limited.

Planning permission was granted for one rapid-charge electric vehicle charging point on a residential property in Ampleforth.

Two schemes were granted permission in this monitoring period to mitigate against flooding in Old Malton and Sheepfoot hill in Malton. The schemes involved the siting of mobile pumps.

There has also been approvals within this period for flood alleviation works at County Bridge between Malton and Norton and a major scheme at West Lilling for the formation of flood storage area.

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 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 the 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

This information can be found in the Local Transport Plan 2016-2045 (NYCC).

[Click here to view the North Yorkshire Local Transport Plan document](#)

Indicator: Proportion of development requiring a Travel Plan

Our most recent Sustainability Appraisal (SA) published in 2017 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’.

To that end there were 4 major applications which gained approval for residential permission in this monitoring year, of which none had a Travel Plan submitted as part of the application. The biggest scheme was approved for 40 dwellings. The absence of the travel plan was a reflection of the more moderate nature of the proposals.

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 the Ryedale 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, for the Ryedale Plan, has been 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.

The below table sets out the number of occupancy restrictions set out within the monitoring period 2020/21.

| Type of Occupancy Restriction | Tier of Settlement Hierarchy | Granted | Lifted | Varied | Refused | completed |
|-------------------------------|------------------------------|---------|--------|--------|---------|-----------|
| Local Needs Occupancy | Other villages | 2 | 2 | 2 | 2(1)* | 1 |
| | Wider Open Countryside | 4 | | | | |
| Agricultural Occupancy | Wider Open Countryside | 2(1)** | | | 2 | 1 |

(1)* - refused on appeal

(1)**- granted on appeal for the siting of an agricultural workers mobile home on agricultural land.

As part of the Plan review, Officers and Members have begun to explore current policy including the Local Needs Occupancy condition, to establish if it is still an effective condition to impose within the Plan. The below table sets out the total number of Local Needs Occupancy conditions included within permissions for residential development in 'other villages' and the open countryside for each monitoring year, since the Ryedale Plan was put in place. Aside from applications approved under prior approval of proposed change of use of agricultural buildings to a dwellinghouse and the occasional dwellings built in place of another, these figures make up the majority of development for new dwellings within Ryedale's more rural areas.

| Monitoring year | 2012-13 | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | Total |
|---|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|-------|
| Permissions which include the LNO condition | - | 7 | 26 | 30 | 20 | 15 | 14 | 28 | 7 | 9 | 156 |
| Completed dwellings from those permissions | - | 2 | 16 | 18 | 15 | 11 | 8 | 11 | 1 | 2 | 84 |

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 LNO. 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.

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.

The total figures throughout the condition’s lifespan for the variation, lifting and variation of permissions to include a LNO can be found below.

| Type | Approval | Refusal |
|-----------------------|----------|---------|
| Removal | 3 | 7 |
| Variation | 15 | 1 |
| Varied to include LNO | 3 | 0 |

The majority of variations are approved to accommodate the mortgagee in possession clause, and the variation to include the Local Needs Occupancy conditions are often born from change of use applications for holiday lets to residential dwellings in ‘other villages’ or open countryside, in which residential property would then be subject to the condition.

SP22 – Planning obligations, development control and the CIL

Indicator: The S106 payment/provision triggers

During this monitoring year the S106 income was:

£62,444.00

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 the CIL can be used to help provide a wide range of strategic infrastructure such as schools, open space, health facilities, flood defences and transport improvements required through the Ryedale Plan.

In March 2016 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 2020 (2019-20). 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:

£651,184.85

The total CIL expenditure for the reported year:

£0 of District-held Levy and £148,017.41 has been distributed back to associated Parish and Town Councils.

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 and how that money has been distributed within those areas:

| Parish | Associated planning permission | Expenditure | Date | Purpose |
|----------------------|--------------------------------|--|---|---|
| Helmsley | 17/01238/MFUL | £34,548.73 (£17,269.87 & two instalments of £8,643.93) | 9 th July 2020 & 4 th December 2020 & 10 th March 2020 | The CIL money has been spent on The Limes Play Area, updating the equipment. |
| Rillington | 16/01710/FUL | £877.50 | 4 th December 2020 | This has been earmarked towards the cost of providing a war memorial for Rillington (which does not currently have one). |
| Kirkbymoorside | 17/00849/FUL | £1530.00 | 9 th July 2020 | Due to Covid-19 this money had not yet been spent but the Town Clerk is in the process of obtaining quotes for a new noticeboard and it will be on the agenda for the town council's consideration at the next meeting, to allocate the funds to this expenditure. The cost of the new noticeboard is £2143.00 + VAT so the shortfall will be charged to the street furniture budget. The Town Council have allocated the full amount of the CIL (£1530.00) from application 17/00849/FUL to contribute towards the cost of a new noticeboard. |
| Whitwell-on-the-Hill | 19/00890/FUL | £1989.00 | 9 th July 2020 | No response. |
| Pickering | 17/01220/MFUL E | £108,604.50 (two instalments of £54,302.25) | | The council has earmarked £50,000 of CIL funding for grants to be awarded to voluntary and charitable organisations whose work benefits the residents of Pickering and where an application for funding meets CIL criteria. A further £50,000 has been earmarked for improving Youth Provision in the town and the council is hoping to spend £20,000 on an outdoor gym for the Community Park to be paid out of CIL funding. |

| | | | | |
|----------|--------------|----------------|-------------------------------------|---|
| Sherburn | 19/00019/FUL | £476.68 | 4 th December 2020 | The CIL monies were put towards a new inclusive play area which is being constructed at Sherburn Playing Fields |
|----------|--------------|----------------|-------------------------------------|---|

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:

The total up to 31st March 2020 was £1,763,245.70

Therefore including this year's figure the new total is **£2,651,547.45**

Chapter 7 – 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 or not 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 the majority of 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.
- Employment land continues to be granted planning permission although for this monitoring year, the amount recorded as completed appears to be lower than previous years. There continues to be either none or a limited 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.
- 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.
- Tourism accommodation has been concentrated around the provision of holiday cottages, however, there has been a number of touring sites granted planning permission, and the shift in the market from static caravan sites to static holiday units/lodges continues.

- This monitoring year saw changes to the Use Class system, with the creation of the new Class E replacing a number of key employment use classes. Related indicators have not yet shown a great deal of change on the back of this, particularly 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.

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 have experienced some losses in community facilities over the Plan period, on the whole 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 the knock on effect over a greater period of time than has yet past. 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. On 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 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.
- The proportion of comparison and convenience retail further demonstrates that generally the comparison retail sector has seen more change. However in this monitoring year convenience retail has seen a healthy increase.

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 the review of the Ryedale Plan will focus on.
- 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 out dated in some instances. This is something we will also focus on in the review to ensure that we can find new ways to assess available data and continue to effectively monitoring the protection and enhancement of the environment and environmental systems within Ryedale.

Monitoring Indicators Moving Forward

To coincide with the current Plan review we will look to refresh a number of the current monitoring indicators as suggested within this report. We have already begun to explore how effectively our current indicators are able to highlight patterns and trends to assist in analysing how robust the policies within the Ryedale Plan are. We will work with statutory bodies to continue this work and begin to establish an updated and more appropriate set of indicators to carry forward into the next monitoring year.

To achieve a cohesive approach we will ensure these indicators align with the findings of the Sustainability Appraisal framework. The revised indicators will also include potential new additions that support work on the Council's Equality Impact Assessment, to ensure that we are maximising our opportunities to engage with all stakeholders, including any harder to reach groups. We aim to include these revised or amended indicators in the next AMR 2022, recording data from 1st April 2021 to 31st March 2022.

Chapter 8 - Contextual indicators

The following indicators will be used in order 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:

| Demographic Structure | |
|---|--|
| District's Actual population | <p>Last official population recorded as 51,700 (2011).</p> <p>ONS estimate 2019: 55,380</p> <p>Residents of working age: 31,729.</p> <p><i>Sources: UK Census 2011, Genecon Baseline Economic Assessment 2020</i></p> |
| Ethnic Group | <p>Asian/Asian British: 372 / 0.5%</p> <p>Black/African/Caribbean British: 80 / 0.2%</p> <p>Minority Ethnic – Total: 1949 / 3.8%</p> <p>Mixed/multiple ethnic groups: 302 / 0.6%</p> <p>Other ethnic group: 32 / 0.1%</p> <p>White: 51,064 / 98.7%</p> <p>People who can't speak English well or at all: 155 / 0.03%</p> <p><i>Source: Census 2011</i></p> |
| Age Profile | <p>0-5: 2425 / 4.4%</p> <p>5-15: 6239 / 11.3%</p> <p>16-24: 4619 / 8.3%</p> <p>25-64: 27,142 / 49%</p> <p>65+: 14,955 / 27%</p> <p>Projected: 606 pensioners for every 1000 of working age by 2039.</p> <p><i>Sources: ONS, 2019, Ryedale district profile, NYCC, 2016, Old age dependency ratios, 2014-based SNPP</i></p> |
| Resident Working Age Population (Estimated) | <p>31,000</p> <p><i>NOMIS (2013) web site Source: ONS annual population survey</i></p> |
| Employment /Unemployment Rate | <p>Employment rate: 81%</p> <p>Unemployment rate: 2.8%</p> <p>Higher Level Occupations (SOC 1-3): 55.1%</p> <p>Lower Level Occupations (SOC 5-6): 21.7%</p> <p>Average annual earnings: £26,100 per year.</p> <p><i>Sources: ONS Population estimates and MY Population Projections, 2019</i></p> |

| | |
|---|--|
| <p>Number of live housing/ Council tax benefit claims</p> | <p>Number of Ryedale households claiming 25.02.09: 3475 claims Council Tax Support 19.11.13: 3415 claims Council Tax Support 19.11.13: 3764 claims Housing benefit</p> <p>Council Tax and Housing Benefit 25.05.21: 3130 claims Council Tax Support 25.05.21: 1257 claims Universal Credit</p> <p><i>Source: RDC Council Tax Section, 2021</i></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.</p> <p>Ryedale has seven LSOAs which fall among the least deprived 30% in England.</p> <p>One LSOA (E01027786) falls within the least deprived 10% in England.</p> <p>Ryedale's overall rank in the IMD is 180th out of 317 local authorities.</p> <p><i>Sources: MHCLG, 2019</i></p> |
| <p>All full time students aged 16-74</p> | <p>19 full time students and school children ages 16-7 14 full time students and schoolchildren ages 18+</p> <p><i>Source: Census 2011</i></p> |
| <p>Qualifications</p> | <p>NVQ 4 and above 35.6% NVQ 3 and above 51.7% NVQ 2 and above 68.2% NVQ 1 and above 78.1% Other qualifications 14%</p> <p><i>Source: NOMIS Office for National Statistics 2013</i></p> |

| | |
|--|---|
| Homelessness | <p>Number of homeless applications / acceptances</p> <p>2018/19: 208 / 15 2019/20: 166 / 21 2020/21: 220 / 21</p> <p>Number of people approaching Council for advice and assistance (not all homeless) and successful outcomes for those at risk of homelessness:</p> <p>2015/16: 646 / 173 2016/17: 640 / 173 2017/18: 515 / 171 2018/19: 479 / 149 2019/20: 455 / 111 2020/21: 686 / 124</p> <p><i>Source: RDC Housing Department</i></p> |
| Household Composition | <p>One person (aged under 65): 2,989 (13.3%) One person (aged 65 and over): 3,557 (15.8%) Households with all residents aged 65 and over: 6,408 (28.5%) Couple with dependant child(ren): 4,056 (18.0%) Households all full-time students: 0 (0.0%)</p> <p><i>Source: 2011 Census</i></p> |
| Average Salary | <p>The UK average salary was £38.1k in 2021.</p> <p>Average salary across Ryedale in 2021 £29.3k.</p> <p>Lower than UK average</p> <p><i>Source: plumpot data across North Yorkshire</i></p> |
| Economic Activity Rates Male / Female | <p>Male Economically active in Ryedale 13,500 (82%) Female Economically active 11,500 (70.3%)</p> <p><i>Source: Nomisweb, ONS population survey 2020</i></p> |
| Total number of VAT registered businesses | <p>Total number of businesses in Ryedale: 3660</p> <p><i>Source: Genecon Baseline Economic Study, 2020</i></p> |
| Average House Price and change Source Land Registry | <p>Detached - £ 286,543 Semi-detached - £167,954 Terraced - £147,012 Flat - £126,000</p> |

| | |
|----------------------------|---|
| Housing Type | <p><u>2011 Census</u> Detached: 10,075 (40.7%) Semi-detached: 7,840 (31.7%) Terraced (including end terrace): 4,888 (19.8%) Flat – purpose built: 1,184 (4.8%) Flat – part of a converted or shared house: 313 (1.3%) Flat – In commercial building: 320 (1.3%) Caravan or other mobile or temporary structure: 123 (0.5%)</p> <p><u>2019 Valuation Office Agency</u> Bungalows: 4680 / 18% Flats/Maisonettes: 1950 / 7.5% Terraced Houses: 5500 / 21.2% Semi-detached Houses: 6220 / 24% Detached Houses: 6910 / 26.6%</p> |
| Tenure Type | <p><u>2011 Census</u> Owned outright: 9,329 (41.4%) Owned with a mortgage or loan: 5,795 (25.7%) Shared ownership (part owned and part rented): 83 (0.4%) Social rented – council (local authority): 213 (1.0%) Social rented – other: 2,683 (11.9%) Private rented – private landlord or letting agency: 3,321 (14.7%) Private rented – other: 452 (2.0%) Living rent free: 648 (2.9%)</p> <p><u>ONS 2019</u> Owned outright: 11,817 (44.12%) Owned with a mortgage or loan: 6186 (23.09%) Private rented: 5598 (20.9%) Social rented: 3186 (11.89%)</p> |
| % of stock as second homes | <p>Total number of second homes: 723 – (3.13% of properties) – March 2004 614 – March 2009 759 – (3.07% of properties) – Nov 2013 748 – (2.81% of properties) – May 2021 Source: RDC Council Tax Database</p> |
| Car or Van Ownership | <p>85.4% of Ryedale households have at least one car or van</p> <p><i>Source: 2011 Census</i></p> |

| | |
|---|---|
| Accessibility Rating | <p>Number of households containing someone with long-term health problems in Ryedale is 5,716 (25.4% of households compared to a total percentage of 25.1% across North Yorkshire)</p> <p><i>Source: Ryedale SHMA 2016</i></p> |
| Environment | |
| Number of protected Sites of Special Scientific Interest (SSSI) | <p>Units in favourable condition: 49 (56.32%) / 408.25ha</p> <p>Units in unfavourable condition but recovering: 32 (36.78%) / 545.54ha</p> <p>Units in unfavourable condition and no change: 3 (3.45%) / 6.76ha</p> <p>Units in unfavourable condition and declining: 3 (3.45%) / 41.03ha</p> |
| Ancient monuments | <p>515 scheduled monuments</p> <p><i>Source: Historic England, The National Heritage List for England (NHLE) 2020</i></p> |
| Areas of High Landscape Value | <p>The Yorkshire Wolds and the Fringe of the North York Moors: 36,771ha</p> <p><i>Source: Ryedale District Council, 2021</i></p> |