

North York Moors Annual Monitoring Report Period: 2023 – 2024

Introduction

The North York Moors National Park Authority is the Local Planning Authority for the National Park and prepares planning policies and determines applications for planning permission. Planning policies are set out in the Authority's Development Plan, which is made up the Local Plan, adopted by the National Park Authority on 27 July 2020, the Helmsley Local Plan (2015) and the Whitby Business Park Area Action Plan (2014). Applications for the development and use of land and buildings in the National Park are assessed against these policies.

All Local Planning Authorities are required to produce an Annual Monitoring Report (AMR). The purpose of the AMR is to:

- Detail progress on Local Plan preparation
- Report any activity relating to the duty to cooperate, and
- Set out how the implementation of policies in the Local Plan is progressing.

Alongside the Annual Monitoring Report, the Authority also produces documents relating to the monitoring of the North York Moors National Park Management Plan, the Brownfield Sites Register, and the Infrastructure Funding Statement. All of these can be found on the Authority's website.

Summary

- Housing permissions and completions have remained relatively constant and is exceeding the Local Plan target of 29 dwellings per year. The Authority approved 34 new dwellings, and 37 dwellings were completed within the reporting year 2023/24.
- Local Occupancy housing remains the most popular form of housing delivery due to predominance of housing applications falling within the Smaller Villages and the Open Countryside.
- Many new houses are being delivered via the change of holiday accommodation (for example) to local occupancy letting.
- There are fewer applications for the conversion of agricultural barns; however, it should be noted that most of the permissions seeking a change from holiday to residential use initially came about as a conversion of an agricultural barn. The nine Principal Residence dwellings approved on the former Swainby School site have been built out.

- Unfortunately, despite several schemes in the pipeline, no rural exception sites have been delivered, however at least one planning application for a scheme of 9 affordable units is anticipated within the next monitoring period.
- The Environmental Enhancement Site (ENV13) at Sneaton received planning permission last year and the six new build local occupancy units have all been built. Discussion has been held with the applicant's agent regarding the outstanding conversion into 2 units to bring about the completion of the scheme.
- The construction of 10 new units (to create 18 business and industrial units) was approved at Whitby Business Park, on land allocated in the Area Action Plan.
- The provision of new holiday accommodation remains popular (81 new units received planning permission) with just over 85% of these being for non-permanent forms of accommodation (shepherd's huts, cabins, pods). The remaining units all formed the more traditional cottage type of accommodation mainly through the re-use of traditional rural barns.
- Overall, officers consider that the Local Plan is performing however it is due for its 5-yearly review in 2025 where officers might look at the housing/tourism balance in more detail, along with other issues such as the 30% householder extension policy.

The Development Plan

The North York Moors Development Plan is the name for the suite of planning documents that together provide the long-term plan for development in the North York Moors. Each document is used to guide investment decisions and determine planning applications. Several documents make up the Development Plan.

The Local Plan 2016-35 Adopted 2020

The Helmsley Plan Adopted 2012

Whitby Business Area Action Plan Adopted 2014, reviewed 2019

Whitby Business Area Action Plan Design Brief Adopted 2016

The Minerals and Waste Joint Plan Adopted 2022

Ingleby Arncliffe Neighbourhood Plan¹ Adopted December 2021

In addition to the above Development Plan documents, the Authority has following adopted supplementary planning documents:

Dark Skies Adopted 2023

Renewable Energy Adopted 2010

Design Guide Parts 1, 2 & 3 Adopted 2008

Design Guide Part 4 Adopted 2011

¹ Only a small area -The Blue Bell Inn, two cottages and the modern farm buildings/grain store associated with Arncliffe Farm - is located within the National Park, the remainder being within the North Yorkshire Local Planning Authority area.

Design Guide Part 5 Adopted 2013

Osmotherley and Thimbleby Village Design Statement Adopted 2011

Ampleforth Conservation Area Appraisal & Management Plan Adopted 2020

Oswaldkirk Conservation Area Appraisal & Management Plan Adopted 2011

Local Development Scheme

The Local Development Scheme sets out a three-year programme of work for the production of documents that will make up the Local Development Framework for the National Park. It reviews progress and revises the timescales for each document based on the assessment in the Annual Monitoring Report, which monitors the progress made towards the timescales that are set out in the Local Development Scheme.

A revised Local Development Scheme was adopted by the Authority on 13 July 2023.

[Local Development Scheme 2023](#)

Progress with Development Plan Documents:

The Local Plan

Local plans are required to be reviewed every five years. The current Local Plan was adopted July 2020 and hence review does not need to start until July 2025. However, we will be starting to update the plan slightly earlier in late 2024.

The Helmsley Plan

Review of the Helmsley Local Plan would need to start in July 2027. Arrangements for review, if needed and subject to discussion with North Yorkshire Council will be set out in the next version of the LDS.

The Design Code Supplementary Planning Document

It is a requirement for planning authorities to produce a design code following the enactment of the Levelling Up and Regeneration Bill. Codes are to form part of the development plan and must include policies. Work has commenced on the preparation of a Design Code with initial public engagement carried out in May 2024.

Minerals and Waste Joint Plan

The National Park Authority formally adopted the Minerals and Waste Joint Plan on the 21 March 2022. The Plan has been prepared in close cooperation with partners North Yorkshire County Council (now NYC) and the City of York Council. The Plan will be due for updating in 2027

Whitby Business Area Action Plan

The Whitby Business Park Area Action Plan was last reviewed with no changes in October 2019. A review (if needed) would need to commence in October 2024. Pending discussions with North Yorkshire Council, we would anticipate that policies for the part of the Business Park within the National Park would be made through the revised Local Plan and Design Code.

Ingleby Arncliffe Neighbourhood Plan

This Neighbourhood Plan covers the period 2018 to 2036 and as such pre-dates the adoption of the North York Moors Local Plan. As such, for the small part of the village within the North York Moors the Local Plan will take priority as the more up to date document. The Neighbourhood Plan identifies the policy approach of the North York Moors Local Plan and as such at this time there is no need to update this plan.

Duty to Co-operate Update

The Local Plan was adopted in 2020, and neighbouring plans (North Yorkshire Council) and Redcar & Cleveland Borough are either in the very early stages of production or adopted. There has therefore not been any activity around the Duty to Co-operate in the reporting year.

Helmsley Local Plan

The Helmsley Local Plan is a planning document for the town of Helmsley. It sets out what development will go where and by when over the course of the plan period. The Helmsley Plan comprises part of the statutory planning decision framework of both Ryedale District Council (now North Yorkshire Council) and the North York Moors National Park Authority. It has been jointly produced as the boundary between the two authorities runs through the middle of the town. Approximately half of the town lies within the National Park. The Plan was adopted in July 2015 and covers the period to 2027.

The Plan set out a target to deliver at least 150 new homes over the period of 2014 to 2027 through a mixture of committed sites, allocated sites and windfall developments. The developments within the National Park consisted of:

Land to the rear of the Black Swan – 21 units comprising: 15 open market new build units; 4 discount market sale flats; and conversion of barn into 2 open market units. Approved 2016. Development complete.

Land to the north of Linkfoot Lane Helmsley – 20 units comprising: 15 open market units and 5 affordable units. Approved 2014. Development complete.

Allocated site NYMH1, Land to the north of Swanland Road – 61 units comprising: 37 open market new build units and 24 affordable units (18 social rent and 6 discount market sale). Approved 2016. Development complete.

Allocated site NYMH3, Land to the north of Elmslac Road – 99 units comprising: 64 extra care units (44 affordable) and 35 open market new build units. Approved 2017. Development complete.

Windfall development:

Manor Yard, Castlegate: 4 dwellings comprising: conversion and extension of agricultural buildings and workshop to open market dwellings. Approved 2021. Development started.

Land to rear of 19 Bondgate: construction of 1 detached open market dwelling. Approved 2018. Development complete.

The Bungalow, 1 Beckdale Road: outline application for 1 open market dwelling. Approved 2022. Awaiting reserved matters application.

Land to the south of Stone Garth: construction of 1 open market dwelling. Approved 2021. Development started.

13 Bondgate: change of use from office to open market dwelling. Approved 2022. Development complete.

Land to the rear of 25 Bondgate: construction of 1 open market dwelling. Approved 2023.

While all the allocated sites within the National Park have been built out, the Plan remains extant and is still used in making decisions within the Town (such as windfall and retail development). There are still outstanding allocated sites within the former Ryedale area.

In 2022 the two authorities undertook a light touch review of the Plan. It was agreed to be retained for a further 5-year period (up to 2027).

Whitby Business Park Area Action Plan

Whitby Business Park currently occupies a site of approximately 23 hectares on the southern outskirts of Whitby to the northeast of the A171. The Business Park is split between the planning functions of the North York Moors National Park and Scarborough Borough Council (now North Yorkshire Council). The Area Action Plan was prepared jointly between the two authorities.

The Plan sets out a target to deliver approximately 14ha of additional land to facilitate the expansion of the Business Park via 3 allocated sites. Two of the allocated sites fall within the National Park.

Allocated Site 1, land to the east of Fairfield Way:

- 1. E Botham and Son** - construction of new building comprising bakery and distribution unit, ancillary public tearoom with external seating area and children's play area, visitor attraction and viewing area. Approved 2020.
- 2. Land at Enterprise Way:** construction of 10 buildings to create 18 business and industrial units (use classes B2 and E). Approved 2023.

Allocated Site 2, land to the north of Fairfield Way:

- 1. Nobles Recycling and Skip Hire Ltd** - change of use of land, construction of site access and 4 no. buildings to enable the relocation of existing waste recycling and skip hire operation. Approved 2021.

In 2019 both authorities undertook a light touch review of the Plan. It was agreed that the Plan continues to be fit for purpose and does not need to be formally reviewed at this time.

Minerals and Waste Joint Plan

The National Park Authority formally adopted the Minerals and Waste Joint Plan in 2022. The Joint Plan was prepared in close cooperation with partners North Yorkshire County Council and City of York Council and will be used to help take decisions on planning applications for minerals and waste development, including proposals relating to potash and hydrocarbon development.

Minerals Development

The National Park has two operational mines within its area – Boulby Mine and Anglo-American Woodsmith Mine. Under the MWJP the following applications have been approved:

Boulby Mine - winning and working of polyhalite and salt over a 25-year period from 2023, temporary importation of muriate of potash to allow the production of fertilizer products until 2027, retention and operation of all surface installations, buildings, plant etc. subject to a phased deconstruction plan within the 25-year period and a three-year period for site decommissioning and restoration at the end of the 25-year period. Approved 2022.

Anglo-American Woodsmith Mine – While the original permission was granted under the mineral policy of the Core Strategy, subsequent applications (non-material minor amendments) have been determined under the Minerals and Waste Joint Plan.

Lowther’s Cragg, Sleights Moor - application in respect of the winning and working of stone and erection of building together with extension to working area. Approved 2023.

There have been no applications submitted for hydrocarbon development.

Waste Development

Nobles Recycling and Skip Hire Ltd - application for the relocation of existing waste recycling and skip hire operation. approved in accordance with the MWJP (also approved in accordance with the Whitby Business Park AAP). Approved 2021.

The Local Plan

Policy Usage

Within the monitoring period the total number of decisions approved was 1,155 (92%) and 101 refused (8%). The table below shows which policies were used in these decisions and how often (in both approvals and refusals) to indicate which type of development is most applied for in the National Park.

Strategic Policies		21/22	22/23	23/24
A	Achieving National Park Purposes and Sustainable Development	App. 421 Ref. 2	App. 113 Ref. 2	App. 57 Ref. 6
B	The Spatial Strategy	App. 3 Ref. 1	App. 12 Ref. 4	App. 18 Ref. 4

C	Quality and Design of Development	App. 459 Ref. 6	App. 337 Ref. 11	App. 272 Ref. 17
D	Major Development	0	0	0
E	The Natural Environment	App. 1 Ref. 1	App. 10	App. 9
F	Climate Change Mitigation and Adaptation	0	App. 3	App. 2
G	Landscape	0	App. 10 Ref. 1	App. 6
H	Habitats, Wildlife, Biodiversity and Geodiversity	App. 2	App. 22	App. 29 Ref. 3
I	The Historic Environment	App. 23 Ref. 1	App. 95 Ref. 8	App. 102 Ref. 6
J	Tourism and Recreation	App. 5	App. 58 Ref. 3	App. 50 Ref. 3
K	The Rural Economy	App. 1	App. 15	App. 6
L	Community Facilities	App. 2	App. 7	App. 14 Ref. 2
M	Housing	App. 2	App. 19 Ref. 3	App. 19 Ref. 7
Development Policies		-	-	-
ENV1	Trees, Woodlands, Traditional Orchards & Hedgerows	Ref. 1	App. 4	App. 4
ENV2	Tranquillity	App. 1	App. 4	App. 3
ENV3	Remote Areas	0	0	Ref. 1
ENV4	Dark Night Skies	App. 3 Ref. 1	App. 51 Ref. 2	App. 22
ENV5	Flood Risk	0	App. 2 Ref. 2	App. 3
ENV6	Land Instability	0	0	App. 1
ENV7	Environmental Protection	App. 1	App. 8 Ref. 1	App. 2
ENV8	Renewable Energy	App. 3	App. 24 Ref. 1	App. 19 Ref. 1
ENV9	Historic Landscape Assets	Ref. 1	Ref. 1	App. 2
ENV10	Archaeological Heritage	App. 2	App. 5	App. 9 Ref. 1
ENV11	Historic Settlements and Built Heritage	App. 11 Ref. 1	App. 83 Ref. 7	App. 106 Ref. 6
ENV12	Shopfronts	0	0	App. 1
ENV13	Environmental Enhancement Sites	0	App. 1	App. 3
UE1	Location of Tourism and Recreation Development	App. 2	App. 20	App. 12 Ref. 2

UE2	Camping, Glamping, Caravans and Cabins	App. 5 Ref. 1	App. 21 Ref. 4	App. 16 Ref. 1
UE3	Loss of Existing Tourism and Recreation Facilities	0	App. 1	App. 2
UE4	New Holiday Accommodation in Residential Curtilages	App. 4	App. 16 Ref. 1	App. 13 Ref. 1
BL1	Employment and Training Development	App. 1	App. 4 Ref. 2	App. 6
BL2	Reuse of Existing Employment and Training Facilities	0	App. 3	0
BL3	Rural Diversification	0	App. 2	App. 1
BL4	Managers and Staff Accommodation	App. 1	App. 4	App. 2 Ref. 2
BL5	Agricultural Development	App. 10	App. 21 Ref. 2	App. 29 Ref. 3
BL6	Tracks	App. 1	App. 3	App. 5
BL7	Relocation of Agricultural Businesses	0	0	0
BL8	Shops, Offices and Food and Drink Services	0	App. 4 Ref. 1	App. 6
BL9	Advertising and Signposting	App. 1	0	App. 5
BL10	Communications Infrastructure	App. 1	App. 1	App. 5 Ref. 3
BL11	Commercial Horse Related Development	App. 1	App. 1	0
BL12	Temporary Rural Workers' Dwellings	0	0	App. 1
C01	Developer Contributions and Infrastructure	0	0	0
C02	Highways	App. 3	App. 11 Ref. 1	App. 15 Ref. 3
C03	Car Parks	0	App. 4 Ref. 1	App. 2
C04	Public Rights of Way and Linear Routes	0	App. 2 Ref. 1	App. 4
C05	Community Spaces	0	App. 1	0
C06	Housing in Helmsley	0	App. 2	App. 1
C07	Housing in Larger Villages	App. 3 Ref. 1	App. 3 Ref. 1	App. 14 Ref. 3
C08	Housing in Smaller Villages	App. 1	App. 10 Ref. 2	App. 13 Ref. 2
C09	Botton Village	0	0	0
C010	Housing in Open Countryside	App. 1	App. 5 Ref. 2	App. 5 Ref. 2

CO11	Affordable Housing on Rural Exception Sites	0	0	0
CO12	Conversion of Existing Buildings in Open Countryside	App. 4	App. 31 Ref. 4	App. 34 Ref. 4
CO13	Local Connection Criteria for Local Needs Housing	App. 1	App. 9	App. 6 Ref. 3
CO14	Replacement Dwellings in Open Countryside	0	App. 1	App. 5
CO15	Gypsy, Roma and Traveller Accommodation	0	0	0
CO16	Removal of Agricultural Occupancy Conditions	0	App. 1	App. 1
CO17	Householder Development	App. 31 Ref. 5	App. 195 Ref. 7	App. 173 Ref. 10
CO18	Residential Annexes	App. 2	App. 10	App. 12 Ref. 1
CO19	Extensions to Domestic Curtilages	App. 1	App. 5	App. 4
CO20	Equestrian Development for Private Use	App. 4 Ref. 1	App. 7	App. 5 Ref. 4

Planning Applications

	2021/22	2022/23	2023/24
No. of applications received (incl. agricultural and forestry notifications, but excludes tree and hedgerow apps)	894	723	739
Major applications determined within 13 weeks (%)	73%	75%	100%
Minor applications determined within 8 weeks (%)	75%	88%	82.6%
Other applications determined within 8 weeks (%)	82%	90%	85.9%
Applications decided under delegated powers (%)	95%	95.7%	92.9%
Number of pre-application enquiries dealt with	419	373	340

Major Applications determined

NYM/2023/0025 - construction of 10 buildings to create 18 business and industrial units (use classes B2 and E) with associated access road, parking, cycle and bin stores, landscaping and realignment of public right of way at Enterprise Way, Whitby- Approved with conditions - 11/09/2023

NYM/2023/0498 - demolition of existing hotel, construction of three-storey replacement hotel and community facility including pub and restaurant with associated access, parking and landscaping works at Cliffemount Hotel, Runswick Bay – Approved with conditions – 01/12/2023

NYM/2022/0568 - reorganisation of northern section of the existing caravan site to allow for 48 lodges (increase of seven) and associated access arrangement at Lady Cross Plantation Caravan Park, Egton – Approved with conditions – 15/08/2023

NYM/2022/0924 - erection of dairy cubicle building and milking parlour together with above ground covered manure storage tank (revised scheme to planning approval NYM/2021/0257/FL) at New Leys Farm, Stokesley Road, Helmsley - Approved with conditions - 27/07/2023

NYM/2023/0435 - removal of shipping container from the land, change of use of land from agricultural to equestrian, together with erection of stable building and field shelter (part retrospective) at land north of Ghyll Brow & Thorn Hill View, Glaisdale – Refused - 12/10/2023

Appeals Determined

2023/24 – 8 appeals in total (3 allowed, 5 dismissed)

Allowed appeals cite policies:

- Strategic Policy C Quality and Design of Development; Strategic Policy I The Historic Environment; ENV11 Historic Settlements and Built Heritage; UE4 New Holiday Accommodation Within Residential Curtilages; CO17 Householder Development

Dismissed appeals cite policies:

- Strategic Policy A Achieving National Park Purposes and Sustainable Development; Strategic Policy B The Spatial Strategy; Strategic Policy C Quality and Design of Development; Strategic Policy I The Historic Environment; Strategic Policy M Housing; ENV4 Dark Night Skies; ENV5 Flood Risk; ENV11 Historic Settlements and Built Heritage; UE2 Camping, Glamping, Caravans and Cabins; CO7 Housing in Larger Villages; CO10 Housing in Open Countryside; CO12 Conversion of Existing Buildings in Open Countryside; CO17 Householder Development

2022/23 – 9 appeals in total (2 allowed, 7 dismissed)

Allowed appeals cite policies:

- SPA Achieving National Park Purposes and Sustainable Development; CO20 Equestrian Development for Private Use; CO17 Householder Development

Dismissed appeals cite policies:

- SPA Achieving National Park Purposes and Sustainable Development; SPB The Spatial Strategy; SPC Quality and Design of Development; SPI The Historic Environment; SPJ Tourism and Recreation; SPM Housing; BL1 Employment and Training Development; CO7 Housing in Larger Villages; CO12 Conversion of Existing Buildings in Open Countryside; ENV1 Trees, Woodlands, Traditional Orchards & Hedgerows; ENV11 Historic Settlements and Built Heritage

2021/22 – 11 appeals in total (2 allowed and 9 dismissed)

Allowed appeals cite policies:

- SPI The Historic Environment; SPE The Natural Environment; ENV1 Trees, Woodlands, Traditional Orchards & Hedgerows; ENV9 Historic Landscape Assets; ENV11 Historic Settlements and Built Heritage; BL5 Agricultural Development

Dismissed appeals cite policies:

- SPA Achieving National Park Purposes and Sustainable Development; SPG Landscape; SPH Habitats, Wildlife, Biodiversity and Geodiversity; SPI The Historic Environment; SPL Community Facilities; SPM Housing; ENV2 Tranquillity; ENV11 Historic Settlements and Built Heritage; CO2 Highways; CO8 Housing in Smaller Villages; CO10 Housing in Open Countryside; CO17 Householder Development; CO18 Residential Annexes; BL6 Tracks; BL8 Shops, Offices and Food and Drink Services

Householder 30% Extensions

Number and % of extensions built within the 30% threshold: Monitor approvals to see if policy is effective.

Year	Total no. of approvals	% met 30%	% not met 30%
2023/24	69	71%	29%
2022/23	88	73%	27%
2021/22	95	76%	24%
2020/21	57	68% ²	32%

About two thirds of all approvals relating to householder extensions comply with the 30% limit, which is relatively consistent over the years. Of those where the 30% threshold has been exceeded (amounting to 20 applications), the justification has been that the proposed scheme would bring about an improved or enhanced appearance compared to the existing status or in some cases, care needs due to wheelchair use for example, requires a slightly larger extension. Most exceedances are just over the 30%.

Its use in appeal decisions is also being monitored. From the adoption of the Local Plan in July 2020 to June 2024, the 30% threshold has been cited in 3 appeals. Of these appeals 2 have been allowed and 1 dismissed. In relation to the one allowed, the main reason for the Inspector dismissing the 30% threshold was the lack of evidence provided by the Authority on local property prices and affordability levels to evidence how the development would harm the mix of dwelling types and sizes in the local area.

In contrast, the dismissed appeal the Inspector acknowledged that the development would lead to a materially different situation to that which currently exists so a modest farmhouse with a number of associated domestic outbuildings would become a much larger house with generous amounts of internal space and an increased number of bedrooms. This would not reflect the need to avoid the loss of smaller properties set out in the supporting text to Policy CO17.

² This figure relates to approvals since the adoption of the Local Plan in July 2020 up to 31 March 2021 so is not a complete year. The main reason for those exceeding the threshold is the timing of the Local Plan and those applications which were already in the system and under negotiation.

Special Qualities

Protecting the beauty and tranquillity of the countryside and its dark night skies were all mentioned by residents and visitors as important issues for the North York Moors. To address this, the Local Plan has three specific policies relating to three of the National Parks Special Qualities – ENV2 Tranquillity, ENV3 Remoteness and ENV4 Dark Night Skies – known internally as the ‘special qualities’ policies.

ENV2 (Tranquillity) has been used three times, all approved. These applications all relate to the installation of air source heat pumps, where noise nuisance could be an issue. No applications have been refused on tranquillity grounds.

ENV3 (Remoteness) has been used in one application which was refused for the erection of 17.5-metre-high lattice mast with antennas, dishes and remote radio heads.

ENV4 (Dark Night Skies) seeks to ensure that the lighting of new development meets the new lighting standards of the Dark Skies SPD (adopted 5 December 2023). No applications have been refused using this policy, but where applications are approved, lighting is controlled by way of planning conditions. In 2023/24 the lighting conditions have been used in 169 decisions. The use of lighting conditions will be compared in future years.

Housing Delivery

Number of net housing completions/permissions. Average completions 29 per year. If completions are 20% less than anticipated the Plan will be reviewed.

Year	Completions (local plan target of 29)	Permissions
2023/24	37	34
2022/23	32	38
2021/22	32	26
2020/21	34	46

Breakdown of housing completions by Settlement Hierarchy: (No target)

Year	Helmsley	Larger Villages	Smaller Villages	Open Countryside
2023/24	0	15	10	12
2022/23	5	11	8	8
2021/22	2	20	1	9
2020/21	13	9	3	9

Breakdown of housing permissions by Settlement Hierarchy: (No target)

Year	Helmsley	Larger Villages	Smaller Villages	Open Countryside
2023/24	1	10	11	12
2022/23	2	6	18	12
2021/22	1	9	5	11
2020/21	0	29	7	10

Breakdown of housing completions by occupancy: (No target)

Year	Open Market	Principal Residence	Local Occupancy	Affordable	Other
2023/24	1	13	19	0	4
2022/23	7	6	13	4	2
2021/22	6	4	9	12	1
2020/21	16	3	12	0	3

Breakdown of housing permissions by occupancy: (No target)

Year	Open Market	Principal Residence	Local Occupancy	Affordable	Other
2023/24	3	10	20	0	1
2022/23	3	8	25	0	2
2021/22	6	10	7	0	3
2020/21	1	29	13	3	0

Breakdown of housing completions by land use: (No target)

Year	Green	Previously Developed	Agricultural Conversion	Variation of Condition	Subdivision
2023/24	5	15	2	13	2
2022/23	12	7	4	9	0
2021/22	13	12	7	0	0
2020/21	17	11	2	4	0

Breakdown of housing permissions by type: (No target)

Year	Green	Previously Developed	Agricultural Conversion	Variation of Condition	Subdivision
2023/24	6	9	1	16	2
2022/23	12	6	10	9	1
2021/22	8	7	11	0	0
2020/21	16	22	4	4	0

Number of affordable housing completions/permissions (Maintain supply of RES sites)

Year	Completions	Permissions	Commentary
2023/24	0	0	5 schemes in pipeline (delivering c. 50 units)
2022/23	4	0	4 flats completed (Black Swan, Helmsley)
2021/22	12 units	0	12 units completed at Staithe (RES)
2020/21	0	3 units	Coxwold (outline permission only, expired 01/05/2023)

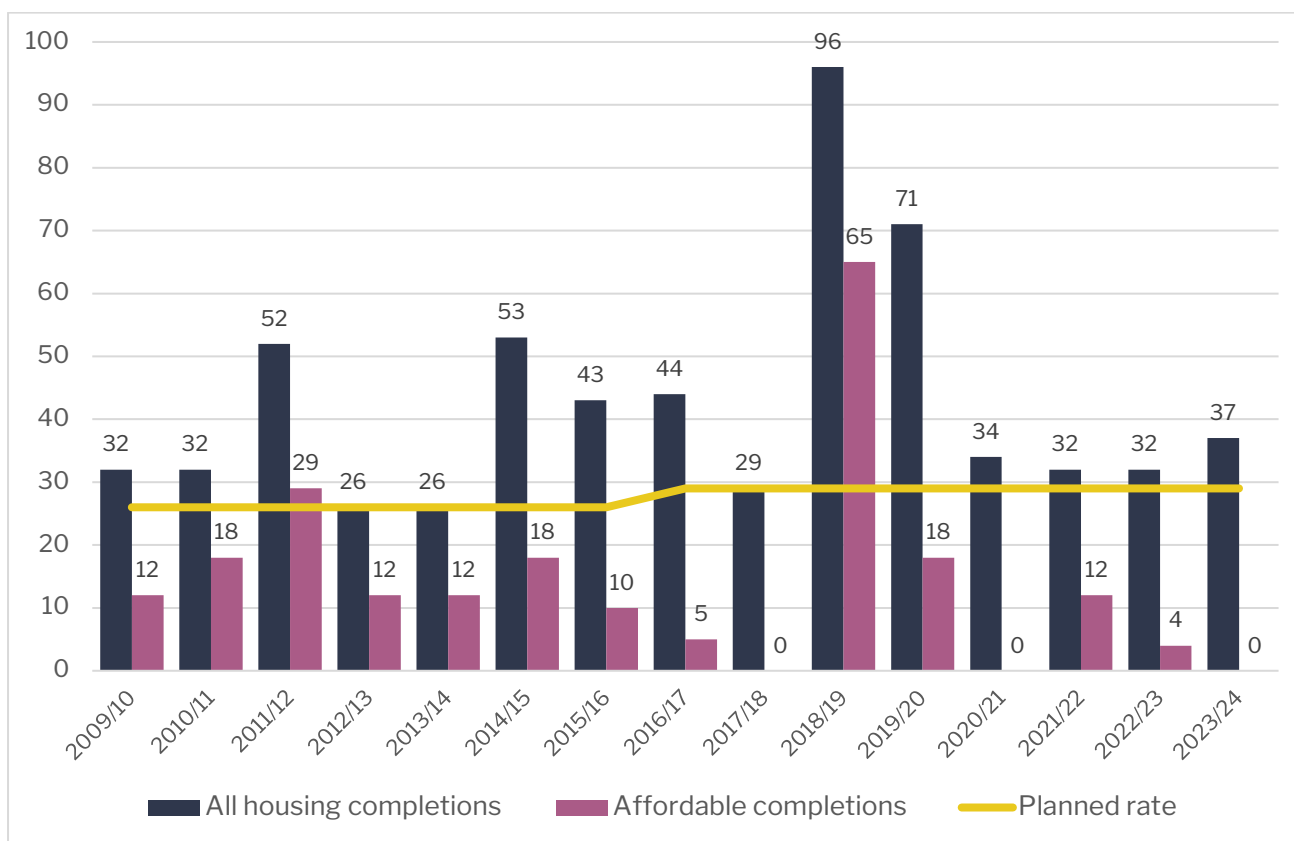
Number of replacement dwelling completions by Settlement Hierarchy: (No target)

Year	Helmsley	Larger Villages	Smaller Villages	Open Countryside
2023/24	0	0	0	0
2022/23	0	0	1	2
2021/22	0	0	0	0
2020/21	0	0	0	0

Number of replacement dwelling permissions by Settlement Hierarchy: (No target)

Year	Helmsley	Larger Villages	Smaller Villages	Open Countryside
2023/24	0	1	0	3
2022/23	0	0	2	0
2021/22	0	0	1	2
2020/21	0	1	1	4

Total completions and affordable housing completions



Custom and Self Build Housing

The Custom and Self Build Register is a register of people who may be interested in building their own home in the North York Moors National Park, either on their own or as part of a group or association. Maintenance of a register is a requirement under the Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016).

The register is split into two parts – Part 1 contains those with some form of local connection to the National Park, Part 2 contains others who have registered who do not have this connection.

As of the 30 October 2023, the following numbers were placed on the register:

	Part 1	Part 2	Total	Permissions granted for custom and self-build
Period 8 (31 October 2022 – 30 October 2023)	6	4	10	10
Period 7 (31 October 2021 – 30 October 2022)	4	11	15	6
Period 6 (31 October 2020 – 30 October 2021)	7	8	15	13

	Part 1	Part 2	Total	Permissions granted for custom and self-build
Period 5 (31 October 2019 – 30 October 2020)	4	7	11	5
Period 4 (31 October 2018 – 30 October 2019)	7	9	16	3
Period 3 (31 October 2017 – 30 October 2018)	1	6	7	5
Period 2 (31 October 2016 – 30 October 2017)	6	7	13	6
Period 1 (15 June 2016 – 30 October 2016)	0	2	2	0
Total	25	39	64	32

Tourism Delivery

Number of new units permitted under UE1: No specific target

Year	Total no. of new units approved	Permanent units, e.g. via conversion of a building	Non-permanent units (see UE2 below)
2023/24	81	11	70
2022/23	80	36	44
2021/22	123	25	98
2020/21	135	42	93

Number of new units permitted under UE2 (Camping, Glamping, Caravans and Cabins)

Year	Shepherd Huts	Cabins & Lodges	Static Caravans	Glamping Pods	Tourers	Other (e.g. yurts)
2023/24	6	13	1	22	27	1
2022/23	8	4	6	12	12	2

Number of tourism and recreation development lost (UE3)

Year	No. of applications determined	Approved/refused
2023/24	1	1 approved
2022/23	1	1 approved
2021/22	No applications	NA
2021/22	No applications	NA

Employment

2023/24 Amount of floor space delivered by type:

Classes B2 (general industry) and E (office, research and development, light industry)

- + 6,010 sq.m at Enterprise Way, Whitby

Class E (commercial, business and services)

- + 136.6 sq.m increase

Class B8 (storage and distribution)

- + 974.4 sq.m increase

Class C1 (hotels)

- + 912 sq.m increase

Class F2 (local community uses)

- - 65 sq.m loss

Previous years reporting:

Year	Amount of net floor space developed by type (B1, B2 and B8 uses)	Amount of net floor space developed by type Class E (commercial, business and service) & F.2 (formerly A1-A5)
2022/23	B8: +143sq.m	+221sq.m classroom, office and tearoom/tapas use.
2021/22	B1: +333sq.m B2: -333sq.m B8: +622sq.m	+378sq.m.
2020/21	B1: 1,705sq.m* B2: 532sq.m	A1: +1,878.4sq.m A3: +308sq.m

Total completions broken down by District since 2008/09

Year	Conversion/re-use of an existing building	New Build	Total
2009/10	13	19	32
Hambleton	-1	1	0
Ryedale	1	1	2
Scarborough	13	17	30
2010/11	7	25	32
Hambleton	0	1	1

Ryedale	0	3	3
Scarborough	7	21	28
2011/12	20	32	52
Hambleton	2	0	2
Ryedale	0	12	12
Scarborough	18	20	38
2012/13	8	18	26
Hambleton	4	6	10
Redcar and Cleveland	1	0	1
Ryedale	0	2	2
Scarborough	3	10	13
2013/14	9	17	26
Hambleton	0	15	15
Ryedale	1	1	2
Scarborough	8	1	9
2014/15	25	28	53
Hambleton	3	2	5
Ryedale	11	5	16
Scarborough	11	21	32
2015-16	15	28	43
Hambleton	1	1	2
Ryedale	3	16	19
Scarborough	11	11	22
2016-17	11	33	44
Hambleton	2	0	2
Ryedale	3	25	28
Scarborough	6	8	14
2017-18	13	16	29
Hambleton	1	2	3
Ryedale	8	12	20
Scarborough	4	2	6
2018-19	10	86	96
Hambleton	1	0	1
Ryedale	2	86	88
Scarborough	7	0	7

2019-20	10	61	71
Hambleton	0	0	0
Ryedale	4	59	63
Scarborough	6	2	8
2020-21	14	20	34
Hambleton	2	1	3
Ryedale	10	12	22
Scarborough	2	7	9
2021-22	16	16	32
Hambleton	2	0	2
Ryedale	5	4	9
Scarborough	9	12	21
2022-23	16	16	32
Hambleton	1	0	1
Redcar & Cleveland	1	0	1
Ryedale	3	11	14
Scarborough	11	5	16
2023-24			
North Yorkshire	23	14	37
Redcar & Cleveland	0	0	0
Total	210	429	639

Note: following a review of housing completion data in 2019 and 2023 there are minor difference to rates reported in previous reports.