



## North York Moors National Park

### North York Moors Annual Monitoring Report

2024 – 2025

## Introduction

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 completions have remained relatively constant and slightly exceed the Local Plan target of 29 dwellings per year. 30 dwellings were completed in this monitoring year. Planning permissions were, however, notably down on previous years.
- 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.
- Unfortunately, no rural exception sites for affordable housing have been delivered. There are, however, several schemes in the pipeline which are near submission.
- 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 with the applicant's agent regarding the outstanding conversion into 2 units is ongoing.
- The provision of new holiday accommodation has decreased substantially; however, the provision of non-permanent accommodation remains the more popular choice rather than through the conversion of an agricultural barn. This is probably due to the popularity of these alternative means of accommodation as well as the cost implications for a traditional barn conversion vs the more temporary lodges and pods which are bought pre-built to site.

- Overall, officers consider that the Local Plan is performing, however it is due for its 5-year review in 2025.

## **The Development Plan**

The North York Moors Development Plan is the name of the suite of planning documents that together provide the long-term plan for development in the North York Moors. Each document is used to 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 Plan<sup>1</sup>** Adopted December 2021

In addition to the above Development Plan documents, the Authority has the 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

**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 programme of work to produce documents that will make up the development plan for the National Park. It reviews progress and revises the timescales for each document based on the assessment in the Annual Monitoring Report.

A revised Local Development Scheme was adopted by the Authority on 6 February 2025.

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<sup>1</sup> 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.

## Local Development Scheme 2025

### **Progress with Development Plan Documents:**

#### **The Local Plan**

Local plans are required to be reviewed every five years. The current Local Plan was adopted in July 2020, and we will be starting its review in Autumn 2025.

#### **The Helmsley Plan**

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

#### **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. Initial public engagement was carried out in May 2024, and a draft code will be published in November 2025.

#### **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 and is therefore due for review. The Authority is currently in discussion with North Yorkshire Council regarding this. It is anticipated that policies for the part of the Business Park within the National Park will be made through the revised Local Plan.

#### **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. The Neighbourhood Plan identifies the policy approach of the North York Moors Local Plan and as such currently 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 Council) 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 sets 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:**

- **Land to rear of 19 Bondgate:** construction of 1 detached open market dwelling. Approved 2018. Development complete.
- **Land at Stone Garth:** construction of 1 no. dwelling with basement parking and associated access, amenity space and landscaping works. Approved 2021. Development complete.
- **Manor Yard, Castlegate:** 4 dwellings comprising: conversion and extension of agricultural buildings and workshops to open market dwellings. Approved 2021. Development started.
- **The Bungalow, 1 Beckdale Road:** outline application for 1 open market dwelling. Approved 2022. Awaiting reserved matters application.
- **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.
- **11 Elmslac:** change of use of, extension and alterations to former garage/outbuilding and office to one dwelling with associated parking, amenity space and landscaping works. Approved 2023. Development started.

- **Land off Carlton Road:** demolition of single storey brick extension to rear of stone building, conversion of and extension to stone building to create one dwelling, demolition of outhouses and construction of a dwelling together with driveway, parking, amenity spaces and landscaping works. Approved 2024.
- **Buildings off Carlton Lane (adjacent 1 Villiers Court):** demolition of tin shed, conversion of and extension of storage building to one dwelling together with construction of double garage to serve recently approved dwelling under application reference NYM/2022/0905. Approved 2024.

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:**

- **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.
- **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:**

- **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 however its next review is overdue. Discussions are being held with North Yorkshire Council regarding this.

In terms of the allocated sites in the North York Moors National Park approx. 3.6ha of Site 1 and approx. 1ha of Site 2, remains undeveloped.

## 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 policies used in approving permissions was 1,074 (representing 92%) and 90 policies were used in refusing permission (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.

Year	Total No. of Policies used	No. Approved	No. Refused
<b>2024/25</b>	<b>1,164</b>	<b>1,074 (92%)</b>	<b>90 (8%)</b>
2023/24	1,256	1,155 (92%)	101 (8%)
2022/23	1,364	1,289 (95%)	75 (5%)
2021/22	1,041	1,018 (98%)	23 (2%)

<b>Strategic Policies</b>		<b>21/22</b>	<b>22/23</b>	<b>23/24</b>	<b>24/25</b>
A	Achieving National Park Purposes and Sustainable Development	App. 421 Ref. 2	App. 113 Ref. 2	App. 57 Ref. 6	<b>App. 43 Ref. 5</b>
B	The Spatial Strategy	App. 3 Ref. 1	App. 12 Ref. 4	App. 18 Ref. 4	<b>App. 14 Ref. 3</b>
C	Quality and Design of Development	App. 459 Ref. 6	App. 337 Ref. 11	App. 272 Ref. 17	<b>App. 243 Ref. 16</b>
D	Major Development	0	0	0	<b>App. 1</b>
E	The Natural Environment	App. 1 Ref. 1	App. 10	App. 9	<b>App. 7</b>
F	Climate Change Mitigation and Adaptation	0	App. 3	App. 2	<b>App. 4 Ref. 1</b>
G	Landscape	0	App. 10 Ref. 1	App. 6	<b>App. 13</b>
H	Habitats, Wildlife, Biodiversity and Geodiversity	App. 2	App. 22	App. 29 Ref. 3	<b>App. 34 Ref. 2</b>
I	The Historic Environment	App. 23 Ref. 1	App. 95 Ref. 8	App. 102 Ref. 6	<b>App. 88 Ref. 9</b>
J	Tourism and Recreation	App. 5	App. 58 Ref. 3	App. 50 Ref. 3	<b>App. 51 Ref. 3</b>
K	The Rural Economy	App. 1	App. 15	App. 6	<b>App. 15 Ref. 1</b>
L	Community Facilities	App. 2	App. 7	App. 14 Ref. 2	<b>App. 6</b>
M	Housing	App. 2	App. 19 Ref. 3	App. 19 Ref. 7	<b>App. 22 Ref. 3</b>

<b>Development Policies</b>		<b>21/22</b>	<b>22/23</b>	<b>23/24</b>	<b>24/25</b>
ENV1	Trees, Woodlands, Traditional Orchards & Hedgerows	Ref. 1	App. 4	App. 4	<b>Ref. 1</b>
ENV2	Tranquillity	App. 1	App. 4	App. 3	<b>App. 4</b>
ENV3	Remote Areas	0	0	Ref. 1	<b>App. 1</b>
ENV4	Dark Night Skies	App. 3 Ref. 1	App. 51 Ref. 2	App. 22	<b>App. 12 Ref. 1</b>
ENV5	Flood Risk	0	App. 2 Ref. 2	App. 3	<b>App. 1</b>
ENV6	Land Instability	0	0	App. 1	<b>App. 2</b>
ENV7	Environmental Protection	App. 1	App. 8 Ref. 1	App. 2	<b>App. 2</b>
ENV8	Renewable Energy	App. 3	App. 24 Ref. 1	App. 19 Ref. 1	<b>App. 10 Ref. 1</b>

ENV9	Historic Landscape Assets	Ref. 1	Ref. 1	App. 2	<b>0</b>
ENV10	Archaeological Heritage	App. 2	App. 5	App. 9 Ref. 1	<b>App. 3 Ref. 1</b>
ENV11	Historic Settlements and Built Heritage	App. 11 Ref. 1	App. 83 Ref. 7	App. 106 Ref. 6	<b>App. 111 Ref. 10</b>
ENV12	Shopfronts	0	0	App. 1	<b>App. 1</b>
ENV13	Environmental Enhancement Sites	0	App. 1	App. 3	<b>0</b>
UE1	Location of Tourism and Recreation Development	App. 2	App. 20	App. 12 Ref. 2	<b>App. 8</b>
UE2	Camping, Glamping, Caravans, and Cabins	App. 5 Ref. 1	App. 21 Ref. 4	App. 16 Ref. 1	<b>App. 12 Ref. 3</b>
UE3	Loss of Existing Tourism and Recreation Facilities	0	App. 1	App. 2	<b>App. 4</b>
UE4	New Holiday Accommodation in Residential Curtilages	App. 4	App. 16 Ref. 1	App. 13 Ref. 1	<b>App. 21 Ref. 1</b>
BL1	Employment and Training Development	App. 1	App. 4 Ref. 2	App. 6	<b>App. 4 Ref. 1</b>
BL2	Reuse of Existing Employment and Training Facilities	0	App. 3	0	<b>Ref. 1</b>
BL3	Rural Diversification	0	App. 2	App. 1	<b>App. 1</b>
BL4	Managers and Staff Accommodation	App. 1	App. 4	App. 2 Ref. 2	<b>0</b>
BL5	Agricultural Development	App. 10	App. 21 Ref. 2	App. 29 Ref. 3	<b>App. 26</b>
BL6	Tracks	App. 1	App. 3	App. 5	<b>App. 5</b>
BL7	Relocation of Agricultural Businesses	0	0	0	<b>0</b>
BL8	Shops, Offices and Food and Drink Services	0	App. 4 Ref. 1	App. 6	<b>App. 7 Ref. 1</b>
BL9	Advertising and Signposting	App. 1	0	App. 5	<b>App. 9</b>
BL10	Communications Infrastructure	App. 1	App. 1	App. 5 Ref. 3	<b>App. 5</b>
BL11	Commercial Horse Related Development	App. 1	App. 1	0	<b>App. 1</b>
BL12	Temporary Rural Workers' Dwellings	0	0	0	<b>0</b>
CO1	Developer Contributions and Infrastructure	0	0	0	<b>0</b>
CO2	Highways	App. 3	App. 11 Ref. 1	App. 15 Ref. 3	<b>App. 16 Ref. 6</b>
CO3	Car Parks	0	App. 4 Ref. 1	App. 2	<b>App. 2</b>
CO4	Public Rights of Way and Linear Routes	0	App. 2 Ref. 1	App. 4	<b>App. 1</b>

CO5	Community Spaces	0	App. 1	0	<b>App. 1</b>
CO6	Housing in Helmsley	0	App. 2	App. 1	<b>App. 3</b>
CO7	Housing in Larger Villages	App. 3 Ref. 1	App. 3 Ref. 1	App. 14 Ref. 3	<b>App. 4 Ref. 3</b>
CO8	Housing in Smaller Villages	App. 1	App. 10 Ref. 2	App. 13 Ref. 2	<b>App. 4 Ref. 2</b>
CO9	Botton Village	0	0	0	<b>0</b>
CO10	Housing in Open Countryside	App. 1	App. 5 Ref. 2	App. 5 Ref. 2	<b>App. 6 Ref. 2</b>
CO11	Affordable Housing on Rural Exception Sites	0	0	0	<b>0</b>
CO12	Conversion of Existing Buildings in Open Countryside	App. 4	App. 31 Ref. 4	App. 34 Ref. 4	<b>App. 31 Ref. 2</b>
CO13	Local Connection Criteria for Local Needs Housing	App. 1	App. 9	App. 6 Ref. 3	<b>App. 7 Ref. 1</b>
CO14	Replacement Dwellings in Open Countryside	0	App. 1	App. 5	<b>App. 6</b>
CO15	Gypsy, Roma, and Traveller Accommodation	0	0	0	<b>0</b>
CO16	Removal of Agricultural Occupancy Conditions	0	App. 1	App. 1	<b>0</b>
CO17	Householder Development	App. 31 Ref. 5	App. 195 Ref. 7	App. 173 Ref. 10	<b>App. 175 Ref. 7</b>
CO18	Residential Annexes	App. 2	App. 10	App. 12 Ref. 1	<b>App. 19 Ref. 1</b>
CO19	Extensions to Domestic Curtilages	App. 1	App. 5	App. 4	<b>App. 4</b>
CO20	Equestrian Development for Private Use	App. 4 Ref. 1	App. 7	App. 5 Ref. 4	<b>App. 5 Ref. 1</b>

### Planning Applications

	<b>2021/22</b>	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>
No. of applications received (incl. agricultural and forestry notifications, but excludes tree and hedgerow apps)	894	723	739	<b>754</b>
Major applications determined within 13 weeks (%)	73%	75%	100%	<b>71.4%</b>
Minor applications determined within 8 weeks (%)	75%	88%	82.6%	<b>75.5%</b>
Other applications determined within 8 weeks (%)	82%	90%	85.9%	<b>79%</b>
Applications decided under delegated powers (%)	95%	95.7%	92.9%	<b>93.4%</b>
Number of pre-application enquiries dealt with	419	373	340	<b>466</b>

## Major Applications determined

NYM/2024/0475 - Wilf Noble Building Supplies, Sneaton Lane, Ruswarp

NYM/2024/0368 - Land off Stainsacre Lane, Whitby

NYM/2023/0254 - Wilks Farm, Shortwaite, Lealholm

NYM/2024/0225 - South View, Yatts Road, Pickering

NYM/2024/0528 - field adjacent A170 located south of Helmsley

NYM/2024/0578 - Trig Point 49, 80 Staithes Lane, Staithes

## Appeals Determined

Year	No. of Appeal Decisions	Policies
2024/25	5 allowed	SPC, BL5, C012, C017, ENV11
	12 dismissed	SPA, SPB, SPC, SPM, BL5, BL10, C02, C07, C012, C017, C018, C020, UE2
2023/24	3 allowed	SPC; SPI; ENV11; UE4; C017
	5 dismissed	SPA; SPB; SPC; SPI; SPM; ENV4; ENV5; ENV11; UE2; C07; C010; C012; C017
2022/23	3.5 allowed	SPA; C020; C017
	8.5 dismissed	SPA; SPB; SPC; SPI; SPJ; SPM; BL1; C07; C012; ENV1; ENV11
2021/22	3.5 allowed	SPI; SPE; ENV1; ENV9; ENV11; BL5
	9.5 dismissed	SPA; SPG; SPH; SPI; SPL; SPM; ENV2; ENV11; C02; C08; C010; C017; C018; BL6; BL8

## Householder 30% Extensions

Number and % of extensions built within the 30% threshold:

Year	Total no. of approvals	% met 30%	% not met 30%
2024/25	65	46%	54%
2023/24	69	71%	29%
2022/23	88	73%	27%
2021/22	95	76%	24%

2020/21	57	68% <sup>2</sup>	32%
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Within this reporting year, the majority of extensions approved have exceeded the 30% threshold. The main reason cited was that the proposed extension remained within an acceptable tolerance, which in most cases resulted in extensions up to a 35% increase, and would not alter the affordability of the property, usually by only adding additional ground floor accommodation. Other reasons for exceeding this threshold included instances where the existing dwelling had already been substantially enlarged, sometimes up to 100% through permitted development or past approvals, whereby a modest extension was deemed inconsequential. Also, instances which brought about an improved design or enhancement to the host dwelling were also used to justify exceedance. In the cases where the 30% threshold was exceeded, only 3 resulted in the provision of an extra bedroom which could impact on the affordability of the dwelling.

Looking at the appeal decisions which cite Policy CO17 and the 30% threshold, one appeal was allowed as the dwelling would remain a 3-bedroomed property in its extended form and limited evidence given as to how the extension would harm the mix of dwelling types. No appeals were dismissed using the 30% rule.

### Special Qualities

The Local Plan has three specific policies relating to three of the National Parks Special Qualities – ENV2 Tranquility, ENV3 Remoteness and ENV4 Dark Night Skies.

**ENV2 (Tranquility)** Four planning applications have been approved citing this policy including the retention of the temporary electronic communications mast and associated developments on Bilsdale West Moor. Whilst the extended duration for retention of the mast would give rise to a degree of visual intrusion it was concluded that this would be limited to transient views for a relatively small number of receptors and is not considered to be unacceptable given the time period involved. Noise is limited to a generator serving the mast infrastructure and is not considered to significantly impact on tranquility.

**ENV3 (Remoteness)** has been used in one approved application for retention of the temporary mast on Bilsdale West Moor. While this development conflicted with this policy the temporary nature of the development helped to mitigate this harm, such that the overall degree of conflict is relatively limited in this instance.

**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). 12 applications have been approved using this policy with one refused for where the expanse of large, glazed opening

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<sup>2</sup> 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.

would increase levels of light pollution and impact of the quality of the dark sky. In addition, conditions were added to 178 approvals seeking dark skies compliant lighting.

None of the special qualities policies were used in any appeals.

## Housing Delivery

### Housing completions

The Local Plan anticipates that there will be 29 housing completions per year. If completions are 20% less than anticipated the Plan will be reviewed.

Year	Completions
<b>2024/25</b>	<b>30</b>
2023/24	37
2022/23	32
2021/22	32
2020/21	34

### Completions by Settlement Hierarchy: (No target)

Year	Helmsley	Larger Villages	Smaller Villages	Open Countryside
<b>2024/25</b>	<b>1</b>	<b>3</b>	<b>13</b>	<b>13</b>
2023/24	0	15	10	12
2022/23	5	11	8	8
2021/22	2	20	1	9
2020/21	13	9	3	9

### Completions by occupancy: (No target)

Year	Open Market	Principal Residence	Local Occupancy	Affordable	Other
<b>2024/25</b>	<b>7</b>	<b>3</b>	<b>19</b>	<b>0</b>	<b>1</b>
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

### Completions by land use: (No target)

Year	Green	Previously Developed	Agricultural Conversion
<b>2024/25</b>	<b>9</b>	<b>17</b>	<b>4</b>
2023/24	5	30	2
2022/23	12	16	4
2021/22	13	12	7
2020/21	17	15	2

### Completions for replacement dwellings by Settlement Hierarchy: (No target)

Year	Helmsley	Larger Villages	Smaller Villages	Open Countryside
<b>2024/25</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>1</b>
2023/24	0	0	0	0
2022/23	0	0	1	2
2021/22	0	0	0	0
2020/21	0	0	0	0

### Housing permissions

Year	Permissions
<b>2024/25</b>	<b>25</b>
2023/24	34
2022/23	38
2021/22	26
2020/21	46

### Permissions by Settlement Hierarchy: (No target)

Year	Helmsley	Larger Villages	Smaller Villages	Open Countryside
<b>2024/25</b>	<b>3</b>	<b>4</b>	<b>7</b>	<b>11</b>
2023/24	1	10	11	12
2022/23	2	6	18	12
2021/22	1	9	5	11
2020/21	0	29	7	10

### Permissions by occupancy: (No target)

Year	Open Market	Principal Residence	Local Occupancy	Affordable	Other
<b>2024/25</b>	<b>4</b>	<b>4</b>	<b>15</b>	<b>0</b>	<b>2</b>
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

### Permissions by type: (No target)

Year	Green	Previously Developed	Agricultural Conversion
<b>2024/25</b>	<b>4</b>	<b>14</b>	<b>7</b>
2023/24	6	27	1
2022/23	12	16	10
2021/22	8	7	11
2020/21	16	26	4

### Permissions for replacement dwellings by Settlement Hierarchy: (No target)

Year	Helmsley	Larger Villages	Smaller Villages	Open Countryside	Total
<b>2024/25</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3</b>	<b>3</b>
2023/24	0	1	0	3	4
2022/23	0	0	2	0	2
2021/22	0	0	1	2	3
2020/21	0	1	1	4	6

### Affordable housing completions/permissions

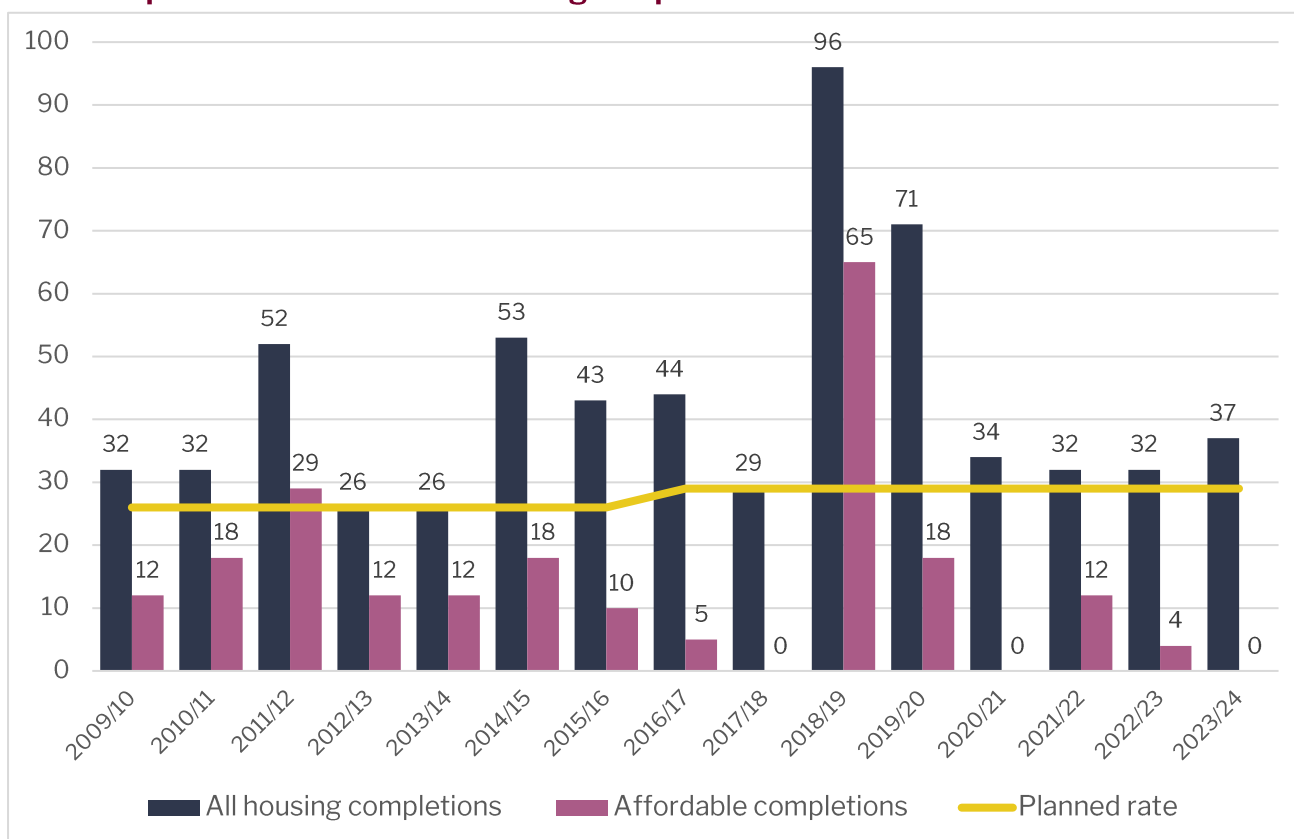
Year	Completions	Permissions	Commentary
<b>2024/25</b>	<b>0</b>	<b>0 (9)</b>	<b>9 units approved 24/25 (by planning committee) at West Ayton, but waiting on s.106 so decision not yet issued.</b>
2023/24	0	0	5 schemes in pipeline (delivering c. 50 units)
2022/23	4	0	4 flats completed (Black Swan, Helmsley)
2021/22	12 units	0	12 units completed at Staithes (RES)

2020/21	0	3 units	Coxwold (outline permission, expired 01/05/23)
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There have been no affordable completions since 2022/23 and while 9 units were approved within the reporting period, as the Section 106 Agreement is yet to be signed, the planning permission has not been formally determined.

The Authority is however involved in helping to bring forward several schemes with planning applications imminent for three schemes providing circa. 33 units. A further six sites are being worked on.

### 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 30 October 2024, the following numbers were placed on the register:

	Part 1	Part 2	Total	Permissions granted for custom and self-build
Period 9 (31 October 2023 – 30 October 2024)	2	0	2	18
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
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
<b>Total</b>	<b>37</b>	<b>54</b>	<b>91</b>	<b>32</b>

## Tourism

### 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)
<b>2024/25</b>	<b>28</b>	<b>4</b>	<b>24</b>
2023/24	81	11	70
2022/23	80	36	44
2021/22	123	25	98
2020/21	135	42	93

Of the four new permanent tourism units, two were created through the conversion of a former barn to holiday use, one created through the sub-division of a dwelling, and one was granted a dual use as either a local occupancy letting dwelling or holiday let.

### 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)
<b>2024/25</b>	<b>1</b>	<b>7</b>	<b>6</b>	<b>24</b>	<b>-14</b>	<b>0</b>
2023/24	6	13	1	22	27	1

2022/23	8	4	6	12	12	2
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The loss of the 14 tourers has been replaced by camping pods and lodges at one large caravan site looking to reorganise the site. The remaining units are made up of small-scale developments.

### Number of tourism and recreation development lost (UE3)

Year	No. of applications determined	Approved/refused
<b>2024/25</b>	<b>3</b>	<b>3 approved</b>
2023/24	1	1 approved
2022/23	1	1 approved
2021/22	No applications	NA
2021/22	No applications	NA

Two units of holiday accommodation have been lost to residential use, plus one hotel.

### Employment

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)
<b>2024/25</b>	<b>B2: +1,022sq.m*</b>	<b>+549sq.m</b>
2023/24	B2: + 6,010 sq.m B8: + 974.4 sq.m	+ 136.6 sq.m
2022/23	B8: +143sq.m	+221sq.m
2021/22	B1: +333sq.m B2: -333sq.m B8: +622sq.m	+378sq.m
2020/21	B1: 1,705sq.m B2: 532sq.m	+2,186.4sq.m

\*This application sought the change of use of existing Sui Generis use (waste transfer station) to B2 (general industry), but no additional or new floor space was created.

### Total completions broken down by District since 2008/09

Year	PDL/Brownfield (inc. conversion/re-use of existing buildings)	New Build	Total
<b>2009/10</b>	<b>13</b>	<b>19</b>	<b>32</b>
Hambleton	-1	1	<b>0</b>

Ryedale	1	1	<b>2</b>
Scarborough	13	17	<b>30</b>
Redcar and Cleveland	0	0	<b>0</b>
<b>2010/11</b>	<b>7</b>	<b>25</b>	<b>32</b>
Hambleton	0	1	<b>1</b>
Ryedale	0	3	<b>3</b>
Scarborough	7	21	<b>28</b>
Redcar and Cleveland	0	0	<b>0</b>
<b>2011/12</b>	<b>20</b>	<b>32</b>	<b>52</b>
Hambleton	2	0	<b>2</b>
Ryedale	0	12	<b>12</b>
Scarborough	18	20	<b>38</b>
Redcar and Cleveland	0	0	<b>0</b>
<b>2012/13</b>	<b>8</b>	<b>18</b>	<b>26</b>
Hambleton	4	6	<b>10</b>
Redcar and Cleveland	1	0	<b>1</b>
Ryedale	0	2	<b>2</b>
Scarborough	3	10	<b>13</b>
Redcar and Cleveland	0	0	<b>0</b>
<b>2013/14</b>	<b>9</b>	<b>17</b>	<b>26</b>
Hambleton	0	15	<b>15</b>
Ryedale	1	1	<b>2</b>
Scarborough	8	1	<b>9</b>
Redcar and Cleveland	0	0	<b>0</b>
<b>2014/15</b>	<b>25</b>	<b>28</b>	<b>53</b>
Hambleton	3	2	<b>5</b>
Ryedale	11	5	<b>16</b>
Scarborough	11	21	<b>32</b>
Redcar and Cleveland	0	0	<b>0</b>
<b>2015-16</b>	<b>15</b>	<b>28</b>	<b>43</b>
Hambleton	1	1	<b>2</b>
Ryedale	3	16	<b>19</b>
Scarborough	11	11	<b>22</b>
Redcar and Cleveland	0	0	<b>0</b>
<b>2016-17</b>	<b>11</b>	<b>33</b>	<b>44</b>

Hambleton	2	0	<b>2</b>
Ryedale	3	25	<b>28</b>
Scarborough	6	8	<b>14</b>
Redcar and Cleveland	0	0	<b>0</b>
<b>2017-18</b>	<b>13</b>	<b>16</b>	<b>29</b>
Hambleton	1	2	<b>3</b>
Ryedale	8	12	<b>20</b>
Scarborough	4	2	<b>6</b>
Redcar and Cleveland	0	0	<b>0</b>
<b>2018-19</b>	<b>10</b>	<b>86</b>	<b>96</b>
Hambleton	1	0	<b>1</b>
Ryedale	2	86	<b>88</b>
Scarborough	7	0	<b>7</b>
Redcar and Cleveland	0	0	<b>0</b>
<b>2019-20</b>	<b>10</b>	<b>61</b>	<b>71</b>
Hambleton	0	0	<b>0</b>
Ryedale	4	59	<b>63</b>
Scarborough	6	2	<b>8</b>
Redcar and Cleveland	0	0	<b>0</b>
<b>2020-21</b>	<b>14</b>	<b>20</b>	<b>34</b>
Hambleton	2	1	<b>3</b>
Ryedale	10	12	<b>22</b>
Scarborough	2	7	<b>9</b>
Redcar and Cleveland	0	0	<b>0</b>
<b>2021-22</b>	<b>16</b>	<b>16</b>	<b>32</b>
Hambleton	2	0	<b>2</b>
Ryedale	5	4	<b>9</b>
Scarborough	9	12	<b>21</b>
Redcar and Cleveland	0	0	<b>0</b>
<b>2022-23</b>	<b>16</b>	<b>16</b>	<b>32</b>
Hambleton	1	0	<b>1</b>
Redcar & Cleveland	1	0	<b>1</b>
Ryedale	3	11	<b>14</b>
Scarborough	11	5	<b>16</b>
Redcar and Cleveland	0	0	<b>0</b>

<b>2023-24</b>			
North Yorkshire	23	14	<b>37</b>
Redcar and Cleveland	0	0	<b>0</b>
<b>2024-25</b>			
North Yorkshire	20	9	<b>29</b>
Redcar and Cleveland	1	0	<b>1</b>
<b>Total</b>	<b>232</b>	<b>438</b>	<b>670</b>

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