

North York Moors National Park Authority

Planning Committee

Date: 15 October 2026

Item 9, Annual Monitoring Report of the Local Plan

1. Purpose of the report

- 1.1 To advise Members of the content of the Local Plan Authority Monitoring Report covering the period from 1 April 2025 to 31 March 2026.

2. Introduction

- 2.1 As a Local Planning Authority, the Authority is required to produce an Annual Monitoring Report (AMR) each year. The AMR assesses the effectiveness of the planning policies in the adopted Local Plan and provides important evidence to feed into the future review of the Local Plan.
- 2.2 The most recent AMR is attached at Appendix 1.

3. Monitoring overview

- 3.1 There was a fall in the number of planning applications received in 2025/26 (646, compared with 754 previous year and 751 over a five year average. 83% major applications (6 applications) and 76% minor applications were decided within 13/8 weeks compared to 71.4% majors and 75.5% minors the previous year. 3 appeals were allowed, and 10 dismissed, compared to 5 allowed and 12 dismissed the previous year.
- 3.2 Since the adoption of the Local Plan in 2020, housing completions remain fairly steady at an average of 31 homes per year and are slightly surpassing the expected rate of 29 dwellings per year outlined in the Local Plan. 188 homes have been completed. However, over the past monitoring year 2025/26 completions dropped to 23 units, mostly made up of conversions in the open countryside and subject to a local occupancy restriction. The Authority has, however approved 25 new dwellings, but are waiting for the formal decision notice to be issued.
- 3.3 Local occupancy housing remains the most popular form of housing delivery (87 since 2020/21) 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.
- 3.4 Unfortunately, despite several schemes in the pipeline, no rural exception sites have been delivered; however, approval has been given for nine affordable units in West Ayton. As the Section 106 Agreement is currently being drafted, the application has yet to be formally determined.

- 3.5 Permissions for new holiday accommodation have decreased substantially since 2020/21; however, there has been a significant uplift since the previous year 2024/25. 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 versus the more temporary lodges and pods, which are bought pre-built to site.
- 3.6 Overall, Officers consider that the Local Plan is performing. The Plan is, however, being reviewed as local planning authorities are required to review local plans every five years. Of particular note, in the six recent monitoring years the annual average of homes being completed in the Larger and Smaller Villages is 16, or around half of the overall planned rate. There have also been very few completions in Helmsley over recent years (after significant housing growth between 2015-2020, meaning that development in the open countryside remains the main source of housing supply).

4. Financial and staffing implications

- 4.1 None

5. Contribution to National Park Management Plan

- 5.1 Many of the indicators used in the Local Plan are the same as the Management Plan, and therefore, there is a strong link between the two documents.

6. Legal and sustainability implications

- 6.1 None.

7. Recommendation

- 7.1 That Members note the contents of the Annual Monitoring Report 2025-26 and authorise publication of the document on the Authority's website.

Contact Officer:

Paul Fellows

Head of Strategic Policy

01439 772700

Background documents to this report

1. Annual Monitoring Report attached at Appendix 1.



**North York Moors
National Park**

Annual Monitoring Report 2025-2026

October 2026

Key findings

- **The Local Plan is generally continuing to perform well**, with most monitored indicators RAG rated as Green, and a strong proportion of appeals dismissed. The Local Plan is being reviewed in 2026 with a particular focus on improving housing delivery.
- **Housing delivery is the principal emerging concern.** Completions, permissions and the overall development pipeline are all declining, indicating that the issue is not confined to a single unusually weak year.
- **The nature and location of housing delivery** is heavily concentrated in the Open Countryside and predominantly subject to Local Occupancy restrictions.
- **Affordable housing delivery remains weak**, with no affordable completions in the last three reporting years, despite schemes being identified in the pipeline. The Rural Housing Enabler is doing a lot of work to help progress schemes as well as carry out new surveys across the National Park.
- **Tourism remains an active development sector**, but its character has shifted strongly towards non-permanent accommodation, while environmental, heritage and business indicators generally remain positive.
- **Planning activity** fell during 2025/26, with 646 applications received compared with 754 in 2024/25. This is the lowest figure in the five-year table and substantially below the 894 applications recorded in 2021/22.
- **Appeals:** Over the longer monitoring period, the Policy Indicators table shows that an average of 66% of appeals have been dismissed since 2021/22...
- **Appeal performance** therefore remains reasonably strong and does not suggest widespread problems with the application of Local Plan policies.

Introduction

All Local Planning Authorities are required to produce an Annual Monitoring Report (AMR). The purpose of the AMR is to evaluate how effectively the Local Plan policies

are working and tracks progress on new planning documents set out in the Authority Local Development Scheme (LDS).

Alongside the Annual Monitoring Report, the Authority publishes a range of other monitoring documents which, when read alongside one-another, provide a snapshot of the wider health of the North York Moors:

- The National Park Annual Monitoring Statement – progress made against the North York Moors Management Plan by the Authority and its partners and includes progress on climate change, biodiversity, woodland, peat habitats, landscape, health and wellbeing, heritage, tourism, economy, farming and local communities.
- [The Infrastructure Funding Statement](#) – reports on the developer contributions which have been received and spending.
- [The Biodiversity Duty Statement](#) – reports on the various plans and activities it is working on to meet the requirements of the ‘biodiversity duty’ set out in the 2021 Environment Act.

What is the Development Plan?

The North York Moors Development Plan is 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 (July 2020)
- The Whitby Business Park Area Action Plan (November 2014) (Reviewed with no changes in October 2019)
- The Helmsley Local Plan (July 2015) (Reviewed with no changes in July 2022)
- The North Yorkshire, York and North York Moors Minerals and Waste Joint Plan (March 2022)
- The Ingleby Arncliffe Neighbourhood Plan (made in 2021)

There are also a number of other supporting documents (known as Supplementary Planning Documents or SPDs) which provide further guidance on how policies will be applied:

- Dark Skies (2023)
- Renewable Energy (2010)
- Design Guide (Parts 1, 2 & 3, 2008) (Part 4, 2011) (Part 5, 2013)
- Osmotherley and Thimbleby Village Design Statement (2011)

- Ampleforth Conservation Area Appraisal & Management Plan (2020)
- Oswaldkirk Conservation Area Appraisal & Management Plan (2011)

Neighbourhood Plans

There are currently 4 Neighbourhood Plans within the National Park at varying stages. These are:

Ingleby Arncliffe Neighbourhood Plan (2021)

The Authority formally adopted the Ingleby Arncliffe Neighbourhood Plan as part of its Development Plan on 2 December 2021.

Guisborough Neighbourhood Plan (2025)

The Guisborough Civil Parish Neighbourhood Plan has been subject to an independent examination, and a referendum was held on 2 July 2026 which voted to approve the Plan. The Authority adopted the part of the Plan within the National Park on 3 September 2026.

Draft Newby & Scalby Neighbourhood Plan Area Designation

Newby & Scalby Town Council applied for the designation of a neighbourhood area on the 20 June 2020. The Authority approved the Neighbourhood Plan Area designation at its planning committee on the 14 July 2022.

Draft Beadlam and Nawton Neighbourhood Area Application

Beadlam and Nawton Parish Councils applied for the designation of a neighbourhood area on the 12 August 2025. The order was confirmed by this authority on 12 February 2026.

Development Plan Preparation Progress

The Local Development Scheme (LDS) 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. The latest LDS was approved on 6 February 2025.

The Local Plan

LDS timescale: Review to start by July 2025.

Progress: The Authority delayed the start of the review to commence under the updated English plan-making system. A Notice of Intention to Commence Local Plan Preparation was issued on the 29 June 2026.

The Design Code Supplementary Planning Document

LDS timescale: Consult on a draft document in July 2025 with a view to completing it in October 2025.

Progress: Work on the Design Code commenced in December 2023 with an initial ‘scoping stage’ consultation in July 2024. Progress on the draft Design Code has been postponed in order to focus on the Local Plan review and to enable future adoption under the revised Local Plan.

The Helmsley Local Plan

LDS timescale: 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. Review due July 2027.

Progress: The Helmsley Plan will not be renewed. Relevant policies will be transferred to the new Local Plan.

The Helmsley 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.

Under the Helmsley Plan, the Authority has granted a total of 214 housing permissions in total. This includes 180 dwellings on the three allocated National Park sites (20 units at Linkfoot Lane, 61 units at Swanland Road and 99 units at Elmslac Road) of which 77 units are affordable, together with 34 additional dwellings approved through windfall developments, conversions and small infill schemes across the town. The permissions range from larger mixed-tenure schemes providing open market, affordable and extra-care accommodation to individual dwellings and building conversions. While all allocated housing sites within the National Park have now been built out, a number of smaller permissions remain at various stages of implementation.

Whitby Business Park Area Action Plan

LDS timescale: In 2019 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 2024.

Progress: The Action Plan will not be renewed and policies for the part of the Business Park within the National Park will be transferred to the new Local Plan.

The Action Plan seeks to deliver approximately 14ha of additional employment land through three Business Park allocations. Within the National Park, development has taken place on two allocated sites, including a new bakery, distribution facility, tearoom and visitor attraction for Botham & Son, 18 business and industrial units at Enterprise Way, and the relocation of Nobles Recycling and Skip Hire Ltd into a purpose-built facility. Despite this progress, approximately 3.6ha of Allocated Site 1 (east of Fairfield Way) and 1ha of Allocated Site 2 (north of Fairfield Way) remain undeveloped, indicating that there is still capacity for further business growth within the allocated employment sites in the National Park.

Minerals and Waste Joint Plan

LDS timescale: Adopted March 2022. Review due March 2027.

Progress: The Authority will not be involved in the review of the MWJP so those minerals and waste policies relevant to the North York Moors will be transferred to the new Local Plan.

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.

Waste Development

Nobles Recycling and Skip Hire Ltd: Application for the relocation of existing waste recycling and skip hire operation from Ruswarp to Whitby Industrial Site. Approved 2021.

Cross Boundary Cooperation (formerly Duty to Cooperate)

While the Duty to Co-operate requirement has been abolished, the requirement to maintain effective cooperation with neighbouring councils on cross-boundary matters remains. The Authority engages proactively and regularly with its neighbouring authorities.

North Yorkshire Council

Both authorities have maintained active cross-boundary cooperation to ensure a coordinated approach to strategic planning, housing, and environmental management across the National Park boundary. This collaboration focused heavily on the statutory development of the [North Yorkshire and York Local Nature Recovery Strategy](#) (LNRS), ensuring that the objectives of the [North York Moors Nature Recovery Plan](#) were integrated into the wider county-wide framework to protect contiguous upland and woodland habitats.

In addition, the Authority engaged in formal reciprocal consultations regarding NYC's emerging planning policies and strategic site allocations. This ongoing dialogue successfully addressed potential cross-border impacts on the National Park's landscape character, dark skies, and infrastructure. Regular meetings take place on a 4-monthly basis. During the monitoring period, two meetings have been held to discuss cross-boundary matters, shared research opportunities as well as updates on Local Plan progress.

Redcar and Cleveland Borough Council

The Authority actively engaged with Redcar and Cleveland Borough Council and the Tees Valley Combined Authority to secure landscape-scale protections along the National Park's northern boundary. Operating as an official "Supporting Authority" the Authority successfully integrated the objectives of the [North York Moors Nature Recovery Plan](#) into the emerging Tees Valley Local Nature Recovery Strategy (LNRS). This collaborative framework ensured continuous ecological and green infrastructure connectivity across the Cleveland Hills and Eston Nab boundaries while aligning cross-border Biodiversity Net Gain (BNG) delivery mechanisms.

Furthermore, both authorities jointly managed the independent examination and referendum of the Guisborough Neighbourhood Plan which straddles the National Park boundary.

Redcar and Cleveland Borough Council has also commenced the preliminary preparation and evidence gathering for a new Local Plan to replace the 2018 version, having launched an initial Call for Sites in April 2025. It is anticipated that the Authority will be involved in its preparation when needed.

Development Management Performance

Our aim is to provide an efficient and effective Development Management service that makes the best use of available resources and to offer the best possible customer service to applicants and agents with an interest in development within the North York Moors National Park.

Planning Applications Determined

Application type	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26
No. of applications received (incl. agricultural and forestry notifications, but excludes tree and hedgerow apps)	894	723	739	754	646
Major applications determined within 13 weeks (%)	73%	75%	100%	71.4%	83%
Minor applications determined within 8 weeks (%)	75%	88%	82.6 %	75.5 %	76%

Application type	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26
Other applications determined within 8 weeks (%)	82%	90%	85.9 %	79%	88%
Applications decided under delegated powers (%)	95%	95.7 %	92.9 %	93.4 %	95%
Number of pre-application enquiries dealt with	419	373	340	466	386

Planning activity fell during 2025/26, with 646 applications received compared with 754 in 2024/25. This is the lowest figure in the five-year table and substantially below the 894 applications recorded in 2021/22.

Despite the reduction in applications, determination performance generally improved or remained stable:

- 83% of major applications were determined within 13 weeks, up from 71.4%.
- 76% of minor applications were determined within 8 weeks, broadly unchanged from 75.5%.
- 88% of other applications were determined within 8 weeks, up from 79%.
- 95% of applications were decided under delegated powers.

Pre-application enquiries fell from 466 to 386, although remain above the 340 recorded in 2023/24.

Overall: workload has reduced, but Development Management performance appears to have strengthened, particularly for major and "other" applications.

Appeals Decided

Year	No. of Appeal Decisions	Policies
2025/26	3 allowed	SPA*, SPC, SPI, ENV8*, ENV11, CO12, CO17, CO20
-	10 dismissed	SPA, SPB, SPC, SPI, SPJ, SPM, ENV11, CO2, CO7, CO8, CO12, CO13, CO17
2024/25	5 allowed	SPC, BL5, CO12, CO17, ENV11
-	12 dismissed	SPA, SPB, SPC, SPM, BL5, BL10, CO2, CO7, CO12, CO17, CO18, CO20, UE2

Year	No. of Appeal Decisions	Policies
2023/24	3 allowed	SPC; SPI; ENV11; UE4; CO17
-	5 dismissed	SPA; SPB; SPC; SPI; SPM; ENV4; ENV5; ENV11; UE2; CO7; CO10; CO12; CO17
2022/23	3.5 allowed	SPA; CO20; CO17
-	8.5 dismissed	SPA; SPB; SPC; SPI; SPI; SPM; BL1; CO7; CO12; ENV1; ENV11
2021/22	3.5 allowed	SPI; SPE; ENV1; ENV9; ENV11; BL5
-	9.5 dismissed	SPA; SPG; SPH; SPI; SPL; SPM; ENV2; ENV11; CO2; CO8; CO10; CO17; CO18; BL6; BL8
2020/21	4.5 allowed	UE4, CO16
-	3.5 dismissed	SPC, SPE, SPG, CO17, BL5

*The appeal for a 240-panel ground-mounted solar array was allowed despite conflict with Policy ENV8 and Strategic Policy A, with the Inspector giving significant weight to the proposal's energy self-sufficiency, resilience and climate change mitigation benefits.

There were 13 appeal decisions in 2025/26, of which 10 were dismissed and three allowed, meaning approximately 77% were dismissed. This compares with 12 dismissed and five allowed in 2024/25.

Over the longer monitoring period, an average of 66% of appeals have been dismissed since 2021/22, supporting a Green RAG assessment of the Local Plan's strategic approach.

The policies appearing repeatedly in appeal decisions include those concerning:

- strategic development principles;
- design;
- the historic environment;
- housing and conversions;
- householder development; and
- highways.

Overall: appeal performance remains reasonably strong and does not suggest widespread problems with the application of Local Plan policies.

Permissions approved contrary to policy

1. **NYM/2025/0694** - Construction of mixed use agricultural and commercial storage building at Moorgate Leas Farm, Hawsker Lane, Whitby.

Although contrary to Policy BL1, which limits development in the open countryside to small extensions, approval was considered justified by the proposal's contribution to the local economy.

2. **NYM/2025/0328** - Demolition of existing storage building and construction of workshop building with parking provision to support tree surgery business together with landscaping at land southeast of Park Nook Farm, Langburns Bank, Castleton.

The isolated workshop conflicted with Strategic Policy B and Policies BL1 and BL5, but Members considered this outweighed by support for a local business and the removal of a dilapidated building, resulting in no net landscape harm.

3. **NYM/2025/0274** - Construction of single storey machinery storage and workshop building with solar panels together with car parking provision (revised scheme following refusal of NYM/2024/0396) at Red House, Daleside Road, Rosedale Abbey.

Although contrary to Policy BL1, which limits development in the open countryside to small extensions, approval was considered justified by the proposal's contribution to the local economy.

4. **NYM/2025/0305** - Removal of a static caravan and construction of detached annexe at Morton Close Farm, Green End, Goathland.

Despite conflict with Policies CO18 and CO10, Members considered the personal circumstances and operational needs of the family agricultural business sufficient to justify approval, subject to the annexe remaining ancillary to the farmhouse.

Major Applications Determined

Year	No. of applications	No. approved	No. refused
2025/26	6	5	1
2024/25	6	6	0
2023/24	5	4	1
2022/23	8	7	1
2021/22	11	10	1

Six major applications were determined in 2025/26, with five approved and one refused. The volume of major development remains relatively low and has reduced from 11 applications in 2021/22.

Four applications were also identified as having been approved contrary to particular Local Plan policies, principally where economic, business or individual circumstances were considered to outweigh the identified policy conflict.

The Environment

See the [Biodiversity Duty Statement and Report](#) for more information.

Special Qualities

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

Only one application was approved within the ‘remote area’ for the retention of temporary electronic communications mast, ground-based equipment and fencing until 30 September 2026 at Bilsdale Mast.

No applications were determined using Policy ENV2 Tranquillity.

Year	ENV2 Tranquillity	ENV3 Remote Areas	ENV4 Dark Night Skies
2025/26	Approved 5 Refused 0	Approved 1 Refused 0	Approved 15 Refused 2
2024/25	Approved 4 Refused 0	Approved 1 Refused 0	Approved 12 Refused 1
2023/24	Approved 3 Refused 0	Approved 0 Refused 1	Approved 22 Refused 0
2022/23	Approved 4 Refused 0	Approved 0 Refused 0	Approved 51 Refused 2
2021/22	Approved 1 Refused 0	Approved 0 Refused 0	Approved 3 Refused 1

With regard to ENV4 Dark Night Skies, the Authority proactively uses the planning system to conserve dark skies by controlling lighting installations.

Year	No. of applications where lighting conditions applied
2025/26	178
2024/25	178
2023/24	169
2022/23	45

Very few applications directly engaged the tranquillity and remote-area policies in 2025/26. There were no applications recorded under the tranquillity and only one approval within a Remote Area. By contrast, Dark Night Skies remained considerably more active, with 15 approvals and two refusals.

Lighting conditions were imposed on 178 applications, unchanged from 2024/25 and slightly above the 169 recorded in 2023/24. This indicates that control of artificial lighting remains an important and routinely applied mechanism for protecting dark skies.

Renewable Energy

Year	Total no. of applications	Applications Approved	Applications Refused
2025/26	16	16	0
2024/25	11	10	1
2023/24	20	19	1
2022/23	25	24	1
2021/22	3	3	0
2020/21	2	2	0

Policy ENV8 requires developments of five or more dwellings, and non-residential developments exceeding 200 sq.m, to demonstrate a minimum 10% reduction in predicted CO₂ emissions through low-carbon or renewable energy measures.

Renewable energy applications increased from 11 in 2024/25 to 16 in 2025/26, and all 16 were approved. Approval rates have remained consistently very high throughout the monitoring period.

Only two approved schemes triggered the requirement to achieve a minimum 10% reduction in predicted CO₂ emissions. Both substantially exceeded the requirement,

demonstrating carbon savings equivalent to 161% and 53.9% of the predicted emissions baseline respectively.

Overall: renewable energy proposals continue to have a very high approval rate, although relatively few developments trigger the Local Plan's quantitative renewable-energy requirement.

Historic Environment

The heritage of the North York Moors is fundamental to understanding the wider landscape, which is not just a backdrop of natural beauty, but a deeply cultural landscape shaped by thousands of years of human activity.

The Authority undertakes regular monitoring of the condition of its 3,000+ listed buildings, 42 conservation areas, and archaeological sites.

The removal of listed buildings at risk is a key performance indicator and the table below highlights those buildings where direct action has been taken by the Authority through grant assistance. It is acknowledged however that many heritage buildings (both listed and non-listed) are repaired through private investment.

Please note: The information provided relates solely to Grade II listed buildings, for which the Authority has monitoring responsibility. Grade I and Grade II* listed buildings fall under the monitoring remit of Historic England, which maintains a separate [Heritage at Risk Register](#).

Year	Listed Buildings from the 'At risk' register	Listed Buildings recorded as being at risk	Conservation Areas with an appraisal
2025/26	4	32	16
2024/25	8	34	14
2023/24	4	29	14
2022/23	4	36	9
2021/22	3	39	9
2020/21	2	49	9
2019/20	10	49	9
2018/19	1	69	9

There has been a substantial long-term reduction in the number of Grade II Listed Buildings recorded as being at risk. The figure has fallen from 69 in 2018/19 to 32 in 2025/26. Four buildings were removed from the at-risk register during 2025/26.

The number of Conservation Areas with an appraisal has also increased, from nine for several years to 16 in 2025/26. The table records seven appraisals completed against the Local Plan monitoring target, with another three in the pipeline.

Overall: the historic environment indicators demonstrate generally positive progress, particularly the long-term reduction in listed buildings at risk.

Understanding and Enjoyment

Number of new holiday units permitted (2020-26)

Year	Permanent units, e.g. via conversion of a building	Non-permanent units (see UE2 below)	No. of new units approved
2025/26	16	42	58
2024/25	4	24	28
2023/24	11	70	81
2022/23	36	44	80
2021/22	25	98	123
2020/21	42	93	135
TOTALS	134	371	505

Number of new non-permanent holiday units permitted by type (2022-26)

Year	Shepherd Huts	Cabins / Lodges	Static Caravans	Glamping Pods	Motorhome / Tourers	Other (e.g. yurts)	Total
2025/26	4	3	6	4	15	10	42
2024/25	1	7	6	24	-14*	0	24
2023/24	6	13	1	22	27	1	70
2022/23	8	4	6	12	12	2	44
TOTALS	19	27	19	62	40	13	180

* This is a minus figure following the approval of an application for the reorganisation of an existing caravan site by replacing 4 static and 10 touring caravans with 14 camping pods and 2 lodges.

There were 58 new holiday units approved in 2025/26, considerably more than the 28 approved in 2024/25, although well below the 123 and 135 units recorded in 2021/22 and 2020/21 respectively.

A clear trend is the dominance of non-permanent tourism accommodation. Across 2020/21 to 2025/26, 505 holiday units were approved, of which 371 were non-permanent, approximately 73% of the total.

In 2025/26 the largest individual category of non-permanent accommodation was motorhome/touring provision, accounting for 15 units, followed by 10 "other" units, six static caravans and four each of shepherd huts and glamping pods.

Overall: tourism development has recovered from the low level recorded in 2024/25, with the market continuing to favour non-permanent accommodation rather than conventional permanent holiday cottages.

Business and Land Management

Floor space created

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)
2025/26	+267 sq.m	+1,166 sq.m
2024/25	+1,022 sq.m	+549 sq.m
2023/24	+ 6,984.4 sq.m	+136.6 sq.m
2022/23	+143 sq.m	+221 sq.m
2021/22	+622 sq.m	+378 sq.m
2020/21	+2,237 sq.m	+2,186.4 sq.m

In 2025/26 there was a net gain of:

- 267 sq.m of B1/B2/B8-type floorspace; and
- 1,166 sq.m of Class E/F.2 floorspace.

The latter represents a notable increase from 549 sq.m in 2024/25 and 136.6 sq.m in 2023/24, attributed particularly to developments at Grosmont Station and Castleton.

There is still allocated land at Whitby Business Park which remains undeveloped.

Housing and Communities

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.

Current pipeline status

Total number of units that are 'in the system.' These figures exclude completions.

Year	Total units 'in the system'	No of units started, but not complete	No of units not started
2025/26	85	58	27
2024/25	92	44	48
2023/24	95	54	41
2022/23	105	37	68
2021/22	98	41	57
2020/21	114	57	57

No of units completed / permitted

Year	Completions	Permissions
2025/26	23	19
2024/25	30	25
2023/24	37	34
2022/23	32	38
2021/22	32	26
2020/21	34	46
TOTALS	188	188

Housing figures show a consistent recent reduction across completions, permissions and the development pipeline.

Completions have fallen from 37 to 23 between 2023/24 and 2025/26. Permissions have similarly fallen from 34 to 19.

The number of dwellings "in the system" has also declined from 114 in 2020/21 to 85 in 2025/26. There has, however, been a shift within that pipeline: 58 units have started but remain incomplete, while only 27 have not started.

A further 22 dwellings on three larger sites have been resolved to be approved, but decision notices had not been issued at the monitoring date.

Overall: the combination of fewer completions, fewer permissions and a shrinking pipeline provide stronger evidence of a general slowdown in housing delivery than the completion figure alone

Completions by Settlement Hierarchy

Year	Helmsley	Larger Villages	Smaller Villages	Open Countryside
2025/26	1	3	1	18
2024/25	1	3	13	13
2023/24	0	15	10	12
2022/23	5	11	8	8
2021/22	2	20	1	9
2020/21	13	9	3	9
TOTALS	22	61	36	69

Housing completions are increasingly concentrated in the Open Countryside. Of the 23 dwellings completed in 2025/26:

- 18 were in the Open Countryside;
- three were in Larger Villages;
- one was in a Smaller Village; and
- one was in Helmsley.

Therefore, approximately 78% of all 2025/26 housing completions were in the Open Countryside.

This represents a substantial change from earlier years, when a greater proportion of development occurred within settlements. Across the full six-year monitoring period, however, the distribution is more balanced, with 69 completions in the Open Countryside, 61 in Larger Villages, 36 in Smaller Villages and 22 in Helmsley.

Completions by Occupancy

Year	Open Market	Principal Residence	Local Occupancy	Affordable	Other
2025/26	3	4	15	0	1
2024/25	7	3	19	0	1
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
TOTALS	40	33	87	16	12

Local occupancy housing dominates recent completions. Of the 23 completions in 2025/26:

- 15 were Local Occupancy
- four Principal Residence
- three Open Market
- one "Other"
- none were Affordable Housing.

Local Occupancy housing therefore represented about 65% of completions during the year and is also the largest category across the six-year period, accounting for 87 completions.

No affordable housing completions have been recorded during the last three monitoring years. The Rural Exception indicator is correspondingly RAG rated Red, despite schemes being identified as progressing through the pipeline.

Completions by Land Use

Year	Greenfield	Previously Developed	Agricultural Conversion
2025/26	4	14	5
2024/25	9	17	4
2023/24	5	30	2

Year	Greenfield	Previously Developed	Agricultural Conversion
2022/23	12	16	4
2021/22	13	12	7
2020/21	17	15	2
TOTALS	60	104	42

Most housing development is not on greenfield land. During 2025/26:

- four completions were greenfield;
- 14 were on previously developed land; and
- five were agricultural conversions.

The longer-term picture also shows a strong emphasis on previously developed land, which accounts for 104 completions in the table compared with 60 greenfield completions.

This helps explain the high proportion of recent Open Countryside completions, as these are not necessarily conventional new-build countryside housing developments but include conversions and redevelopment

Householder 30% Extensions

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

Year	Total no. of approvals	% met 30%	% not met 30%
2025/26	77	77%	23%
2024/25	65	46%	54%
2023/24	69	71%	29%
2022/23	88	73%	27%
2021/22	95	76%	24%
2020/21	57 ¹	68%	32%

¹ 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

There has been a notable change in compliance with the 30% extension threshold.

In 2024/25 only 46% of approvals met the 30% threshold, whereas in 2025/26 this increased to 77%, with 23% exceeding it. This brings the figure back broadly into line with the position seen between 2021/22 and 2023/24.

The monitoring report nevertheless rates this indicator Amber, reflecting the pragmatic approach whereby some extensions above 30%, generally up to about 40%, may be accepted where they remain consistent with the wider purpose of retaining a varied and relatively affordable housing stock

Within the reporting year, only one application for an extension was refused and subsequently appealed. While the 30% exceedance was clear, it was also refused on quality of design, scale, height and form.

Appendix 1: Policy Usage

Strategic Policies	21/22	22/23	23/24	24/25	25/26
SPA: Achieving National Park Purposes and Sustainable Development	App. 421 Ref. 2	App. 113 Ref. 2	App. 57 Ref. 6	App. 43 Ref. 5	App. 31 Ref. 4
SPB: The Spatial Strategy	App. 3 Ref. 1	App. 12 Ref. 4	App. 18 Ref. 4	App. 14 Ref. 3	App. 16 Ref. 4
SPC: Quality and Design of Development	App. 459 Ref. 6	App. 337 Ref. 11	App. 272 Ref. 17	App. 243 Ref. 16	App. 182 Ref. 8
SPD: Major Development	0	0	0	App. 1	App. 5 Ref. 1
SPE: The Natural Environment	App. 1 Ref. 1	App. 10	App. 9	App. 7	App. 4
SPF: Climate Change Mitigation and Adaptation	0	App. 3	App. 2	App. 4 Ref. 1	App. 9
SPG: Landscape	0	App. 10	App. 6	App. 13	App. 6

is the timing of the Local Plan and those applications which were already in the system and under negotiation.

Strategic Policies	21/22	22/23	23/24	24/25	25/26
		Ref. 1			
SPH: Habitats, Wildlife, Biodiversity and Geodiversity	App. 2	App. 22	App. 29 Ref. 3	App. 34 Ref. 2	App. 13 Ref. 1
SPI: The Historic Environment	App. 23 Ref. 1	App. 95 Ref. 8	App. 102 Ref. 6	App. 88 Ref. 9	App. 61 Ref. 3
SPJ: Tourism and Recreation	App. 5	App. 58 Ref. 3	App. 50 Ref. 3	App. 51 Ref. 3	App. 28 Ref. 2
SPK: The Rural Economy	App. 1	App. 15	App. 6	App. 15 Ref. 1	App. 25 Ref. 1
SPL: Community Facilities	App. 2	App. 7	App. 14 Ref. 2	App. 6	App. 11
SPM: Housing	App. 2	App. 19 Ref. 3	App. 19 Ref. 7	App. 22 Ref. 3	App. 3 Ref. 3

Development Policies	21/22	22/23	23/24	24/25	25/26
ENV1: Trees, Woodlands, Traditional Orchards & Hedgerows	Ref. 1	App. 4	App. 4	Ref. 1	0
ENV2: Tranquillity	App. 1	App. 4	App. 3	App. 4	App. 5
ENV3: Remote Areas	0	0	Ref. 1	App. 1	App. 1
ENV4: Dark Night Skies	App. 3 Ref. 1	App. 51 Ref. 2	App. 22	App. 12 Ref. 1	App. 15 Ref. 2
ENV5: Flood Risk	0	App. 2 Ref. 2	App. 3	App. 1	App. 1
ENV6: Land Instability	0	0	App. 1	App. 2	App. 1
ENV7: Environmental Protection	App. 1	App. 8 Ref. 1	App. 2	App. 2	App. 3

Development Policies	21/22	22/23	23/24	24/25	25/26
ENV8: Renewable Energy	App. 3	App. 24 Ref. 1	App. 19 Ref. 1	App. 10 Ref. 1	App. 16
ENV9: Historic Landscape Assets	Ref. 1	Ref. 1	App. 2	0	App. 1
ENV10: Archaeological Heritage	App. 2	App. 5	App. 9 Ref. 1	App. 3 Ref. 1	App. 7
ENV11: Historic Settlements and Built Heritage	App. 11 Ref. 1	App. 83 Ref. 7	App. 106 Ref. 6	App. 111 Ref. 10	App. 83 Ref. 3
ENV12: Shopfronts	0	0	App. 1	App. 1	
ENV13: Environmental Enhancement Sites	0	App. 1	App. 3	0	App. 1
UE1: Location of Tourism and Recreation Development	App. 2	App. 20	App. 12 Ref. 2	App. 8	App. 10
UE2: Camping, Glamping, Caravans, and Cabins	App. 5 Ref. 1	App. 21 Ref. 4	App. 16 Ref. 1	App. 12 Ref. 3	App. 15 Ref. 1
UE3: Loss of Existing Tourism and Recreation Facilities	0	App. 1	App. 2	App. 4	App. 4
UE4: New Holiday Accommodation in Residential Curtilages	App. 4	App. 16 Ref. 1	App. 13 Ref. 1	App. 21 Ref. 1	App. 3
BL1: Employment and Training Development	App. 1	App. 4 Ref. 2	App. 6	App. 4 Ref. 1	App. 4 Ref. 1
BL2: Reuse of Existing Employment and Training Facilities	0	App. 3	0	Ref. 1	App. 2
BL3: Rural Diversification	0	App. 2	App. 1	App. 1	App. 2
BL4: Managers and Staff Accommodation	App. 1	App. 4	App. 2 Ref. 2	0	App. 1

Development Policies	21/22	22/23	23/24	24/25	25/26
BL5: Agricultural Development	App. 10	App. 21 Ref. 2	App. 29 Ref. 3	App. 26	App. 26
BL6: Tracks	App. 1	App. 3	App. 5	App. 5	App. 7 Ref. 2
BL7: Relocation of Agricultural Businesses	0	0	0	0	0
BL8: Shops, Offices and Food and Drink Services	0	App. 4 Ref. 1	App. 6	App. 7 Ref. 1	App. 5
BL9: Advertising and Signposting	App. 1	0	App. 5	App. 9	App. 3
BL10: Communications Infrastructure	App. 1	App. 1	App. 5 Ref. 3	App. 5	App. 3
BL11: Commercial Horse Related Development	App. 1	App. 1	0	App. 1	App. 1
BL12: Temporary Rural Workers' Dwellings	0	0	0	0	0
CO1: Developer Contributions and Infrastructure	0	0	0	0	0
CO2: Highways	App. 3	App. 11 Ref. 1	App. 15 Ref. 3	App. 16 Ref. 6	App. 11 Ref. 3
CO3: Car Parks	0	App. 4 Ref. 1	App. 2	App. 2	0
CO4: Public Rights of Way and Linear Routes	0	App. 2 Ref. 1	App. 4	App. 1	App. 1
CO5: Community Spaces	0	App. 1	0	App. 1	0
CO6: Housing in Helmsley	0	App. 2	App. 1	App. 3	0
CO7: Housing in Larger Villages	App. 3	App. 3	App. 14	App. 4	App. 7

Development Policies	21/22	22/23	23/24	24/25	25/26
	Ref. 1	Ref. 1	Ref. 3	Ref. 3	
CO8: Housing in Smaller Villages	App. 1	App. 10 Ref. 2	App. 13 Ref. 2	App. 4 Ref. 2	App. 3 Ref. 1
CO9: Botton Village	0	0	0	0	0
CO10: Housing in Open Countryside	App. 1	App. 5 Ref. 2	App. 5 Ref. 2	App. 6 Ref. 2	App. 5 Ref. 1
CO11: Affordable Housing on Rural Exception Sites	0	0	0	0	0
CO12: Conversion of Existing Buildings in Open Countryside	App. 4	App. 31 Ref. 4	App. 34 Ref. 4	App. 31 Ref. 2	App. 18 Ref. 4
CO13: Local Connection Criteria for Local Needs Housing	App. 1	App. 9	App. 6 Ref. 3	App. 7 Ref. 1	App. 3 Ref. 1
CO14: Replacement Dwellings in Open Countryside	0	App. 1	App. 5	App. 6	App. 1
CO15: Gypsy, Roma, and Traveller Accommodation	0	0	0	0	0
CO16: Removal of Agricultural Occupancy Conditions	0	App. 1	App. 1	0	0
CO17: Householder Development	App. 31 Ref. 5	App. 195 Ref. 7	App. 173 Ref. 10	App. 175 Ref. 7	App. 128 Ref. 6
CO18: Residential Annexes	App. 2	App. 10	App. 12 Ref. 1	App. 19 Ref. 1	App. 11 Ref. 1
CO19: Extensions to Domestic Curtilages	App. 1	App. 5	App. 4	App. 4	App. 3 Ref. 1

Development Policies	21/22	22/23	23/24	24/25	25/26
CO20: Equestrian Development for Private Use	App. 4 Ref. 1	App. 7	App. 5 Ref. 4	App. 5 Ref. 1	App. 8 Ref. 1

Appendix 2: Policy Indicators

The indicators set out in the table below have been taken from Section 8 (Monitoring and Implementation) of the Local Plan and selected as they monitor the effectiveness of the policies which the planning system can influence. A wider set of indicators are monitored through other strategic plans such as the North York Moors Management Plan and the Authority's own Business Plan.

On the whole, the information to assess these policies are taken from 2020 when the Local Plan was adopted.

Indicator	Target/trend	Actual	RAG
Strategic Approach	If appeals being allowed, consider review.	An average of 66% of appeals have been dismissed since 2021/22.	Green
The Environment	If appeals being allowed, consider review.	The majority (58%) of appeals citing The Environment policies have been dismissed.	Green
The Environment	100% of qualifying developments to include 10% biodiversity net gain.	All planning permissions subject to Biodiversity Net Gain requirements include a standard deemed condition to secure habitat enhancement and its maintenance for a minimum period of 30 years. Expected BNG results can be viewed under the Authority's Biodiversity Duty .	Green
The Environment	Zero applications contrary to EA advice on flood defence or water quality grounds.	None approved contrary to advice (2016-25).	Green
The Environment	100% of applications which trigger 10% to	All applications subject to the requirement	Green

Indicator	Target/trend	Actual	RAG
	provide on-site renewables.	demonstrated compliance with the requirement to offset 10% of predicted CO ₂ emissions through the provision of on-site renewable energy.	
The Environment	Remove 20 listed buildings from at-risk register.	Since 2020/21 a total of 25 LB's have been removed.	Green
The Environment	Complete 8 Conservation Areas Appraisals.	7 Appraisals completed to date with a further 4 in the pipeline.	Green
Understanding and Enjoyment	Increase number of visitor days.	There were an estimated 9.8m tourism visits to North York Moors National Park in 2025, up by 8.5% from the previous year. Overall visitor numbers are also up 23.5% from estimated levels in 2016 (STEAM data).	Green
Business and Land Management	Increase floorspace for B1, B2 and B8 uses.	Steady progress year on year. No decrease.	Green
Business and Land Management	Increase floorspace for Class E & F.2 (formerly A1-A5).	Steady progress year on year. No decrease.	Green
Business and Land Management	100% of applications approved for telecommunications equipment.	To date, 15 applications approved. 3 have been refused where greater weight was given to conservation of the natural beauty of the landscape and protected habitats over opportunities to promote recreation for visitors and fostering the economic and social well-being of local communities.	Green

Indicator	Target/trend	Actual	RAG
Communities	No decrease in number of settlements with key facilities.	The number of key facilities within villages seem to have been maintained.	Green
Communities	No loss of designated Community Spaces.	None approved.	Green
Communities	Completion of 29 units per year. If completions are 20% less than anticipated, consider review.	Completions dropped below the 29 target for the first time in 2025/26. Despite being within the 20% margin the general decline in housing permissions and completions is noted.	Amber
Communities	Maintain a supply of Rural Exception Sites.	Despite having schemes progressing and a healthy pipeline, the policy is not working as well as intended.	Red
Communities	Monitor extension approvals to see if 30% threshold is effective.	Whilst the Policy is not strictly adhered to, officers have reached a pragmatic and workable solution that accords with the underlying aims of the policy, namely the retention of a varied housing stock, particularly smaller dwellings, whilst also meeting the applicants' needs.	Amber

Appendix 3: Total completions broken down by District since 2009

Year	Hambleton	Ryedale	Scarborough	Redcar & Cleveland	Totals
2009/10	0	2	30	0	32
2010/11	1	3	28	0	32
2011/12	2	12	38	0	52
2012/13	10	2	13	1	26

Year	Hambleton	Ryedale	Scarborough	Redcar & Cleveland	Totals
2013/14	15	2	9	0	26
2014/15	5	16	32	0	53
2015/16	2	19	22	0	43
2016/17	2	28	14	0	44
2017/18	3	20	6	0	29
2018/19	1	88	7	0	96
2019/20	0	63	8	0	71
2020/21	3	22	9	0	34
2021/22	2	9	21	0	32
2022/23	1	14	16	1	32
2023/24	13	9	15	0	37
2024/25	3	1	25	1	30
2025/26	7	2	14	0	23
TOTAL	70	312	307	3	692

Key Messages

- **Scarborough** has been the main source of completions, particularly from 2009/10 to 2015/16.
- **Ryedale** overtook all other districts during 2018/19 and 2019/20, driven by very large new-build allocation schemes in Helmsley, delivered through the Helmsley Plan.
- **Hambleton** consistently delivered low numbers, generally below 5 completions per year.
- **Redcar & Cleveland** made a negligible contribution to overall completions.