

## Rural Exception Sites and Housing Trajectory (Updated information as at October 2019)

The submitted LAA Report dated June 2019 contained information in Section 4 relating to a number of potential Rural exception sites that were being progressed at the time of the preparation of the report as set out below;

Site	Parish	No Units/Assessed Capacity (Net)
West of Ings Terrace	Grosmont	8
Almshouses	Hinderwell	2
Rear of Car Park	Lealholm	8
Land opposite Co-op/Land South and East of Captain Cook's Close. (Promoted site STAI1)	Staithe	10
<b>Total</b>		<b>28</b>

**Figure 3 - Rural exceptions sites in Plan period**

This update provides information on the interim period between the preparation of the LAA to present date. In relation to Figure 3 above;

- The site shown as 'West Ings Terrace, Grosmont' is no longer being pursued and an alternative site in Grosmont for the same number of dwellings is being progressed at 'Priory Park' in Grosmont.
- The 'Almshouses' have been completed and are now being occupied as two locally affordable dwellings.
- The Lealholm site is continuing to be progressed for 8 dwellings.
- Planning permission has now been granted for the development 12 affordable dwellings at Land opposite 'Co-op and East of Captain Cook's Close' on 13 August 2019.

In addition to the above a number of new sites are also being progressed in conjunction with the Rural Housing Enabler in Fylingdales and Danby Parishes. It should also be noted that an additional 2 dwellings have been permitted at the site in Staithe, previously estimated as

10 dwellings, as set out below (Revised figure 3). This has resulted in an increase in the total number of dwelling units from 28 to 50.

<b>Site</b>	<b>Parish</b>	<b>No Units/Assessed Capacity (Net)</b>
Priory Park	Grosmont	8
Almshouses (now occupied)	Hinderwell	2
Rear of Car Park	Lealholm	8
Land opposite Co-op/Land South and East of Captain Cook's Close. (Promoted site STAI1) (Planning permission granted for 12 dwellings 13/08/2019)	Staithe	12
Land on Sledgates, Fylingthorpe and Land to rear of car park, Robin Hoods Bay	Fylingdales Parish Council area	Combined total 10
Land to rear The Crescent, Danby and Land on Easton Lane, Ainthorpe	Danby Parish Council area	Combined total 10
<b>Total</b>		<b>50</b>

**Revised Figure 3 - Rural exceptions sites in Plan period**

It should also be noted that planning permission has been granted for 4 dwellings, part conversion/extension of the existing buildings, on promoted site HELM5 on 6 June 2018.

The following table (Revised figure 9) updates the current position by adding in the additional rural exception sites (2) currently being progressed and the additional permitted 2 units at Staithe;

Appendix 1 of this update report includes the most recent housing trajectory taken from the July 2019 Housing Topic Paper. Figures are at 1 April 2019.

Type of Supply	Site Count	Remaining Units
<b>DELIVERABLE</b>		
Sites of more than one dwelling under construction (figure 2)	8	86
Sites of a single dwelling unit under construction (figure 2)	22	22
<b>Total - Under Construction</b>	<b>30</b>	<b>108</b>
Sites of more than one dwelling not yet started (Figure 2)	7	21
Sites of a single dwelling not yet started (Figure 5).	22	22
Deliverable Rural Exceptions sites currently being progressed (figure 3)	<i>2 (includes promoted site STA11 at Staithes with PP for 12 and 2 units at Almshouses, Hinderwell)</i>	14
<b>Total - Not Yet Started</b>	<b>31</b>	<b>57</b>
<b>Total - Deliverable</b>	<b>61</b>	<b>165</b>
<b>DEVELOPABLE</b>		
Developable for housing (promotions) (figure 7)	<i>9 (includes West Ayton Depot)</i>	36
Vacant sites with development potential (figure 4)	<i>4 (not including West Ayton Depot)</i>	10
Developable Rural Exceptions sites currently being progressed (figure 3)	4	36
Additional potential rural exceptions sites arising from promoted sites) (figure 8)	5	34
Sites with outline planning permission (site in Appendix 5)	1	1
<b>Total - developable</b>	<b>23</b>	<b>117</b>
<b>Total land supply</b>	<b>82</b>	<b>282</b>

Revised Figure 9 – Overall potential housing supply

## Appendix 1: Housing Trajectory

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	TOTAL	
	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35		
<b>COMPLETIONS</b>																					
B	Allocated - Land off Swanlands Road, Helmsley (NYMH1)		8	16																24	
	Allocated - Land west of Ashwood Close (NYMNH3)			69																	
A	Allocated Land to the North of Linkfoot Lane (NYMH8)	7																		7	
C	Allocated - Land to the rear of the Black Swan	15																		15	
D	Past completions - Unallocated sites of two or more dwellings	12	6	2																20	
E	Past completions - Unallocated sites, single dwellings	10	15	9																34	
<b>PROJECTIONS</b>																					
F	Allocated - Land off Swanlands Road, Helmsley (NYMH1)				30															30	
G	Allocated - Land to the North of Elmslac Road (NYMNH3)				37															37	
H	Allocated: Land to the rear of the Black Swan							6												6	
I	Projections - Other identified sites of two or more dwellings, under construction				19															19	
J	Projections - Sites with one dwelling, under construction.				22															22	
K	Projections - Identified sites of two or more dwellings, with permission but not yet started.							8	9											17	
L	Projections - Sites with one dwelling, with permission but not yet started.							6	6	8										18	
M	Projections - developable sites (promotions, including possible rural exceptions sites)																			0	
N	Projections - developable rural exception schemes being progressed				12	8	8	2												30	
O	Projections - Vacant sites with development potential																			0	
P	Projections - windfalls - including conversions				7	7	14	14	14	14	14	14	14	14	14	14	14	14	14	210	
Q	<b>Total Past Completions</b>	<b>44</b>	<b>29</b>	<b>96</b>																<b>169</b>	
R	<b>Total Projected Completions</b>				<b>115</b>	<b>19</b>	<b>22</b>	<b>22</b>	<b>36</b>	<b>29</b>	<b>22</b>	<b>14</b>	<b>14</b>	<b>14</b>	<b>14</b>	<b>14</b>	<b>14</b>	<b>14</b>	<b>14</b>	<b>391</b>	
S	<b>Cumulative Completions</b>	44	73	169	284	303	325	347	383	412	434	448	462	476	490	504	518	532	546	560	
S	<b>Planned rate of delivery</b>	29	29	29	29	29	29	29	29	29	29	29	29	29	29	29	29	29	29	29	551
U	Annual requirement taking account of past/projected completions	29	28	28	24	18	18	17	17	15	14	13	13	13	13	12	12	11	10	5	

# North York Moors Draft Local Plan - Housing Trajectory

