



North York Moors National Park Authority

**Residential Land Survey
Report**

2017

Housing Provision in the North York Moors National Park

Introduction

Residential land surveys are undertaken on an annual basis to provide information on residential completion rates and current housing land availability within the North York Moors National Park. The information contained in the survey is used to monitor the effectiveness of housing policies and inform the Authority Report. It is also intended to provide a useful source of information for developers, house builders and other interested individuals or organisations.

The information contained in the survey is derived from building completion lists from Redcar and Cleveland Borough Council, the North Yorkshire Building Control Partnership Public Access database and the knowledge of Officers. Whilst the Authority believes that the information contained in the survey is correct it does not guarantee its accuracy, nor does the Authority accept any liability or responsibility for any direct or indirect loss or damage or other consequences, however arising, from the use of such information supplied.

The main points arising from the 2016/17 Residential Land Survey are:

- There has been a significant increase in planning permissions this year as a result of development being progressed through the Helmsley Plan. All the sites allocated in the Plan that fall within the National Park have been granted permission.
- The number of outstanding permissions and those permissions where building work has commenced remains relatively consistent.
- The delivery of affordable housing is significantly lower than in previous years due mainly to the ministerial changes to the planning regime and the uncertainty this has created. Affordable housing has been granted as part of the large schemes in Helmsley; however there are several small rural exception schemes in the pipeline to progress in 2017/18.

All figures are taken from the last financial year (1st April 2016 to 31st March 2017)

Please note where dwellings are replacements they are not recorded in this document so the figures represent net additional units.

The information also excludes expired permissions.

Section 1: Completions

Table 1: Summary of completed residential development

Table 1 below summarises the number of completed residential units to provide a comparison between the numbers of units completed on Greenfield sites and Previously Developed Land.

Because the term Previously Developed Land represents a variety of different types of development within the North York Moors, the table breaks this category down further into four main categories:

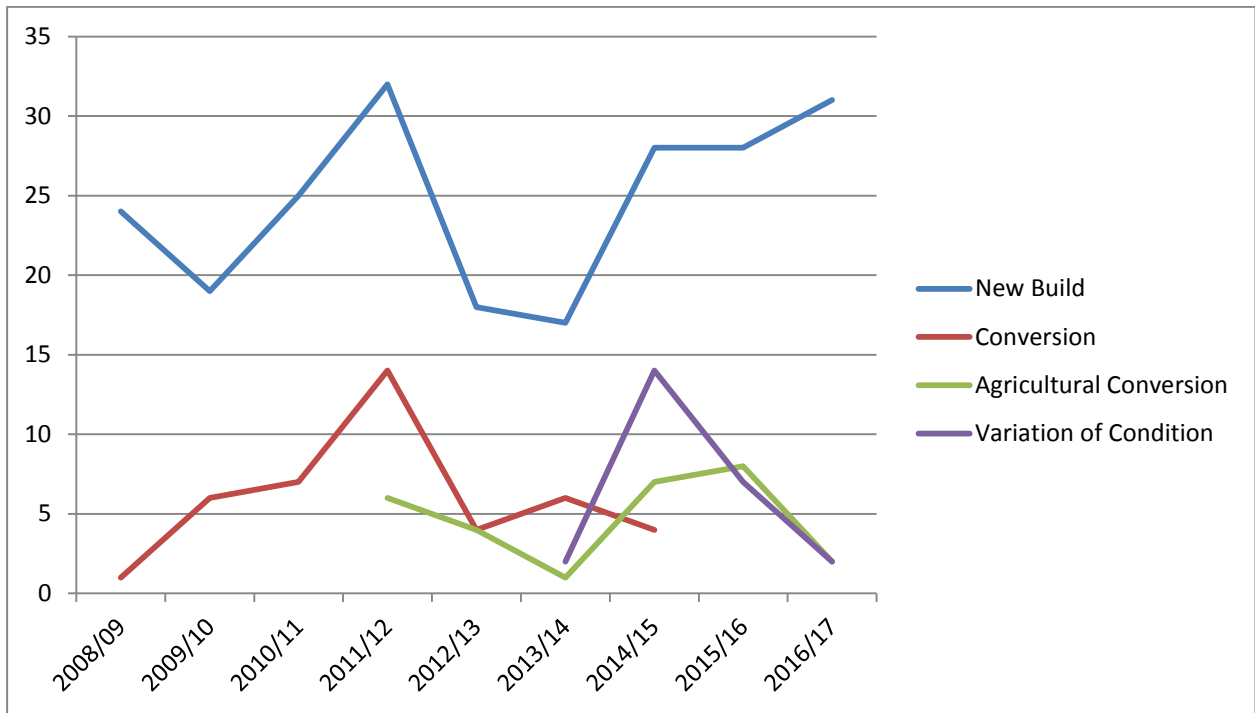
1. **New Build** - the erection of a new dwelling on previously developed land, for example a former petrol station;
2. **Agricultural Conversion** - the conversion of a building which was previously used for agricultural purposes;
3. **Non-Agricultural Conversion** - the conversion of all other types of buildings such as chapels, reading rooms, surgeries, workshops;
4. **Variation of Condition** –units that have gained approval to change from holiday cottage use or annexe accommodation to local occupancy letting, or subdivision to provide local occupancy letting.

Local Authority Area	Greenfield	Brownfield/PDL				Total (B)	Total (A+B)
	All New Build (Total A)	New Build	Conversion Ag	Conversion Non-Ag	Variation of Condition		
Hambleton	0	0	1	0	1	2	2
Ryedale	10	15	0	2	1	18	28
Scarborough	6	2	1	5	0	8	14
Redcar & Cleveland	0	0	0	0	0	0	0
TOTAL	16	17	2	6	2	28	44

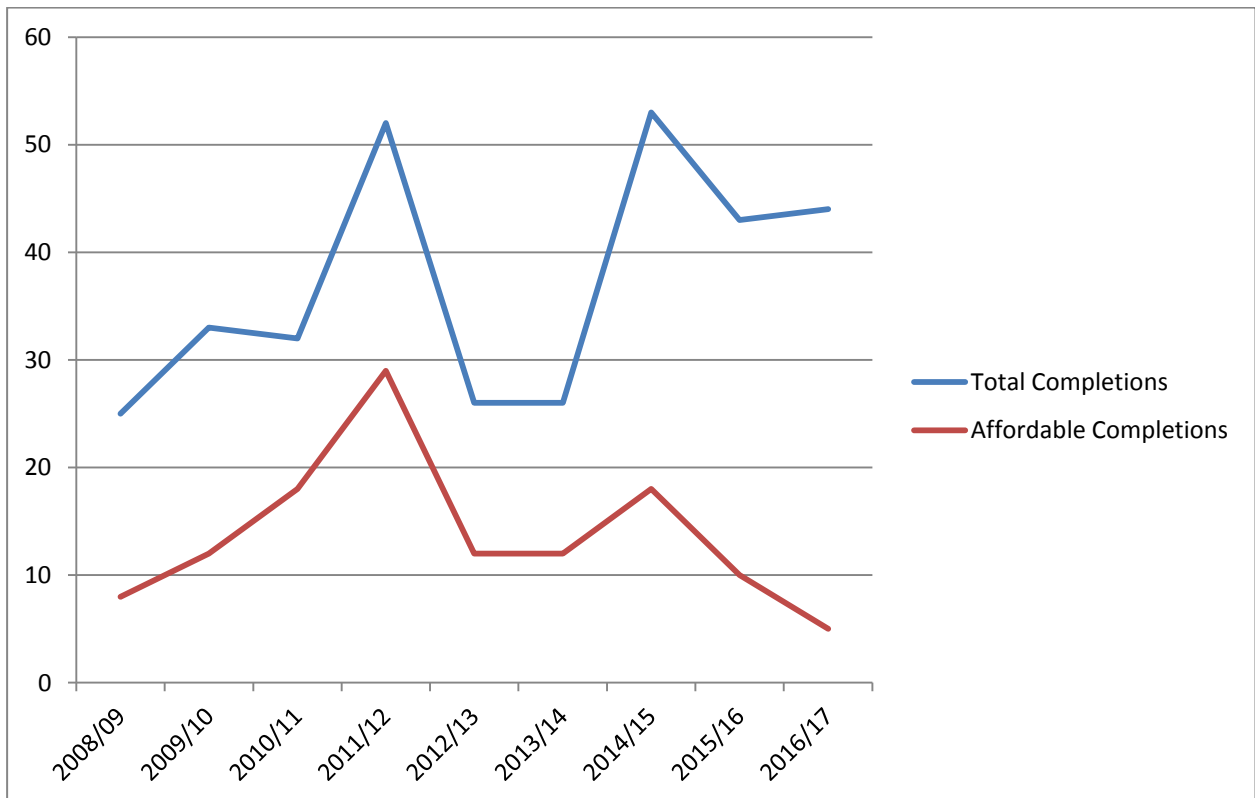
During the monitoring period a total of 44 new residential units were completed. Although only 5 affordable units have been completed (Linkfoot Lane in Helmsley), a significant number have been given planning permission through the Helmsley Plan and these will be developed over the coming years (building work has started on all of these sites).

It is likely that 2017/18 will be a busy year for the delivery of affordable housing as Scarborough Borough Council have been awarded £1.8m to help deliver Community-Led Housing and the Authority is working closely with SBC to progress potential sites within the National Park.

Graph 1: Residential dwellings completed since 2008 per category



Graph 2: Total Completions since 2008 (and affordable dwelling completions)



Section 2: Planning Permissions

Table 2: Summary of new residential development granted planning permission

Local Authority Area	Greenfield New Build	Brownfield New Build	Brownfield Agricultural Conversions	Brownfield Non-Ag Conversions	Brownfield Variation of Condition
Hambleton	1	0	1	3	1
Ryedale	163	0	1	2	1
Scarborough	2	0	8	7	0
Redcar & Cleveland	0	0	0	0	0

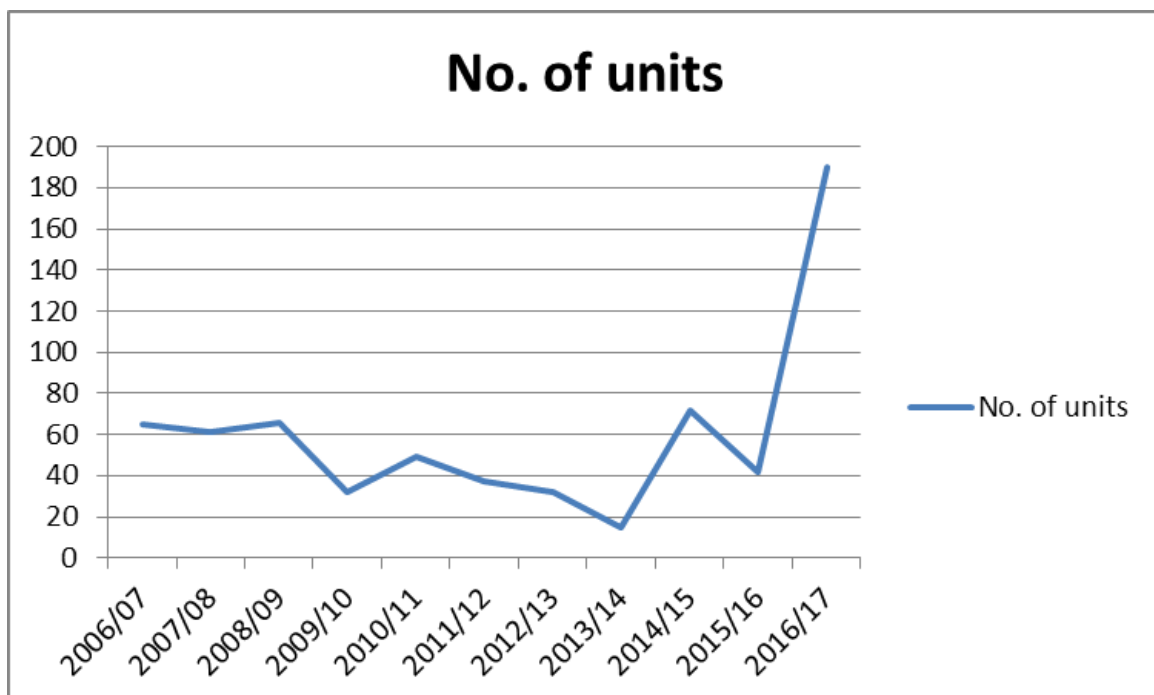
Within the monitoring period, 190 new residential units were granted planning permission which includes new build units, conversions and variation of conditions. The increase this year is due to the granting of two large housing developments allocated as part of the Helmsley Plan (NYMH1 and NYMH3). These two sites provide the only affordable housing granted this year, totalling 68 affordable units, plus 20 supported units (extra care facility).

Unlike previous years, there have been no Rural Housing Enabler schemes approved within this monitoring period due to the ministerial changes to the planning regime and the uncertainty this has created. However, the Government has reintroduced grant for affordable rent which has resulted in several schemes moving forward again.

Two applications have expired without building work commencing at:

1. Badger Cottage, rear of West End Close, Hinderwell
2. Borrowby Grange Farm, Borrowby

Graph 3: No. of new residential units granted Planning Permission since 2007



Section 3: Completed and Outstanding Permissions

Table 3: Completed and outstanding residential planning permissions since 2008

Local Authority Area	Completions 2008 to present			No. of units where building work has started but not completed	No. of units with permission but where work has not yet started	Gross total number of units completed and outstanding
	New Build	Conversion	Total			
Ham	35	13	48	6	5	61
Rye	70	21	91	169	9	268
Scar	119	78	197	13	19	220
R&C	0	1	1	0	0	1
Total	224	110	337	188	33	550

Section 4: Appendices

Appendix A lists the current sites with outstanding planning permissions.

Appendix B lists the yearly completions dating from 1991.

Appendix C shows the total completions since 1991 broken down into Districts.

Appendix A: Sites with planning permission where work has not yet commenced

Hambleton

Total number of units not yet started: 5

Reference	Address	No. of Units	Description	Date of Permission
NYM/2014/0401/FL	Land adjacent Newlands, Chop Gate	1	Construction of 1 no. local occupancy dwelling	11/11/2014
NYM/2016/0865/FL	Church House, South End, Osmotherley	1	Change of use of church house to local occupancy dwelling	13/03/2017
NYM/2016/0620/FL	Old School House, Kilburn	1	Conversion of former school to local occupancy dwelling	17/02/2017
NYM/2016/0400/FL	Cold Kirby Farm, Cold Kirby	1	Conversion to local occupancy letting dwelling	08/08/2016
NYM/2015/0893/CU	90 High Street, Swainby	1	Change of use of village store to local occupancy dwelling	22/04/2016

Ryedale

Total number of units not yet started: 9

Reference	Address	No. of Units	Description	Date of Permission
NYM/2014/0671/FL	Bleach Mill, TLD	1	Conversion to 1no. open market dwelling	02/02/2015
NYM/2012/0796/FL	Fox and Rabbit Cottages, Lockton	2	Variation of condition for the reorganisation of 4 holiday cottages to form 2 'for sale' local occupancy dwellings, one with attached residential annexe/holiday cottage	11/01/2016
NYM/2016/0053/FL	Church Farm, Scawton	1	subdivision to form 1 no. additional dwelling (local occupancy) together with creation of new access, parking and turning area	22/03/2016
NYM/2016/0883/FL	Long Plain Farm, Old Byland	1	Construction of 1no. agricultural occupancy dwelling	03/03/2017
NYM/2017/0042/FL	Holly Bower, Hag Lane, Sproxton	1	Construction of 1no. agricultural occupancy dwelling	17/03/2017
NYM/2016/0534/FL	The Old Post Office, Ampleforth	1	Conversion and extension of outbuilding to 1no. dwelling	13/09/2016
NYM/2016/0263/FL	Barn adjacent Waingate Farm, Fadmoor	1	Conversion to form 1no. local occupancy dwelling	21/07/2016
NYM/2016/0085/FL	Land to rear of Roxby Hill Farm, TLD	1	Construction of 1no. dwelling	06/05/2016

Scarborough

Total number of units not yet started in Scarborough: 19

Reference	Address	No. of Units	Description	Date of Permission
NYM/2012/0814/FL	West Skelder Farm, Dunsley	1	Conversion of agricultural buildings to 1 local occupancy letting	21/08/2014
NYM/2014/0867/FL	Land between 21 & 23 Rosedale Lane, Port Mulgrave	1	New local occupancy dwelling	30/03/2015
NYM/2014/0712/FL	Stores adjacent 9 Primrose Hill, Castleton	1	Construction of 1 open market dwelling following demolition of disused store and imposition of local occupancy restriction on 9 Primrose Hill	06/07/2015
NYM/2015/0150/FL	Land adjacent to 85 High Street, Castleton	1	Construction of 1 no. local occupancy dwelling following demolition of existing garage	31/07/2015
NYM/2015/0670/FL	The Old Railway Station, Hawsker	1	Subdivision of The Old Railway Station to form a dwelling together with a combined residential/work unit	27/11/2015
NYM/2015/0814/FL	Brentwood, Pickering Road, West Ayton	1	Construction of 1 dwelling	15/01/2016
NYM/2015/0197/FL	Ryefield, Hackness Road, Scalby	3	Subdivision of one dwelling into 3 units and erection of new dwelling (net gain of 3 units)	20/09/2016
NYM/2015/0877/FL	The Chapel, Main Street, East Ayton	1	Conversion of chapel to local occupancy dwelling	29/04/2016
NYM/2016/0246/FL	Former Methodist Chapel, Staintondale	1	Change of use to local occupancy dwelling	30/06/2016
NYM/2016/0323/FL	Scaling Filter House, Scaling	1	Conversion to local occupancy dwelling	08/07/2016
NYM/2016/0500/FL	Post Office, King Street, RHB	1	Subdivision to create 1 additional unit (local occupancy)	09/09/2016
NYM/2016/0575/FL	Stonelea, Prior Wath Road, Staintondale	1	Subdivision to create local occupancy dwelling	21/10/2016
NYM/2016/0765/FL	Calfthwaite Farm, Cloughton	2	Conversion to 2 local occupancy/holiday letting units	20/12/2016
NYM/2016/0632/FL	Keasbeck Hill Farm, Harwood Dale	3	Alterations and extensions to 3 local occupancy dwellings	23/12/2016

Redcar and Cleveland

Total number of units not yet started: 0

Reference	Address	Location	No. of Units	Description	Date of Permission

Appendix B:

Total completions broken down by District between 2008/09 and 2016/17

Year	Conversions	New Build	Total
2008/09	1	24	25
Hambleton	1	9	10
Ryedale		5	5
Scarborough		10	10
2009/10	14	19	33
Hambleton	0	1	1
Ryedale	1	1	2
Scarborough	13	17	30
2010/11	7	25	32
Hambleton		1	1
Ryedale		3	3
Scarborough	7	21	28
2011/12	20	32	53
Hambleton	2		2
Ryedale		12	12
Scarborough	19	20	39
2012/13	8	18	26
Hambleton	4	6	10
Redcar and Cleveland	1		1
Ryedale		2	2
Scarborough	3	10	13
2013/14	9	17	26
Hambleton		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	45
Hambleton	1	1	2
Ryedale	3	18	21
Scarborough	11	11	22
2016-17	11	33	44
Hambleton	2		2
Ryedale	3	25	28
Scarborough	6	8	14
Total	111	226	337

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