



North York Moors National Park Authority

**Residential Land Survey
Report**

2016

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 Residential Land Survey are:

- Completions are lower than last year, down by 19%.
- Planning permissions are lower than last year, from 74 new permissions in 2014/15 to 42 new permissions in 2015/16.
- The number of outstanding permissions and those permissions where building work has commenced remains relatively consistent.
- 23% of all completions were affordable dwellings (10 units).
- The Scarborough Borough part of the Park continues to provide the most completions however as developments in Helmsley start to progress, Ryedale is providing the highest number of planning permissions. There are currently no permissions for development within the Redcar and Cleveland part of the Park.

All figures are taken from the last financial year (1st April 2015 to 31st March 2016)

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	1	0	1	0	0	1	2
Ryedale	16	0	2	0	1	3	19
Scarborough	11	0	5	0	6	11	22
Redcar & Cleveland	0	0	0	0	0	0	0
TOTAL	28	0	8	0	7	15	43

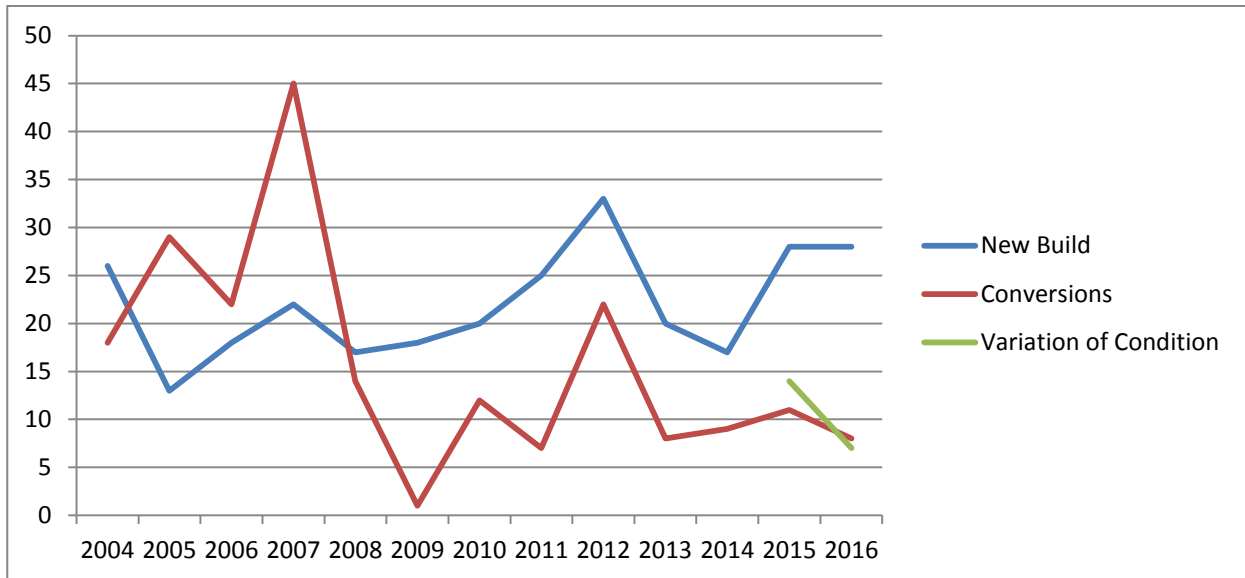
During the monitoring period a total of 43 new residential units were completed. 28 of these were new build units built on Greenfield land. The new units on previously developed land consisted of 8 from agricultural conversions and 7 from a variation of condition. Greenfield land provided 10 units of affordable housing within the Scarborough Borough at Eskdaleside in Sleights – a Rural Housing Enabler scheme.

For the third year running, no units have been completed in the Redcar & Cleveland area and the only outstanding permission (conversion of stable to residential dwelling) expired within this financial year.

The total number of completions has fallen slightly from last year (from 53 completions down to 43). The graph below shows that this reduction is in conversion schemes and variation of condition applications. The reduction in applications seeking to vary a condition from holiday to local

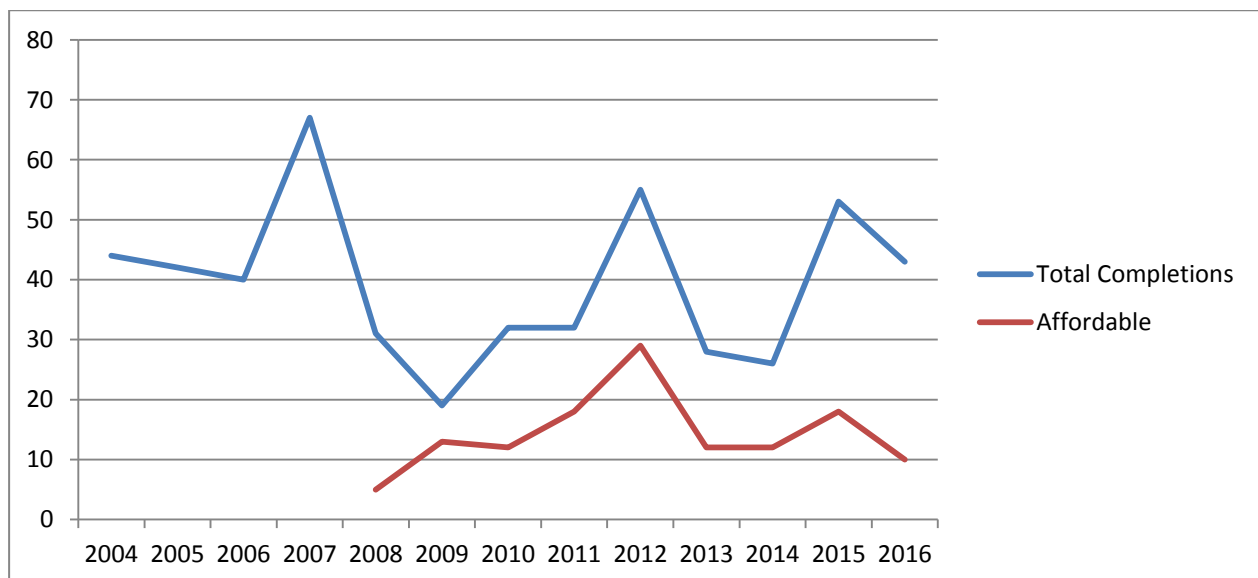
occupancy may indicate that the initial demand for this type of development has peaked. There is no known reason for the reduced number of barn conversions and therefore this trend may need longer monitoring. New build completions have remained constant.

Graph 1: Residential dwellings completed since 2004 per category



Note – the peak in 2007 was result of the completion of a large hotel conversion scheme

Graph 2: Total Completions since 2004 (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	0	0	1	0	0
Ryedale	3	17	0	5	3
Scarborough	2	2	1	2	6
Redcar & Cleveland	0	0	0	0	0

Within the monitoring period, 42 new residential units were granted planning permission which includes new build units, conversions and variation of conditions. Of these there are only 4 units which are affordable forming part of the Black Swan development in Helmsley. The substantial development for 60 units at Carlton Road in Helmsley is waiting the signing of the S106 Agreement and is therefore yet to be included in these figures.

Similarly to the completions, the number of units granted planning permission is down on last year's figure of 75, however it is felt that 2014-2015 was an exceptional year due to several substantial schemes gaining approval at Helmsley, Sleights and Egton.

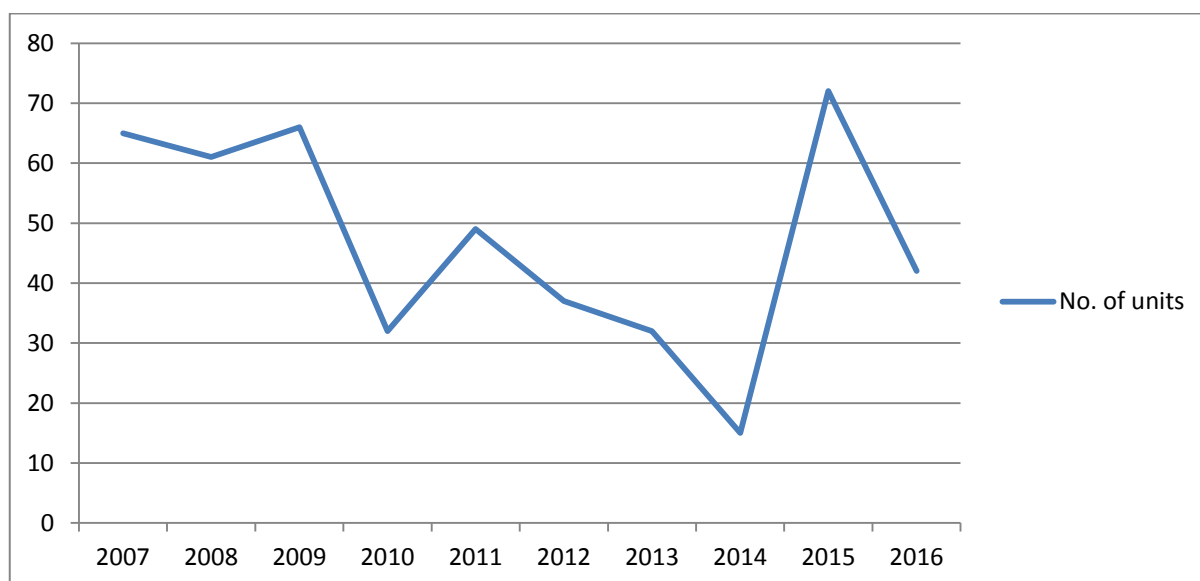
Unlike previous years, there have been no Rural Housing Enabler schemes approved within this monitoring period which is likely to have played a part in the reduced number of housing permissions. There are several schemes in the pipeline which are hopeful to come forward next year; however some schemes have been delayed due to the recent ministerial changes to the planning regime and the uncertainty this has created.

Despite this, planning permissions are still on an average with previous years.

4 applications have expired without building work commencing at:

1. Land adjacent The Rowans, Lockton for 1 local occupancy dwelling (Ryedale)
2. Pease Court, Hutton Gate for 1 open market dwelling (Redcar and Cleveland)
3. Former Chapel, rear of Main Street, Westerdale for 1 local occupancy dwelling (Scarborough)
4. Land at Brookfield Lane, Thornton le Dale for 1 open market dwelling (Ryedale)

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

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	37	11	48	4	3	55
Rye	46	16	62	32	6	100
Scar	106	71	177	17	14	208
R&C	0	1	1	0	0	1
Total	189	99	288	53	23	364

Definitions

A dwelling is defined as completed when it is either occupied or available for occupation. Those dwellings under construction at the time of survey are included in the figures where building work has started but not completed.

The Government's definition of previously developed land is outlined in full in the NPPF, but in brief it is: *land which is or was occupied by a permanent structure, excluding land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal; land in built up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the structure have blended into the landscape.*

The definition excludes land and buildings that are currently in use for agricultural or forestry purposes and for this reason conversions are split into agricultural and non-agricultural categories.

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: 3

Reference	Address	Location	No. of Units	Description	Date of Permission
NYM/2014/0755/FL	Low Farm, Back Lane	Faceby	2	Conversion of outbuildings to form 2 local occupancy dwellings	27/02/2015
NYM/2014/0401/FL	Land adjacent Newlands	Chop Gate	1	Construction of 1 no. local occupancy dwelling with associated access	11/11/2014

Ryedale

Total number of units not yet started: 6

Reference	Address	Location	No. of Units	Description	Date of Permission
NYM/2014/0671/FL	Bleach Mill	Thornton le Dale	1	Conversion to 1 open market dwelling	02/02/2015
NYM/2014/0660/FL	Land off Carlton Road	Helmsley	1	Construction of 1 open market dwelling	26/01/2015
NYM/2014/0827/RM	Fox and Rabbit Farm	Lockton	1	Construction of 1 agricultural workers dwelling	09/02/2015
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
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

Scarborough

Total number of units not yet started in Scarborough: 14

Reference	Address	Location	No. of Units	Description	Date of Permission
NYM/2013/0507/FL	Badger Cottage	Hinderwell	1	Conversion to form 1 local occupancy dwelling	20/01/2014
NYM/2013/0574/FL	Manor House Farm	Newholm	1	Conversion of agricultural building to form 1 local occupancy dwelling	14/01/2014
NYM/2013/0872/FL	The Castleton Tea Rooms	Castleton	2	Change of use and alterations of dwelling and cafe to form 3 local occupancy dwellings	03/03/2014
NYM/2014/0867/FL	Land between 21 & 23 Rosedale Lane	Port Mulgrave	1	Construction of 1 local occupancy dwelling	30/03/2015
NYM/2013/0016/FL	Old Joiner's Shop	Wrench Green	1	Conversion to form 1 local occupancy dwelling	30/10/2014
NYM/2012/0814/FL	West Skelder Farm	Dunsley	1	Conversion of agricultural buildings to 1 local occupancy letting	21/08/2014
NYM/2012/0616/FL	Borrowby Grange Farm	Borrowby	1	Conversion of agricultural building to form 1 no. local occupancy letting dwelling	20/11/2013
NYM/2014/0778/FL	Barn to the rear of 5 High Street	Hinderwell	1	Conversion of and rebuilding works to barn to form 1 no. local occupancy dwelling to let	14/04/2015
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/2015/0569/FL	1 Sunny Row	Port Mulgrave	1	Construction of 1 no. local occupancy dwelling following demolition of existing outbuildings	16/10/2015
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

Redcar and Cleveland

Total number of units not yet started: 0

Reference	Address	Location	No. of Units	Description	Date of Permission

Appendix B:

Number of completions broken down by District and by year from 1991 to 2016

	1991/1992			1992/1993		
District Area	New Build	Conversion	Total	New Build	Conversion	Total
Hambleton	6	6	12	0	5	5
Ryedale	7	20	27	11	10	21
Scar	29	17	46	13	27	40
Redcar & Cleveland	0	0	0	0	0	0
Total	42	43	85	24	42	66
	1993/1994			1994/1995		
District Area	New Build	Conversion	Total	New Build	Conversion	Total
Hambleton	2	4	6	2	3	5
Ryedale	3	17	20	9	5	14
Scar	53	32	85	18	14	32
Redcar & Cleveland	0	2	2	0	0	0
Total	58	55	113	29	22	51
	1995/1996			1996/1997		
District Area	New Build	Conversion	Total	New Build	Conversion	Total
Hambleton	1	0	1	7	1	8
Ryedale	8	6	14	5	1	6
Scar	2	39	41	17	12	29
Redcar & Cleveland	0	0	0	0	0	0
Total	11	45	56	29	14	43
	1997/1998			1998/1999		
District Area	New Build	Conversion	Total	New Build	Conversion	Total
Hambleton	1	2	3	3	2	5
Ryedale	7	4	11	2	6	8
Scar	13	6	19	22	17	39
Redcar & Cleveland	15	2	17	0	0	0
Total	36	14	50	27	25	52
	1999/2000			2000/2001		
District Area	New Build	Conversion	Total	New Build	Conversion	Total
Hambleton	1	5	6	0	2	2
Ryedale	4	4	8	2	1	3
Scar	6	10	16	8	15	23
Redcar & Cleveland	14	4	18	0	2	2
Total	25	23	48	10	20	30
	2001/2002			2002/2003		
District Area	New Build	Conversion	Total	New Build	Conversion	Total
Hambleton	0	8	8	0	2	2
Ryedale	3	7	10	4	11	15
Scar	5	26	31	4	15	19
Redcar & Cleveland	0	4	4	37	1	38
Total	8	45	53	45	29	74
	2003/2004			2004/2005		
District Area	New Build	Conversion	Total	New Build	Conversion	Total
Hambleton	4	2	6	1	2	3
Ryedale	5	5	10	7	9	16
Scar	11	11	22	4	17	21

Redcar & Cleveland	6	0	6	1	1	2
Total	26	18	44	13	29	42
	2005/2006			2006/2007		
District Area	New Build	Conversion	Total	New Build	Conversion	Total
Hambleton	2	4	6	0	5	5
Ryedale	6	2	8	3	4	7
Scar	10	16	26	19	28	47
Redcar & Cleveland	0	0	0	0	8	8
Total	18	22	40	22	45	67
	2007/2008			2008/2009		
District Area	New Build	Conversion	Total	New Build	Conversion	Total
Hambleton	5	0	5	9	1	10
Ryedale	5	1	6	5	0	5
Scar	7	13	20	4	0	4
Redcar & Cleveland	0	0	0	0	0	0
Total	17	19	31	18	1	19
	2009/2010			2010/2011		
District Area	New Build	Conversion	Total	New Build	Conversion	Total
Hambleton	2	1	3	1	0	1
Ryedale	1	1	2	4	0	2
Scar	17	10	27	20	7	27
Redcar & Cleveland	0	0	0	0	0	0
Total	20	12	32	25	7	32
	2011/2012			2012/2013		
District Area	New Build	Conversion	Total	New Build	Conversion	Total
Hambleton	1	1	2	6	4	10
Ryedale	12	0	12	2	0	2
Scar	20	21	41	12	3	15
Redcar & Cleveland	0	0	0	0	1	1
Total	33	22	55	20	8	28
	2013/2014			2014/2015		
District Area	New Build	Conversion	Total	New Build	Conversion	Total
Hambleton	15	0	15	2	3	5
Ryedale	1	1	2	5	11	16
Scarborough	1	8	9	21	11	32
Redcar & Cleveland	0	0	0	0	0	0
Total	17	9	26	28	25	53
	2015/2016			2016/2017		
District Area	New Build	Conversion	Total	New Build	Conversion	Total
Hambleton	1	1	2			
Ryedale	16	3	19			
Scarborough	11	11	22			
Redcar & Cleveland	0	0	0			
Total	28	15	43			

Appendix C

Total completions broken down by District between 1991 and 2016

District Area	New Build	Conversion	TOTAL
Hambleton	72	64*	136
Ryedale	137*	129	266
Scarborough	347	386	733
Redcar & Cleveland	73	25	98
TOTAL	629	604	1,233

* To note: discrepancies have been found on these two figures (Hambleton conversion and Ryedale new build) and the table has been corrected accordingly. This results in 5 less conversions in Hambleton but 4 more new builds in Ryedale. Having looked back through past Surveys it would appear that this small inaccuracy has been present pre-2010.