



North York Moors National Park Authority

# **Residential Land Survey Report 2012**

**North York Moors National Park Authority  
Local Development Framework**

## **Residential Land Survey 2012**

### **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 Annual Monitoring Report. It is also intended to provide a useful source of information for developers, house builders and other interested individuals or organisations.

Previous surveys set out residential completions against the number of outstanding planning permissions broken down within each District into Parish and individual settlements but did not provide specific details of the location of sites with outstanding planning permission. For this reason since 2007 the format of the survey has been revised so that it now includes a schedule of sites arranged by District setting out the sites with either outline or full planning permission where development has not yet commenced.

The information contained in the survey is derived from building completion lists from the 4 District Authorities, (Hambleton, Ryedale and Scarborough are now incorporated under North Yorkshire Building Control Partnership). 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 issues arising from the 2012 Residential Land Survey are:-

- Within the monitoring period 55 new residential units were completed, which is the same number as the previous year This includes 29 affordable housing units
- 29% of all completions were the result of conversions
- 6 units were created through agricultural conversions.

On the 13<sup>th</sup> November 2008 the North York Moors Local Plan was replaced by the adoption of the Core Strategy and Development Policies. Housing policies in the Yorkshire and Humber Regional Spatial Strategy do not set a figure for housing provision within the North York Moors National Park as all new provision will be to meet local needs and this is reflected in the Core Strategy and Development Policies.

## Housing Provision in the North York Moors National Park

Table 1 - Summary of Completed Residential Development between 1<sup>st</sup> April 2011 and 31<sup>st</sup> March 2012

Local Authority Area	Completions						Total
	New Build			Conversions			
	G	PDL	Total	A	NA	Total	
Hambleton	1	0	1	1	0	1	2
Ryedale	12	0	12	0	0	0	12
Scarborough	20	0	20	5	16	21	41
Redcar & Cleveland	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>33</b>	<b>0</b>	<b>33</b>	<b>6</b>	<b>16</b>	<b>22</b>	<b>55</b>

G – Greenfield PDL – Previously Developed Land A – Agricultural NA – Non Agricultural (see definitions)

Table 1 shows that a total of 55 new residential units were completed during the monitoring period. Out of the total number of completions 29 units were for affordable housing units built on Greenfield land, which were the outcome of the Rural Housing Enabler programme.

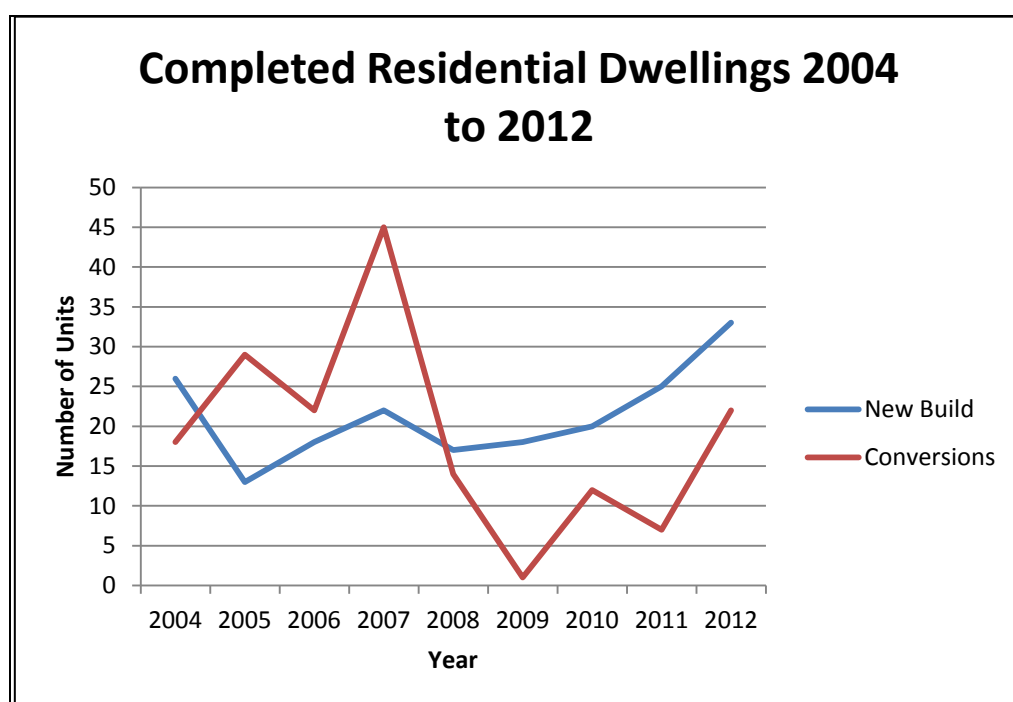
A total of 6 agricultural conversions (barn conversions) were completed, while a further 16 additional units were completed as a result of other conversion schemes.

Table 2 - Summary of New Residential Development Granted Planning Permission between 1<sup>st</sup> April 2011 and 31<sup>st</sup> March 2012

Local Authority Area	Conversions	Agricultural Conversions	New Build on Greenfield Land	New Build on Previously Developed Land
Hambleton	0	0	7	7
Ryedale	5	0	13	18
Scarborough	3	2	7	12
Redcar and Cleveland	0	1	0	0

Between 1<sup>st</sup> April 2011 and 31<sup>st</sup> March 2012 a total of 37 new residential units were granted planning permission, of which 18 were affordable. Further permissions were granted for 3 units to be used for local occupancy letting. A total of 4 units were refused.

Graph 1 – Number of Completed Residential Dwellings Completed Since Adoption of Local Plan



Note - Peak in 2007 was result of the completion of a large hotel conversion scheme

Table 3 - Summary of Completed and Outstanding Planning Permissions for Residential Development Granted between 1<sup>st</sup> April 1991 and 31<sup>st</sup> March 2012

Local Authority Area	Completions 1991 to 2012			Sites where building has commenced	Sites with permission but not yet started	Total number of units completed and outstanding 1991 to present
	New Build	Conversion	Total			
Hambleton	48	61	109	7	5	121
Ryedale	109	114	223	3	11	237
Scarborough	302	353	655	344	7	696
Redcar and Cleveland	73	24	97	0	1	98
<b>Total</b>	<b>532</b>	<b>552</b>	<b>1084</b>	<b>44</b>	<b>24</b>	<b>1152</b>

Note total figure only includes those where planning permission is extant.

As can be seen from table 3 there are currently 44 dwelling units, which have been granted planning permission but have yet to be completed within the North York Moors National Park. The tables at Annex A identify the sites where development has not yet commenced as set out by District Area. A total of 24 units have been granted permission but development has not yet commenced.

The historical completions dating from 1991 tables are located at Appendix B and a table showing total completions broken down by District is located at Appendix C.

### Definitions

A dwelling is defined as completed when it is either occupied or available for occupation and those dwellings under construction at the time of survey are included in the figures for outstanding permissions.

The definition of what constitutes 'previously developed land' is set out in Annex B of PPS3 Housing, and is held to be land which is or was occupied by a permanent structure. The definition excludes land and buildings that are currently in use for agricultural or forestry purposes. For this reason conversions are split into agricultural and non-agricultural categories.

## Appendix A

### Sites with planning permission where work has not yet commenced in Hambleton

Planning Reference	Address	Location	Number of Units	Description	Date of Permission
NYM/2010/0390/FL	Church Lane	Swainby	1	Construction of a detached dwelling	3/9/10
NYM/2011/0037/ETL	Rydes Garage	Osmotherley	2	Construction of 2 dwellings	23/3/11
NYM/2009/0206/OU	Trennet View	Chop Gate	1	Outline application for erection of dwelling	6/8/10
NYM/2012/0023/FL	Land Adjacent to Newlands Farm	Chop Gate	1	Construction of 1 local occupancy dwelling	7/3/12

Total number of units not yet started: 5

**Sites with planning permission where work has not yet commenced in Ryedale**

<b>Planning Reference</b>	<b>Address</b>	<b>Location</b>	<b>Number of Units</b>	<b>Description</b>	<b>Date of Permission</b>
NYM/2008/0823/RM	Land at Southside	Rosedale	1	Erection of an agricultural workers dwelling	23/4/09
NYM/2007/0986	Land to rear of Comber House	Thornton le Dale	1	Erection of a dwelling	28/5/08
NYM/2011/0636/ETL	Hallgarth Farm	Thornton le Dale	2 (conversion)	Conversion of agricultural buildings to form 2 dwellings	25/11/11
NYM/2010/0885/FL	Brook Lane	Thornton le Dale	1	Erection of 1 dwelling	22/2/11
NYM/2008/0623	Land South of Box Tree Cottage	Thornton le Dale	2	Erection of pair of dwellings	28/10/08
NYM/2009/0510	Manor Farm	Lockton	1	Conversion of barn to dwelling	29/1/10
NYM/2010/0670/FL	West View Farm	Lockton	1	Conversion of existing outbuilding to dwelling	17/1/11

Planning Reference	Address	Location	Number of Units	Description	Date of Permission
NYM/2011/0857/FL	Scawling Farm	Oldstead	1	Conversion and extension of existing buildings to create 1 open market dwelling	19/3/12
NYM/2010/0969/FL	Bleach Mill	Thornton le Dale	1	Change of use of outbuilding to form dwelling	5/8/11

Total number of units not yet started:- 11



**Sites with planning permission where work has not yet commenced in Scarborough**

<b>Planning Reference</b>	<b>Address</b>	<b>Location</b>	<b>Number of Units</b>	<b>Description</b>	<b>Date of Permission</b>
NYM/2010/0416	Sunnyside Cottage	Hackness	1	Extension to dwelling and rebuilding of outbuilding to form dwelling	16/7/10
NYM/2010/0019/RM	Land Adj Abingdon Rd	Easington	1	Construction of dwelling	3/3/08
NYM/2007/0911	Outbuildings Adj Chestnut Cottage	Fylingthorpe	1 (conversion)	Conversion and extension of workshop and stores to form dwelling	13/8/08
NYM/2008/0741	Redberry Cottages	Lealholm	1	Construction of 2 storey dwelling	12/11/08
NYM/2010/0104/FL	Cloughton Fields	Cloughton	1	Conversion of farm buildings to create farmhouse	30/4/13
NYM/2010/0534/FL	The Chapel	East Ayton	1	Change of use and conversion of chapel to form 1 dwelling	26/10/13
NYM/2011/0042/FL	Buskey House Farm	Sneaton	1	Conversion of brick barn to local occupancy dwelling	23/1/12

Total number of units not yet started in Scarborough:- 11

**Sites with planning permission where work has not yet commenced in Redcar and Cleveland**

<b>Planning Reference</b>	<b>Address</b>	<b>Location</b>	<b>Number of Units</b>	<b>Description</b>	<b>Date of Permission</b>
NYM/2009/0129	Pease Court	Hutton Gate	1		22/4/09

Total number of units not yet started:- 1

## Appendix B

### Number of Completions Broken Down by District and by Year from 1991 to 2008

	1991/92			1992/93		
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
<b>Total</b>	<b>42</b>	<b>43</b>	<b>85</b>	<b>24</b>	<b>42</b>	<b>66</b>
	1993/94			1994/95		
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
<b>Total</b>	<b>58</b>	<b>55</b>	<b>113</b>	<b>29</b>	<b>22</b>	<b>51</b>
	1995/96			1996/97		
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
<b>Total</b>	<b>11</b>	<b>45</b>	<b>56</b>	<b>29</b>	<b>14</b>	<b>43</b>
	1997/98			1998/99		
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
<b>Total</b>	<b>36</b>	<b>14</b>	<b>50</b>	<b>27</b>	<b>25</b>	<b>52</b>
	1999/2000			2000/01		
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
<b>Total</b>	<b>25</b>	<b>23</b>	<b>48</b>	<b>10</b>	<b>20</b>	<b>30</b>

	2001/02			2002/03		
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
<b>Total</b>	<b>8</b>	<b>45</b>	<b>53</b>	<b>45</b>	<b>29</b>	<b>74</b>
	2003/04			2004/05		
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
<b>Total</b>	<b>26</b>	<b>18</b>	<b>44</b>	<b>13</b>	<b>29</b>	<b>42</b>
	2005/06			2006/07		
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
<b>Total</b>	<b>18</b>	<b>22</b>	<b>40</b>	<b>22</b>	<b>45</b>	<b>67</b>
	2007/08			2008/09		
District Area	New Build	Conversion	Total	New Build	Conversion	Total
Hambleton	5	5	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
<b>Total</b>	<b>17</b>	<b>19</b>	<b>31</b>	<b>18</b>	<b>1</b>	<b>0</b>
	2009/10			2010/11		
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
<b>Total</b>	<b>20</b>	<b>12</b>	<b>32</b>	<b>25</b>	<b>7</b>	<b>32</b>
	2011/12			2012/13		
District Area	New Build	Conversion	Total	New Build	Conversion	Total
Hambleton	1	0	1			
Ryedale	12	0	12			
Scar	20	0	20			
Redcar and Cleveland	0	0	0			
<b>Total</b>	<b>33</b>	<b>0</b>	<b>33</b>			

**Appendix C**

**Total Completions broken down by District between 1991 and 2012**

<b>District Area</b>	<b>1991/2012</b>		
	<b>New Build</b>	<b>Conversion</b>	<b>Total</b>
<b>Hambleton</b>	48	61	109
<b>Ryedale</b>	109	114	223
<b>Scarborough</b>	302	353	655
<b>Redcar &amp; Cleveland</b>	73	24	97
<b>TOTAL</b>	532	552	1084