



North York Moors National Park Authority

Residential Land Survey Report 2014

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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 issues arising from the 2014 Residential Land Survey are:-

- Within the monitoring period 26 new residential units were completed, which includes 12 affordable housing units
- 73% of all new units were built on Greenfield (includes agricultural conversions)
- Only 1 unit was created through the conversion of an agricultural building.

On the 13th November 2008 the North York Moors Local Plan was replaced by the adoption of the Core Strategy and Development Policies. The Core Strategy and Development Policies document does not include a housing provision figure as all new housing is to meet local housing needs.

Housing Provision in the North York Moors National Park

Table 1 - Summary of Completed Residential Development between 1st April 2013 and 31st March 2014

Local Authority Area	Completions						Total
	New Build			Conversions			
	G	PDL	Total	A	NA	Total	
Hambleton	15	0	15	0	0	0	15
Ryedale	1	0	1	0	1	1	2
Scarborough	1	0	1	1	7	8	9
Redcar & Cleveland	0	0	0	0	0	0	0
TOTAL	17	0	17	1	8	9	26

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

Table 1 shows that a total of 26 new residential units were completed during the monitoring period. Out of the total number of completions 12 units were for affordable housing units built on Greenfield land at Osmotherley, which was the outcome of the Rural Housing Enabler programme.

A total of 1 agricultural conversion (barn conversions) was completed, while 7 additional units were completed as a result of other conversion schemes such as chapels/schools (these figures include where there has been a variation of condition allowing a property to be occupied as a residential unit).

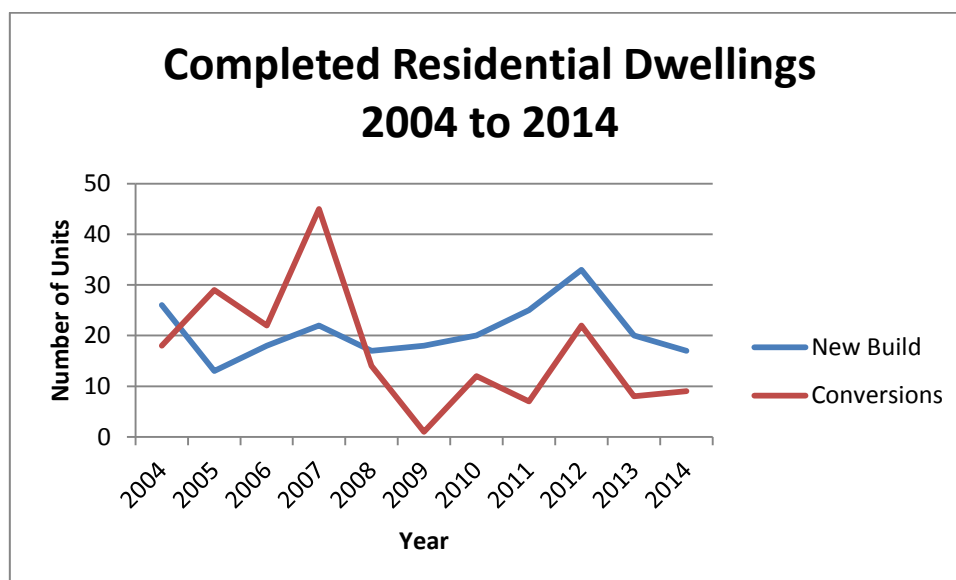
Table 2 - Summary of New Residential Development Granted Planning Permission between 1st April 2013 and 31st March 2014

Local Authority Area	Conversions	Agricultural Conversions	New Build on Greenfield Land	New Build on Previously Developed Land
Hambleton	3	0	1	0
Ryedale	1	0	1	0
Scarborough	7	4	1	0
Redcar and Cleveland	0	0	0	0

Between 1st April 2013 and 31st March 2014 a total of 15 new residential units were granted planning permission, none of these were for affordable units. In addition to this figure a further 10 residential units were created through variations of conditions and certificates of lawful use. Due to conversions to

other uses 2 residential units have been lost. Further permissions were granted for 4 units to be used for local occupancy letting/holiday letting. A total of 6 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 1st April 2008 and 31st March 2014

LA Area	Completions 2008 to present			Sites where building has commenced	Sites with permission but not yet started	Gross total number of units completed and outstanding 2008 to present
	NB	C	Total			
Ham	34	7	41	8	2	51
Rye	25	2	27	5	7	39
Sca	74	49	123	19	12	154
R&C	0	1	1	0	1	2
Total	133	59	192	32	22	246

Please note where dwellings are replacements they are not recorded in this table therefore the figures above represent net additional units. Table does not include expired permissions.

As can be seen from table 3 there are currently 32 dwelling units, which have been granted planning permission but have yet to be completed within the North York Moors National Park. A total of 22 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/2013/0060/FL	Land adj Sycamore Cottage	Old Byland	1	Construction of 1 local occupancy dwelling	22/8/13
NYM/2012/0616/FL	Borrowby Grange Farm	Borrowby	1	Conversion of agricultural building to form 1 local occupancy letting dwelling	20/11/13

Total number of units not yet started:- 2

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

Planning Reference	Address	Location	Number of Units	Description	Date of Permission
NYM/2011/0552/FL	Land at Brookfield Lane	Thornton le Dale	1	Construction of 1 no. single storey dwelling.	28/03/2013
NYM/2011/0636/ETL	Hallgarth Farm	Thornton le Dale	2 (conversion)	Conversion of agricultural buildings to form 2 dwellings	25/11/11
NYM/2011/0263/FL	Land Adjacent The Rowans	Lockton	1	Erection of 1 dwelling	11/5/2012
NYM/2010/0969/FL	Bleach Mill	Thornton le Dale	1	Change of use of outbuilding to form dwelling	5/8/11
NYM/2011/0446/FL	Beacon Farm	Ampleforth	1	Conversion of and alterations to outbuildings to form 1 no. local occupancy dwelling.	10/5/2012
NYM/2013/0677/FL	Cropton Brewery	Cropton	1	Construction of Manager's dwelling	18/12/2013

Total number of units not yet started:- 7

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

Planning Reference	Address	Location	Number of Units	Description	Date of Permission
NYM/2010/0104/FL	Cloughton Fields	Cloughton	1	Conversion of farm buildings to create farmhouse	5/4/2013
NYM/2011/0859/FL	32 Staithes Lane	Staithes	1	Subdivision to form 1 no. additional local occupancy dwelling.	17/2/2012
NYM/2012/0347/FL	Former Chapel	Westerdale	1	conversion of redundant chapel to form 1 no. local occupancy dwelling	14/9/2012
NYM/2012/0823/FL	Christchurch Hall	Ugthorpe	1	conversion of and alterations to building to form 1 no. local occupancy dwelling	25./3/2013
NYM/2013/0125/FL	Plainsides Farm	Ugglebarnby	1	Construction of agricultural workers dwelling	23/5/2013
NYM/2013/0507/FL	Badger Cottage	Hinderwell	1	Conversion of outbuilding to Local Occupancy dwelling	20/01/2014
NYM/2013/0574/FL	Manor House Farm	Newholm	1	Conversion of outbuildings to form 1 Local Occupancy dwelling	14/1/2014
NYM/2013/0868/FL	Methodist Church	Castleton	2	Conversion of chapel to form café, managers accommodation and open market dwelling	3/3/2014
NYM/2013/0872/FL	The Castleton Tea Rooms	Castleton	2	Change of use to form 3 Local Occupancy dwellings	3/3/2014
NYM/2012/0626/FL	Red House Farm	Aislaby	1	Conversion of outbuilding to	31/3/2014

Planning Reference	Address	Location	Number of Units	Description	Date of Permission
				form 1 local occupancy dwelling	

Total number of units not yet started in Scarborough:- 12

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

Planning Reference	Address	Location	Number of Units	Description	Date of Permission
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 2014

	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
Total	42	43	85	24	42	66
	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
Total	58	55	113	29	22	51
	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
Total	11	45	56	29	14	43
	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
Total	36	14	50	27	25	52
	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
Total	25	23	48	10	20	30

	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
Total	8	45	53	45	29	74
	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
Total	26	18	44	13	29	42
	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
Total	18	22	40	22	45	67
	2007/08			2008/09		
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
	2009/10			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
Total	20	12	32	25	7	32
	2011/12			2012/13		
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 and Cleveland	0	0	0	0	1	1
Total	33	22	55	20	8	28

District Area	2013/14			2014/15		
	New Build	Conversion	Total	New Build	Conversion	Total
Hambleton	15	0	15			
Ryedale	1	1	2			
Scar	1	8	9			
Redcar and Cleveland	0	0	0			
Total	17	9	26			

Appendix C

Total Completions broken down by District between 1991 and 2013

District Area	1991/2013		
	New Build	Conversion	Total
Hambleton	69	65	134
Ryedale	112	115	227
Scarborough	315	364	679
Redcar & Cleveland	73	25	98
TOTAL	569	569	1138