



North York Moors National Park Authority

**Residential Land Survey
Report**

2015

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 2015 Residential Land Survey are:

- Within the monitoring period, the number of completions increased by 51% on last year.
- The number of planning permissions granted increased by 80% on last year.
- 53 units were completed of which 18 were affordable units, which represents 30% of the total completions.
- Of the 74 new units gaining planning permission, 25 were affordable units which also represent 30% of the total permissions.
- The delivery of affordable housing has contributed the most to the increase in permissions, followed by the variation of condition to permit local occupancy letting.
- 43% of all completions were built on Greenfield land / 57% on Brownfield (Brownfield includes some new builds and all conversions and variation of conditions).

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.

All figures are taken from the last financial year (1st April 2014 to 31st March 2015)

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.

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 Brownfield/Previously Developed Land. Because the term “Brownfield” 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 chapels, reading rooms, surgeries, workshops;
4. **Variation of Condition** – where units 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	2	0	2	1	0	3	5
Ryedale	0	5	1	1	9	16	16
Scarborough	21	0	4	2	5	11	32
Redcar & Cleveland	0	0	0	0	0	0	0
TOTAL	23	5	7	4	14	30	53

During the monitoring period a total of 53 new residential units were completed. 23 of these were units built on Greenfield land and 30 on Brownfield land. A total of 28 were new build units.

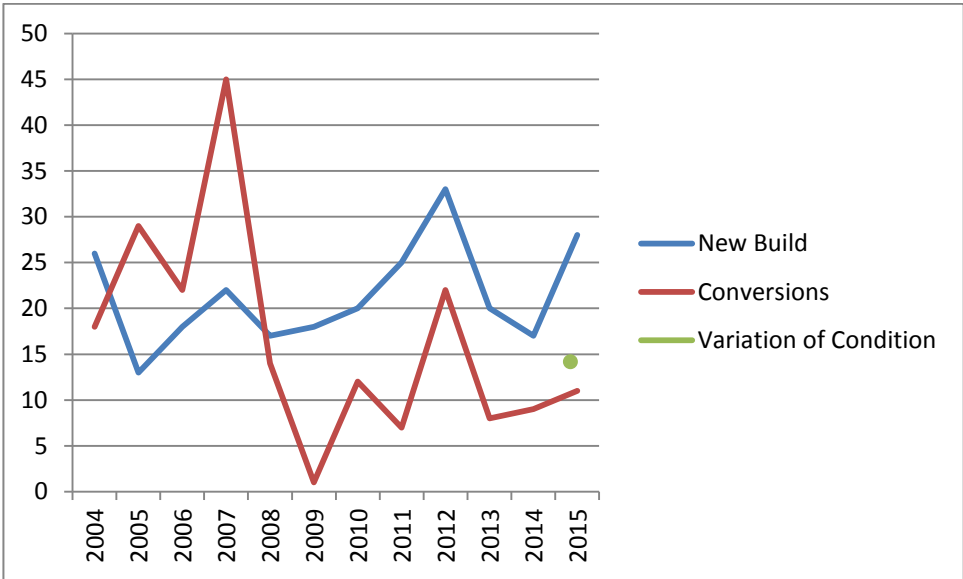
Greenfield land provided 18 units of affordable housing within the Scarborough Borough at Egton (10 units) and Runswick Bay (8 units), both of which were the outcome of the Rural Housing Enabler programme. The 5 new build units built on Brownfield land were at Canons Garth in Helmsley on land which was formerly part of The Feversham Arms Hotel.

14 units gained approval to vary an existing holiday cottage restriction to enable local occupancy letting. Although there is no new unit being created, this does represent a new *residential* unit although its occupancy is not restricted to either use. The use of these units as local occupancy letting will be monitored through the existing local occupancy/agricultural workers monitoring regime carried out every 3 years.

For the second year running, no units have been completed in the Redcar & Cleveland area and there is only a single outstanding permission which relates to a non-agricultural conversion at Pease Court in Hutton Gate (which has expired at the time of writing this report).

The total number of completions has risen significantly from last year (26 in total) with the main increase falling within the Scarborough area due the affordable housing developments at Egton and Runswick Bay.

Graph 1: Residential dwellings completed since adoption of Local Plan



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

This year the graph shows a separate record for the variation of condition applications which were previously included within the conversion totals. Due to the increased popularity of applications seeking to vary a condition from holiday to local occupancy we felt it was worthwhile to separate out these figures from the standard conversion schemes.

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	2	1	0
Ryedale	24	0	3	0	6
Scarborough	27	0	3	2	5
Redcar & Cleveland	0	0	0	0	0

Within the monitoring period, 74 new residential units were granted planning permission which includes new build units, conversions and variation of conditions. 25 of these units will provide affordable housing at Linkfoot Lane in Helmsley (5), Eskdaleside in Sleights (10) and Egton (10). The development at Egton has been completed (figures included in Table 1) and the Linkfoot Lane and Eskdaleside developments have started. A total of 5 units were refused permission and 2 replacement dwellings were approved.

The number of units granted planning permission is again significantly higher than last year's figure of 15 which is primarily due to the approvals in Helmsley, Sleights and Egton which amount to 40 new units, but also the inclusion of the variation of conditions from holiday/annexe use to local occupancy letting which adds a further 11 units to the total.

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	36	10	46	4	3	53
Rye	30	13	43	20	7	70
Scar	95	60	155	28	16	199
R&C	0	1	1	0	1	2
Total	161	84	245	52	27	324

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 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.

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: 2

Reference	Address	Location	No. of Units	Description	Date of Permission
NYM/2012/0616/FL	Borrowby Grange Farm	Borrowby	1	Conversion of agricultural buildings to 1 local occupancy letting dwelling	20/11/2013
NYM/2014/0755/FL	Low Farm, Back Lane	Faceby	2	Conversion of outbuildings to form 2 local occupancy dwellings	27/02/2015

Ryedale

Total number of units not yet started: 7

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/2011/0263/FL	Land adj. The Rowans	Lockton	1	Construction of 1 local occupancy dwelling	11/05/2012
NYM/2011/0552/FL	Land at Brookfield Lane	Thornton le Dale	1	Construction of 1 open market dwelling	28/03/2013
NYM/2014/0401/FL	Land adj. Newlands (Plot 2)	Chop Gate	1	Construction of 1 local occupancy dwelling	11/11/2014
NYM/2014/0869/FL	Wethercote Farm	Old Byland	1	Construction of 1 agricultural workers dwelling	27/02/2015
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

Scarborough

Total number of units not yet started in Scarborough: 11

Reference	Address	Location	No. of Units	Description	Date of Permission
NYM/2011/0859/FL	32 Staithe Lane	Staithe	1	Subdivision to form 1 local occupancy dwelling	17/02/2012
NYN/2012/0347/FL	Former Chapel	Westerdale	1	Conversion to form 1 local occupancy dwelling	14/09/2012
NYM/2013/0125/FL	Plainsides Farm	Ugglebarnby	1	Construction of 1 agricultural workers dwelling	23/05/2013
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/2013/0626/FL	Land to west of Coach Road	Sleights	5	Construction of 5 open market dwellings	22/05/2014
NYM/2014/0846/FL	Land adj. to 6 Moorlands Park	Castleton	1	Construction of 1 local occupancy dwelling	06/03/2015
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

Redcar and Cleveland

Total number of units not yet started: 1 (now expired)

Reference	Address	Location	No. of Units	Description	Date of Permission
NYM/2012/0258/ETL	Pease Court	Hutton Gate	1	Conversion to form 1 local occupancy dwelling	14/06/2012

Appendix B:

Number of completions broken down by District and by year from 1991 to 2015

	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

Appendix C

Total completions broken down by District between 1991 and 2015

District Area	New Build	Conversion	TOTAL
Hambleton	71	68	139
Ryedale	117	126	243
Scarborough	336	375	711
Redcar & Cleveland	73	25	98
TOTAL	597	594	1191