



North York Moors National Park Authority

Residential Land Survey Report 2013

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

Residential Land Survey 2013

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 Redcar and Cleveland Borough Council and the North Yorkshire Building Control Partnership Public Access database. 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 2013 Residential Land Survey are:-

- Within the monitoring period 28 new residential units were completed, which includes 12 affordable housing units
- 79% of all new units were built on Greenfield (includes agricultural conversions)
- 4 units were created through conversions of agricultural buildings.

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 2012 and 31st March 2013

Local Authority Area	Completions						Total
	New Build			Conversions			
	G	PDL	Total	A	NA	Total	
Hambleton	6	0	6	2	2	4	10
Ryedale	2	0	2	0	0	0	2
Scarborough	10	2	12	2	1	3	15
Redcar & Cleveland	0	0	0	0	1	1	1
TOTAL	18	2	20	4	4	8	28

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

Table 1 shows that a total of 28 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, which were the outcome of the Rural Housing Enabler programme.

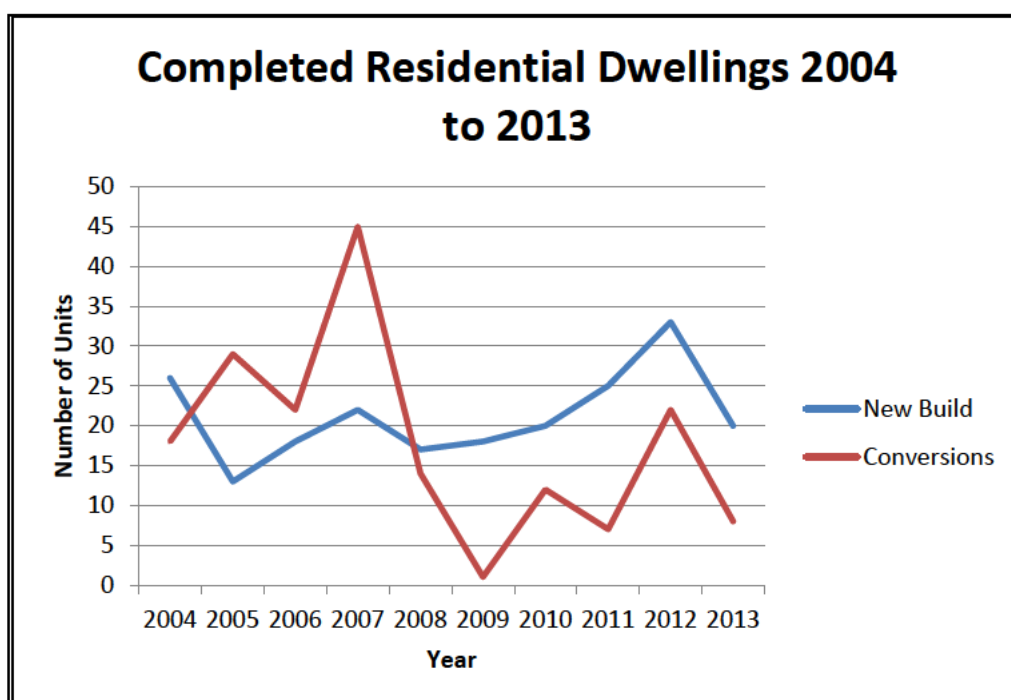
A total of 4 agricultural conversions (barn conversions) were completed, while 4 additional units were completed as a result of other conversion schemes.

Table 2 - Summary of New Residential Development Granted Planning Permission between 1st April 2012 and 31st March 2013

Local Authority Area	Conversions	Agricultural Conversions	New Build on Greenfield Land	New Build on Previously Developed Land
Hambleton	0	2	12	0
Ryedale	0	1	2	0
Scarborough	4	1	9	0
Redcar and Cleveland	0	0	1	0

Between 1st April 2012 and 31st March 2013 a total of 32 new residential units were granted planning permission, of which 20 were affordable. In addition to this figure planning permission was granted for 2 replacement dwellings. Further permissions were granted for 6 units to be used for local occupancy letting/holiday letting. A total of 2 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 2013

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	19	7	26	20	3	49
Rye	24	1	25	3	9	37
Sca	73	41	114	17	19	150
R&C	0	1	1	0	1	2
Total	116	50	166	40	32	238

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 40 dwelling units, which have been granted planning permission but have yet to be completed within the North York Moors National Park. A total of 32 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/2010/0597/FL	Scawling Farm	Oldstead	1	Conversion and extension to form 1 dwelling.	22/12/10
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: 3

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/2007/0986/FL	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/2011/0263/Fl	Land Adjacent The Rowans	Lockton	1	Erection of 1 dwelling	11/5/2012
NYM/2009/0510/FL	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
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

Total number of units not yet started:- 9

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

Planning Reference	Address	Location	Number of Units	Description	Date of Permission
NYM/2010/0416	Sunnyside Cottage	Hackness	1	Extension to dwelling and rebuilding of outbuilding to form dwelling	16/7/10
NYM/2010/0104/FL	Cloughton Fields	Cloughton	1	Conversion of farm buildings to create farmhouse	5/4/13
NYM/2010/0534/FL	The Chapel	East Ayton	1	Change of use and conversion of chapel to form 1 dwelling	26/10/10
NYM/2011/0461/FL	Esk Vale Farm	Lealholm	1	Conversion of buildings to form 1 no. local occupancy dwelling	20/10/2011
NYM/2011/0859/FL	32 Staithes Lane	Staithes	1	Subdivision to form 1 no. additional local occupancy dwelling.	17/2/201
NYM/2011/0815/FL	Paddock Workshop	Low Laithes, Whitby	1	Change of use of and extension to workshop to form a local occupancy dwelling.	3/4/2012
NYM/2012/0285/FI	Bannial Flat Farm	Guisborough Road, Whitby	1	conversion of barns to form 1 no. local occupancy dwelling	3/8/2012
NYM/2012/0347/FL	Former Chapel	Westerdale	1	conversion of redundant chapel to form 1 no. local occupancy dwelling	14/9/2012

Planning Reference	Address	Location	Number of Units	Description	Date of Permission
NYM/2012/0725/RM	Land between 11 and 19 Porret Lane	Hinderwell	1	Construction of 1 new dwelling.	27/2/2013
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/2012/0851/FL	Rear of 24 Castlegate	East Ayton	1	construction of 1 no. dwelling	25/2/2013
NYM/2011/0290	Land on Hinderwell Lane	Runswick Bay	8	erection of 8 no. affordable dwellings	28/2/2013

Total number of units not yet started in Scarborough:- 19

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 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
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

Appendix C

Total Completions broken down by District between 1991 and 2013

District Area	1991/2013		
	New Build	Conversion	Total
Hambleton	54	65	119
Ryedale	111	114	225
Scarborough	314	356	670
Redcar & Cleveland	73	25	98
TOTAL	552	560	1112