



North York Moors Local Plan

Land Availability Assessment

(Incorporating the Housing Position Statement)

This document is a 'land availability assessment' (LAA) for the North York Moors National Park Authority area. The purpose of a LAA is to show how much potential development is in the pipeline and may come forward in future years. It looks at how many housing schemes have planning permission, how many are under construction, and any other sites that have been proposed for development but have yet to secure planning permission. It also looks at the availability, suitability and deliverability of potential housing and other sites.

Preparation of a LAA is a national policy requirement. This document has been prepared in accordance with national policy guidance

June 2019.

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Important Note

This document identifies potentially suitable housing sites in the North York Moors it **does not allocate sites for development or indicate that planning permission will be forthcoming**. No firm commitment by the authority or other parties to bring a site forward for development is intended, or should be inferred.

Its purpose is to demonstrate that development plans in the National Park are capable of bringing forward housing land supply in sufficient quantity to support the level of development identified in up to date planning documents. The onus on the Authority is to demonstrate through this document that sufficient land supply will be available to meet planned rates of housing.

Sites have been assessed on the basis of information provided which may differ from the level of detail required as part of a planning application. Should landowners wish to develop sites they are encouraged to seek pre-application advice from the Authority. Sites will be assessed in accordance with policies in the prevailing development plan at the time.

It is important to note that:

- Any planning applications will continue to be treated on their own merits.
- The exclusion of sites from this assessment (either because they have not been identified or have been assessed and discounted) does not preclude the possibility of planning consent being granted in the future.
- The inclusion of sites within the study for housing does not preclude them from being considered for other uses.
- The housing capacity in the study either relates to the number of dwellings granted in a planning permission or is an estimate based on an assessment of what might be considered appropriate for a site. This does not preclude different numbers coming forward at the planning application stage.

All findings are a snapshot of information held at the time of assessment based on the current settlement hierarchy which may change in the emerging Local Plan. Some of the information in the LAA will have changed (i.e. there may have been development progress upon a site, or land ownership may have changed and so on)

The LAA is an ongoing process and will be monitored as part of the Local Plan annual monitoring process (the North York Moors National Park Annual Monitoring Report).

1. Introduction

- 1.1 The main purpose of this document is to assess the development potential of land for new housing across the North York Moors National Park Authority area over the period 2008-2026. This is the time period which the adopted Core Strategy and Development Policies document (2008) covers.
- 1.2 The National Planning Policy Framework (NPPF) and accompanying guidance requires local planning authorities to prepare a Land Availability Assessment (LAA) to assess the availability, suitability and the likely economic viability of land to meet the identified need for housing over the period covered by their Local Plan. This assessment shows whether the North York Moors National Park has a sufficient supply of suitable, available and achievable housing sites to meet its housing need over the coming years.

2. Existing Policy and Plans

- 2.1 The current main development plan document adopted for the North York Moors National Park is the 2008 Core Strategy and Development Management Policies Document. This does not contain a housing target (although it assumes an anticipated rate of 26 new homes per year). No development sites are allocated. Two more recently adopted area plans do allocate housing and employment land in the National Park. **The Helmsley Plan** produced jointly with Ryedale District Council and adopted July 2015 sets out the future development of the town up to 2027. The Plan has several housing and employment allocations which amount to a minimum of 150 new homes and up to 1.9ha of employment land. It fits in with our current Core Strategy which identifies Helmsley as our single first tier 'Local Service Centre'. The **Whitby Business Park Area Action Plan** produced jointly with Scarborough Borough Council and adopted November 2014 identifies the existing role of the Business Park and sets out its future expansion.
- 2.2 The Authority is now producing a new Local Plan for the North York Moors to cover the period 2016-35. The Authority has produced annual 'residential land surveys' showing housing completions and permissions over time but this is the first time that an assessment of all possible housing sites and their suitability for development has been made across the whole National Park.
- 2.3 This document will also form the basis of annual position statements on housing land supply, which will be included in future Annual Monitoring Reports.

3. Scope of this LAA

- 3.1 The NPPF requires that local planning authorities produce two key pieces of evidence on housing as part of plan preparation. One (the Strategic Housing Market Assessment (or SHMA) covers housing demand or need and the other (this 'Land Availability Assessment' or LAA) looks particularly at housing supply – this is to ensure that Local Plans are planning enough housing supply to meet anticipated demand where possible.

How much land do we need to identify?

- 3.2 Government guidance is clear *that 'the assessment should identify all sites and broad locations regardless of the amount of development needed to provide an audit of available land'*. The onus on the Authority is therefore to assess the suitability of as much land as possible for new housing, within the context of National Park purposes.

4. Methodology

4.1 This assessment has been prepared in accordance with the National Planning Policy Framework (MHCLG, 2018) and the online Planning Practice Guidance. The Government's Online Planning Practice Guidance¹ breaks down the land availability assessment into a number of stages which are outlined in the boxes below, and illustrated in **Figure 1**.

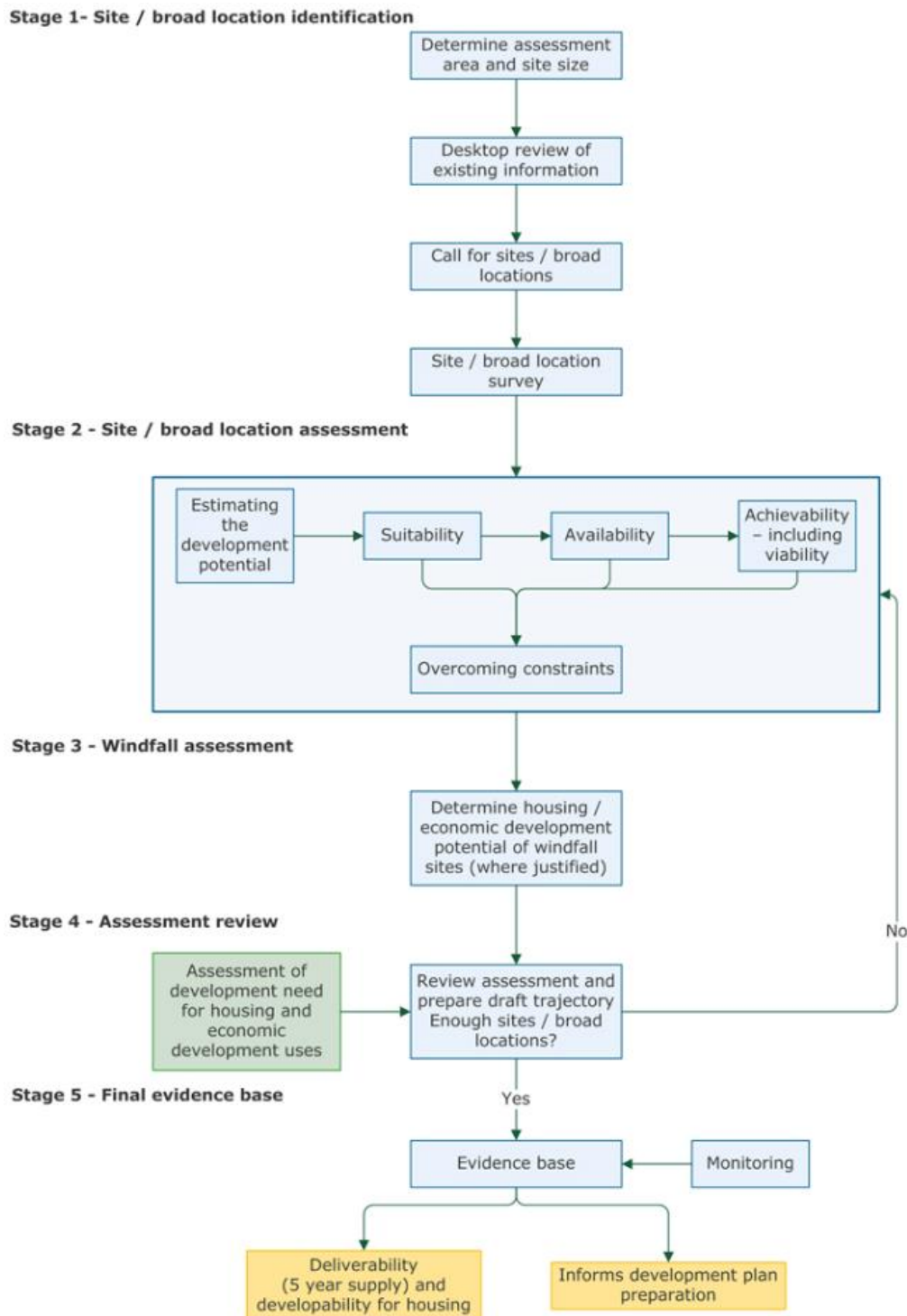
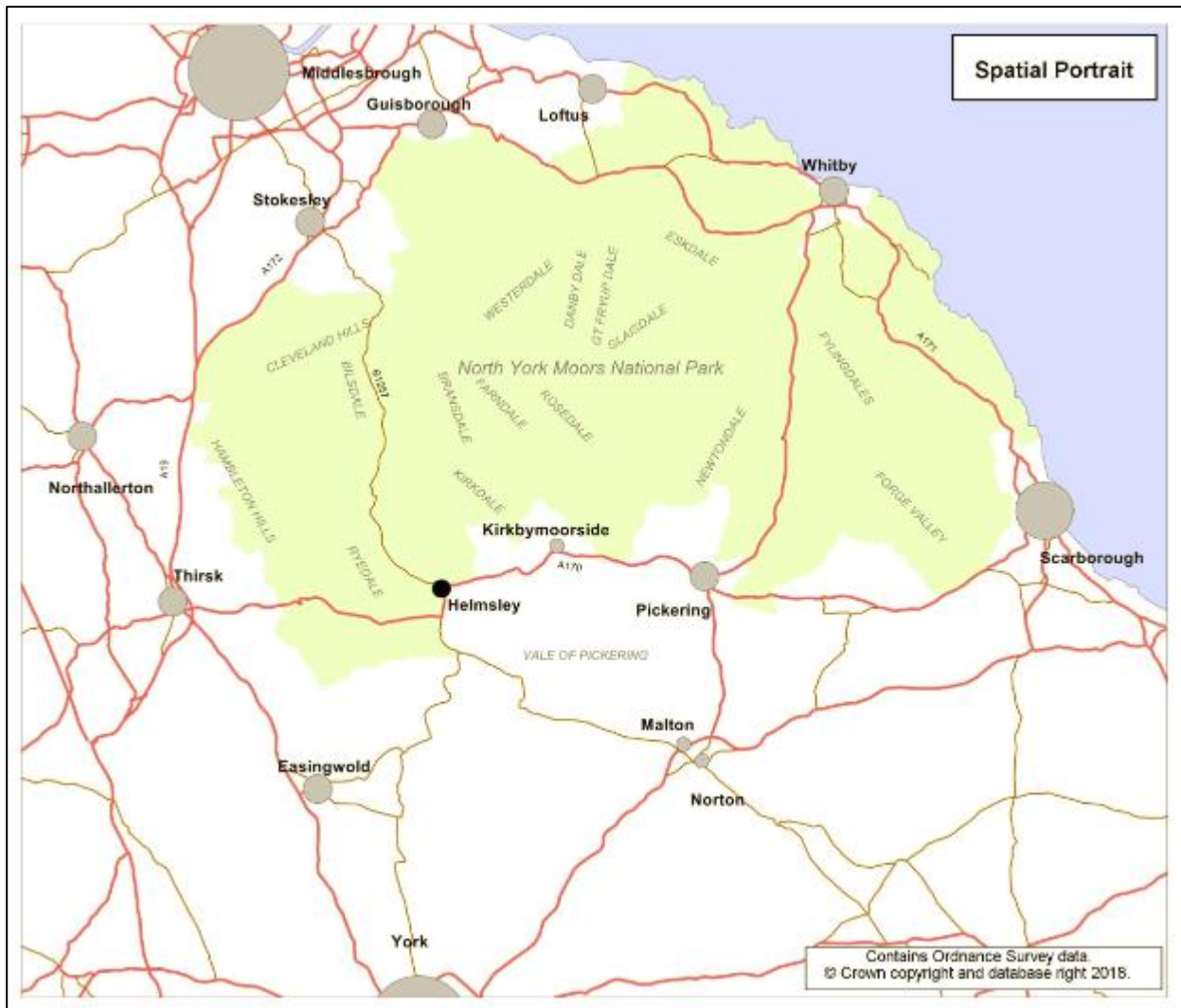


Figure 1. LAA - Methodology

¹ <http://planningguidance.planningportal.gov.uk/>

Stage 1a – Determine the assessment area and site size.

4.2 The map below shows the geography of the National Park.



Map 1. Geography of the North York Moors National Park

- 4.3 The North York Moors National Park overlays four local authorities – Hambleton District, Redcar & Cleveland Borough Council, Ryedale District and the Borough of Scarborough. This assessment will identify sites within the National Park boundary, for which the North York Moors National Park Authority exercises planning powers.
- 4.4 The Government’s LAA guidance suggests that a threshold of 0.25 hectares or 5 or more dwellings should be applied to sieve out smaller sites from the assessment. However, since 2008 only twenty sites have been developed for five dwellings or more, due to the rural nature of the National Park and the policy restrictions which apply, and numbers of sites are relatively small compared with elsewhere. This assessment therefore applies a threshold of two dwellings or an area above 0.1 hectares when assessing potential sites without an existing planning permission. A list of promoted sites that fall below this threshold is included at **Appendix 3**.

Stage 1b – Desktop review of existing information

- 4.5 Guidance suggests that potential sites should be initially identified from a wide range of data sources. Those applying to the National Park are:

Existing allocations and planning briefs.

- 4.6 **The Helmsley Local Plan** allocates two sites wholly within the North York Moors National Park providing 95 dwellings (together with an additional 60 unit extra care facility). Two further sites (land to the rear of the Black Swan and south of Swanland Road or Linkfoot Lane, Helmsley) are identified as planning commitments. i.e. they had the benefit of planning permission when the plan was adopted. The allocations are not phased as the sites were capable of coming forward from 2014 when allocated. At the time of writing one site has been completed (Land South of Swanland Road) and the other three are under construction and have been taken into account in the planning permissions that are under construction (**Figure 2**).

Planning permissions that are under construction or not yet implemented.

- 4.7 This includes unimplemented/outstanding planning permissions for housing and planning permissions for housing that are under construction. The table below (**Figure 2**) lists sites capable of accommodating two or more dwellings and includes allocations at Helmsley. Sites of a single unit with the benefit of planning permission are listed at **Appendix 5**.

| Site Name | Site Location | Reference | Assessed Capacity (Net) | Remaining |
|--|------------------|-----------|-------------------------|------------|
| Sites under construction but not yet complete as at 31 March 2019 | | | | |
| The Castleton Tea Rooms | Castleton | 20130872 | 2 | 2 |
| Esk Moors Lodge | Castleton | 20170594 | 4 | 4 |
| Low Farm, Bank Lane | Faceby | 20150365 | 2 | 2 |
| Keasbeck Hill Farm | Harwood Dale | 20160632 | 3 | 3 |
| North of Swanland and East of Carlton Road, Helmsley (NYMH1) | Helmsley | 20140808 | 60 | 37 |
| Land to the North of Elmslac Road (NYMNH3) | Helmsley | 20160678 | 99 | 30 |
| Land to the rear of the Black Swan | Helmsley | 20160156 | 21 | 6 |
| Plots 1-5, Hallgarth Farm | Thornton le Dale | 20170545 | 5 | 5 |
| North Bridge Farm | Staintondale | 20150279 | 3 | 3 |
| Single unit sites (see Appendix 5) | | | 22 | 22 |
| Sub-Total | | | 221 | 114 |
| Sites with permission but not yet started as at 31 March 2019 | | | | |
| Calthwaite Farm, Staintondale Road | Cloughton | 20160765 | 2 | |
| Manor Yard, Castlegate | Helmsley | 20180119 | 4 | |
| Ryefield, Hackness Road | Scalby | 20150197 | 3 | |
| Blue Bank Garage | Sleights | 20160062 | 3 | |
| Rinstone, Maltongate | Thornton le Dale | 20180092 | 4 | |
| The Old School, Chestnut Avenue | Thornton le Dale | 20180468 | 3 | |
| The Ginger Pig Pantry | Thornton le Dale | 20180124 | 2 | |
| Single unit sites (see Appendix 5) | | | 22 | |
| Sub-Total | | | 43 | |
| Total under construction or not yet started. | | | 264 | |

Figure 2. Sites with Planning permission

Planning permissions that have been refused.

- 4.8 There have been 74 planning applications for residential developments refused consent on the basis of being contrary to Core Policy J (Housing) of the North York Moors National Park Authority Local Development Framework since 2008 onwards. Of those, the smaller applications for single dwellings were removed from further assessment together with those that have been subsequently allowed on appeal following the refusal. There are 12 refusals of 2 or more units which have been further assessed. Of the 12 sites there are only 3 sites which have not either been subsequently developed or could be considered suitable for residential development and could be developed in the Plan period. Of the three sites remaining there are outstanding issues in relation to ownership/density/design and highway issues which will need to be overcome, but the three sites may yield up to 10 dwellings. It is unlikely however that these sites, due to current constraints, will be developable and they have therefore been excluded from this assessment.

Rural exception sites

- 4.9 There are four sites entirely within the National Park Authority area currently being progressed with the Authority, Scarborough Borough Council and with the Rural Housing Enablers. A planning application has been lodged for the site at Staithes. No other planning applications have been submitted at this point in time but discussions are progressing such that it is likely that the housing will be developable in the next 5 years. They are as follows:

| Site | Parish | No Units/Assessed Capacity (Net) |
|--|------------|----------------------------------|
| West of Ings Terrace | Grosmont | 8 |
| Almshouses | Hinderwell | 2 |
| Rear of Car Park | Lealholm | 8 |
| Land opposite Co-op/Land South and East of Captain Cook's Close. (Promoted site STAI1) | Staithes | 12 |
| Total | | 30 |

Figure 3. Rural exceptions sites in Plan period

Vacant and derelict land and buildings (including empty homes, redundant and disused agricultural buildings)

- 4.10 This category of site includes sites not currently in the planning process, such as vacant and derelict land and buildings; surplus public sector land in appropriate locations; land in non-residential use (which may be suitable for re-development for housing, such as

commercial buildings or car parks); additional housing opportunities in established residential areas (such as under-used garage blocks); and sites within or well related to rural settlements. As a very rural area there are very few sites that could yield new housing in the National Park, however a number of sites have been identified by officers and through the 'Current Thinking' Consultation exercise in October 2017 (**Figure 4**). It should be noted that one of the sites identified has come forward as part of the 'Development Opportunities' or Call for Sites exercise (Highway Depot, West Ayton) and has not been double counted in the Final Evidence Base.

4.11 This shows a potential yield of 20 dwellings to be considered as part of the LAA.

| Site | Parish | No Units/Assessed Capacity (Net) |
|--|---|---|
| Between Lumley Cottage and Woodland View | Thornton le Dale | 1 |
| Dalton Cottage | Egton Bridge | 1 |
| British Legion Club, High Street | Hinderwell | 8 |
| Swainby Primary School | Whorlton | 10 |
| Former NYCC Depot | West Ayton | Included in the promoted sites section, (yield of 10 units) |
| Total | 4 (not including West Ayton Depot) | 20 |

Figure 4. Vacant sites with development potential

Stage 1c – Call for sites/broad locations.

4.12 A 'Call for Sites' (the Development Opportunities Questionnaire) exercise was carried out in August 2016. This was publicised through the Authority's website to provide the opportunity for landowners and developers to present sites for consideration. Relevant organisations, agents and landowners were also notified of the process, including Parish and Town Councils.

4.13 This resulted in a total of 81 sites being submitted for consideration. All the sites were entered on a spreadsheet and plans of each submitted site were prepared. Four of the promoted sites related to non-housing uses at Spaunton, Sandsend and West Ayton; SAND1a and SAND 1b (Land at East Beck, Sandsend), SPAUN1 (Spaunton Quarry) and WAY2 (quarry off Yedmandale Road, West Ayton). SAND1a lies outside the National Park boundary and was discounted. SAND1b was assessed as potentially suitable for car parking /reuse of an existing building as part of a larger scheme of

development. SPAU1 and WAY2 were later discounted as being outside the settlement hierarchy as part of Stage A.)

- 4.14 An initial sift of sites was then undertaken at Stage A of the assessment process to assess fundamental site suitability criteria and discount sites in locations that are wholly unsuitable for housing development. To manage the process effectively, a minimum site size threshold of 0.1 ha (or a single dwelling) was applied. Sites below the threshold were excluded from detailed assessment. These are listed at **Appendix 3**.
- 4.15 A further sift of the sites was then undertaken at Stage A of the process to assessment considered policy restrictions - such as designations, protected areas and existing planning policy. Three key policy restrictions were considered and sites excluded if they were:
- Not in conformity with the adopted development plan (the spatial strategy);
 - Land within areas identified as Flood Zone 3b; or
 - Land within a Special Area of Conservation, or a Site of Special Scientific Interest, or where development is likely to cause significant harm to these designations.
- 4.16 **Figure 5** shows the methodology used in Stage A.

| Criteria for exclusion from the LAA | |
|--|---|
| Conformity with strategic policy for development distribution / settlement hierarchy | |
| Location of site and potential scale of development for housing accords with strategic policy for development distribution set out in the adopted Core Strategy DPD | Yes: Assess the identified site further |
| | No: Discount the site from the LAA and assign a nil housing potential |
| Biodiversity and geodiversity | |
| Does the site fall within, or will development cause harm to, a Special Protection Area (SPA), Site of Special Scientific Interest (SSSI) or a Special Area of Conservation (SAC)? | Yes: Discount the site from the LAA and assign a nil housing potential |
| | No: Assess the identified site further (Stage B) |
| Land at risk of flooding | |
| Is the site situated within Flood Risk Zone 3 (i.e. the functional flood plain)? | Yes: Discount the site from the LAA and assign a nil housing potential |
| | No: Assess the identified site further (Stage B) |

Figure 5. Criteria used for exclusion of LAA at Stage A

Stage 1d – Carrying out the Survey (Stage B)

- 4.17 Site information for all the sites carried forward to Stage B was collated and each site was visited by a planning officer from North York Moors National Park Authority and the pro-forma completed. This included:
- site details (address, reference, Parish, site area, etc.);
 - site description (Brief description of the site, including details of its setting and context);
 - further information (whether previously developed or greenfield land; new build/conversion; current land use; planning history); and
 - detailed site information (assessment of environmental considerations) including landscape, biodiversity, built environment; site constraints such as topography, trees and hedgerows, site compatibility, accessibility including highway access, access to public transport and facilities, public right of way; development considerations such as and other planning designations.
- 4.18 Copies of all the completed proformas together with photographs of the site assessed are included in **Appendix 6**.

Stage 2 – Assessment of Suitability, Availability and Achievability

- 4.19 So far the under Stage 1 the LAA has identified the survey area, existing allocations and planning permissions and surveyed sites. The purpose of Stage 2 is to then assess whether a site is potentially developable for housing. The NPPF states *“to be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged”*.

Estimating the Development Potential

- 4.20 As a general starting point it has been assumed that sites should be capable of accommodating 30 dwellings per hectare. This is a widely recognised density target, although this is no longer a requirement in national planning policy. The potential development capacity of LAA sites has been amended or reduced where site characteristics or surrounding character has justified a departure. In some cases where a larger site boundary has been proposed that is considered of a disproportionate scale for its location, the site capacity has also been reduced to what is considered a more appropriate scale having regard to local character. In some cases where new build and conversion are proposed numbers have been reduced if a new build element is unlikely to be acceptable due to the settlement characteristics. Housing sites outside Helmsley (where planned rates are known) are also small (the largest development built outside Helmsley in the National Park since 2008 has been 12 units) hence this figure of 30 dwellings per hectare has not been reduced to reflect the need for supporting infrastructure that could reduce density – for example open space or landscaping areas.

Stage 2a – Assessing Suitability

- 4.21 Sites have been assessed against the existing development plan, emerging planning policy and national planning policy in order to help determine their suitability for housing development.

- 4.22 Sites were considered in terms of their broad conformity with the existing Core Strategy and Development Policies document and the emerging draft Local Plan in terms of the existing and proposed locational strategies. This included whether the site was of an appropriate scale for the settlement based on its position in the current and forthcoming 'settlement hierarchy' set out in the current and forthcoming development plan.
- 4.23 Stage B appraised the suitability of the site in terms of:
- physical problems or limitations such as access, infrastructure, ground conditions, flood risk, hazardous risks pollution or contamination;
 - potential impacts on landscape features, nature conservation and the historic environment;
 - likely on and off-site infrastructure requirements; and
 - environmental conditions in terms of compatibility with existing or proposed adjoining uses.
- 4.24 The assessment included all the information gathered from the site survey together with officer knowledge. An initial officer recommendation was made as to whether each site was suitable for housing development and should be included in the LAA supply or excluded from further consideration.
- 4.25 Information on the site was then recorded to determine potential site constraints and impacts, in order to establish site's suitability for housing and internal consultations were carried out.

Stage 2b - Assessment of Availability

- 4.26 This stage of the assessment has considered whether the sites are likely to be available for housing development within the plan period. Sites which came forward as promotions from the Calls for Sites exercise in August 2016 were considered to be available immediately for development unless stated otherwise by the promoter.

Stage 2c - Assessment of Achievability

- 4.27 Planning Practice Guidance advises that assessing achievability is identifying sites where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site, and the capacity of the developer to complete and let or sell the development over a certain period. The existing Core Strategy and Development Policies document and the forthcoming Local Plan does not or is not intending to allocate sites and the documents do not include a policy where planning obligations will be sought to subsidise new affordable housing on new build sites (although this is policy in the Helmsley Local Plan). Instead they envisage housing supply coming forward from a mix of conversions, infill and 'rural exceptions' sites for affordable housing. A forthcoming viability study will review the viability of affordable rural exceptions sites coming forward subject to the award of housing grant.

Stage 2d – Overcoming Constraints

- 4.28 Where constraints to development on otherwise suitable sites have been identified, consideration has been given to how these might be overcome, such as mitigation measures, extending development time-scales or adjusting site envelopes to enable access problems or other spatial constraints to be overcome.

Assessing Deliverability

4.29 For the purposes of this LAA the following sites are considered deliverable, in accordance with the definition of deliverability set out in the NPPF:

- Sites under construction (set out at Figure 2 of this report)
- Small sites of less than ten units with full planning permission (also set out at Figure 2 of this report). There is only one outline permission for one dwelling in the pipeline, this has been excluded.
- Rural exceptions sites where there is a realistic prospect of delivery within the next five years (set out at Figure 3 of this report).

Assessing Developability

4.30 The following types of sites are considered developable:

- Vacant and brownfield sites identified by the Authority and considered developable (set out at Figure 4 of this report)
- Promoted sites where assessed as developable at Stage 1b of this assessment (set out at **Figure 7** of this report)
- Promoted sites which were excluded at Stage B as they were considered to be new build on the edge of villages in the open countryside, but could potentially come forward in the future to meet local needs affordable housing as and when those needs are identified (set out at **Figure 8** of this report)

4.31 The overall results for the submitted LAA sites (81 promoted sites through the 2016 'development opportunities' questionnaire) are shown below:

| Summary of Submitted Sites (Promotions) | |
|---|-----------|
| Number of sites failing at Stage A (strategic criteria). See 4.16 and Figure 5 for criteria). | 18 |
| Number of sites failing at Stage B (development criteria). See Appendix 1 and 6. | 38 |
| Number of sites below site size threshold (0.1ha or single dwelling). See Appendix 3. | 10 |
| Number of sites contrary to policy failing at Stage B but possible (edge of village) affordable housing/exceptions sites. See Figure 3. | 4 |
| Number of sites with insufficient detail to determine at stage B. See Appendix 4. | 1 |
| Number of sites considered developable for housing (in whole or in part). See Figure 7. | 9 |
| Not for housing development, but not failing stage A (Sand 1b at Sandsend, see Appendix 1.) | 1 |
| Total | 81 |

Figure 6. Summary of submitted sites

- 4.32 Details of the sites and how they were assessed is provided in **Appendix 1**.
- 4.33 The following table shows those sites considered to be developable: It should be noted that when considered against the draft Local Plan policies Battersby and Kildale are not included as ‘Smaller Villages’ in the settlement hierarchy where suitable sites for development for local needs developments may be acceptable. In the draft Local Plan these settlements are in ‘Open Countryside’ and should therefore be discounted from the assessment. The development proposals are likely however to be conversions of existing buildings which would need to be considered under the relevant policy requirements.
- 4.34 The sites assessed as suitable also include land at Low Farm, Sneaton. Development of this site would be contrary to current planning policy (i.e. the 2008 Core Strategy and Development Policies document), however it is included here as it has been identified in the draft Local Plan as a potential ‘Environmental Enhancement Site’ and therefore, subject to the site being included in the new Local Plan there is a realistic prospect of delivery at this stage.

| Site Name | Site Location | Reference | No Units/Assessed Capacity (Net) |
|--|---------------|-----------|----------------------------------|
| Centre Farm buildings and Engine House | Battersby | BATT1 | 3 |
| Cart Lodge, Centre Farm | Battersby | BATT2 | 1 |
| Buildings at Red House Farm | Egton | EGT1 | 4 |
| Land to the south of Grosmont Road | Egton | EGT5 | 2 |
| Land between Carlton Lane and Bondgate | Helmsley | HELM6 | 4 |
| Land at Carlton Lane | Helmsley | HELM7 | 5 |
| Estate Yard | Kildale | KIL1 | 2 |
| Land at Low Farm | Sneaton | SNEA1 | 5 |
| (Part) Highway Depot | West Ayton | WAY1 | 10 |
| TOTAL | | | 36 |

Figure 7. Promoted sites assessed as developable

Additional Sites

- 4.35 In addition to the sites identified as part of the LAA supply there are 3 promoted sites which were excluded at Stage B as they were considered to be new build on the edge of villages in the open countryside, but could potentially come forward in the future to meet local needs affordable housing on 'exceptions' sites as and when those needs are identified. These sites may have a potential yield of 16 dwellings, these sites are considered to be developable, when the needs are identified, but are not classed as deliverable. It should be noted however that Goldsborough will be regarded as 'Open Countryside' in the draft Local Plan settlement hierarchy and may therefore not be considered suitable for development under forthcoming plans, however it has been included as suitable for the purposes of this Assessment under current planning policy.

| Site Name | Site Location | Reference | No Units/Assessed Capacity (Net) |
|--|---------------|-----------|---|
| Former potential school site | Egton Bridge | EB1 | 6 |
| Land north of Cleveland House | Goldsborough | GOLD1 | 4 |
| Land South of Moor View Court | Hinderwell | HIND1 | 6 |
| Land to South and East of Captain Cook's Close | Staites | STAI1 | 12 (Figures included in Fig 3 above, therefore not included here) |
| TOTAL | | | 16 |

Figure 8. Additional developable rural exception sites for affordable housing

Stage 3 - Windfall Assessment

- 4.36 Windfall sites are defined in the NPPF as "*Sites not specifically identified in the development plan*". Normally, sites identified in the LAA would not be considered as windfall.
- 4.37 The Planning Practice Guidance states that incorporating a windfall allowance in the LAA may be justified where a local planning authority has compelling evidence as set out in paragraph 70 of the National Planning Policy Framework. Such evidence includes proof that such sites have consistently become available in the local area and will continue to provide a reliable source of supply.
- 4.38 This LAA report has shown that inclusion of an element of windfall development is not necessary to meet the indicative housing needs figure for the first five year planning period. However, windfall development plays a significant role in the delivery of local needs housing in the North York Moors National Park. In view of the particular nature and function of windfall development there is a sound argument that this form of development should be factored in to the housing supply calculations in future Housing Position Statements.

Stage 4 - Assessment Review

- 4.39 NPPG states that once the initial survey of sites and the assessment of their deliverability/developability have been made, the housing potential of all the sites should be shown as an indicative housing trajectory (set out at **Figures 10 and 11**). If there appear to be insufficient sites then the shortfall be planned for, either by identifying broad locations for growth or using a windfall allowance. As this LAA report does not indicate any shortfalls in the one to five year or the six to ten year periods, there is no need to go on to the stage of identifying broad locations for development or to use a windfall allowance.

Stage 5 - Final Evidence Base

- 4.40 The following table sets out the conclusions of the components of housing land supply:

| Type of Supply | Site Count | Remaining Units |
|--|---|-----------------|
| DELIVERABLE | | |
| Sites of more than one dwelling under construction | 8 | 86 |
| Sites of a single dwelling unit under construction | 22 | 22 |
| Total - Under Construction | 30 | 108 |
| Sites of more than one dwelling not yet started (Figure 2) | 7 | 21 |
| Sites of a single dwelling not yet started (Figure 2). Excludes 2 outline permissions. | 22 | 22 |
| Total - Not Yet Started | 29 | 43 |
| Total - Deliverable | 59 | 151 |
| DEVELOPABLE | | |
| Developable for housing (promotions) | 9 (<i>includes West Ayton Depot</i>) | 36 |
| Vacant sites with development potential | 4 (<i>not including West Ayton Depot</i>) | 10 |
| Deliverable Rural Exceptions sites currently being progressed | 4 (<i>includes promoted site STA11 at Staithes</i>) | 30 |
| Additional potential rural exceptions sites arising from promoted sites) | 3 | 16 |
| Sites with outline planning permission | 2 | 2 |
| Black Swan, Helmsley | 1 | 6 |
| Total - developable | 23 | 100 |
| Total land supply | 82 | 251 |

Figure 9. Overall potential housing supply

5. Consultation

- 5.1 The Planning Practice Guidance requires local authorities to involve a wide range of stakeholders in the preparation of their land availability assessments, including developers, those with land interests, land promoters, local property agents, local communities, partner organisations, Local Enterprise Partnerships, businesses and business representative organisations, parish and town councils. This report is based upon evidence collected from a range of sources and a number of Local Plan consultation periods and has been subject to public consultation alongside the 'Preferred Options' version of the Local Plan in July 2018.

6. Housing Trajectory (Position Statement)

- 6.1 The NPPF (paragraph 73) requires that plans should include a trajectory illustrating the expected rate of housing delivery over the plan period.
- 6.2 The housing trajectory includes both past housing completions and projected rates. In the case of the draft Local Plan the plan runs over a nineteen year period from 2016 to 2035. Three years of past completions are reflected in the trajectory, with the remaining sixteen years shown as anticipated rates.
- 6.3 The trajectory is shown as a table and a diagram. The green line in the diagram shows the planned rate of completions (29 new homes per year), with the orange line showing at any point how many homes would need to be built at any particular year to put the plan on track to complete enough homes over the plan period. In the case of the National Park this is 551 homes overall.
- 6.4 There are a number of assumptions built into the trajectory:
- Deliverable sites are only included within the first five years of the trajectory, with the exception of a small number of developable sites as explained in the next bullet point. To be deliverable a site has to have a planning permission and be under construction or have a planning permission and yet to be started but with a reasonable prospect of delivery. The trajectory shows at rows K and L 37 homes on 'developable sites' i.e. with permission but not yet started. In reality many of these sites may come forward at an earlier stage.
 - Projected rates for identified sites with permission but which have yet to be started have been discounted by 20% to allow for a degree of non-implementation. There are 21 dwellings with permission where the scheme involves more than 2 dwellings and 22 single unit schemes, the total of 43 dwellings is discounted to 35 dwellings.
 - The trajectory includes a small number of developable sites (capable of accommodating 28 dwellings) between the years 2020 and 2024. These are sites identified as developable in the 2018 LAA as possible rural exceptions sites. No other sites promoted through the Land Availability Assessment process or vacant and derelict sites identified in the LAA have been included as there cannot be certainty over developability.
 - The trajectory includes an element of windfall development. Windfall sites are sites that have not been allocated for housing in a Local Plan and are not identified in a LAA. They normally comprise previously-developed sites that have unexpectedly become available; however, they may also include greenfield sites which have not previously been identified or allocated or conversions of existing buildings for housing. Paragraph 70 of the NPPF states that local planning authorities may make an allowance for windfall sites if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Windfall rates are calculated on the basis of the average of past completions over the eleven years 2008/9 to 2018/19 excluding schemes of more than two dwellings. 154 one or two dwelling schemes have been completed in the eleven years 2008/09 to 2018/19, hence a windfall rate of 14 dwellings has been assumed from the year 2019/20. However a 50% discount has been applied to the first two projected years (2019/20 to 2020/21) to account for some overlap with current permissions being built out. In other words, completions recorded over those two years will be a mix of schemes granted permission prior to 2019/20 and schemes to be granted permission in 2019/20 and 2020/21. Permissions will have been completed or lapsed after three years. It is considered that this windfall estimate is an under estimate as new Local Plan policy will allow for windfall development on 'suitable sites' which is a less restrictive policy than current policy

which only allows for dwellings to come forward as single units on infill sites, defined as being within a continuous street frontage. Proposed policy allows for up to 5 dwellings to come forward on suitable sites within Helmsley and the Larger Villages and up to two dwellings in Smaller Villages.

- Sites identified in the Helmsley Local Plan are included as they have completed within the trajectory period or are under construction. Build out rates have been checked with developers. Sites are therefore considered deliverable, the one exception to this are the remaining six dwellings behind the Black Swan, where uncertainty over timing has meant the remainder of this scheme is identified as developable.

6.5 In conclusion, the housing trajectory demonstrates that it is anticipated that 560 homes are anticipated to be delivered against a planned rate of 551 new homes.

6.6 The North York Moors housing trajectory is as follows:

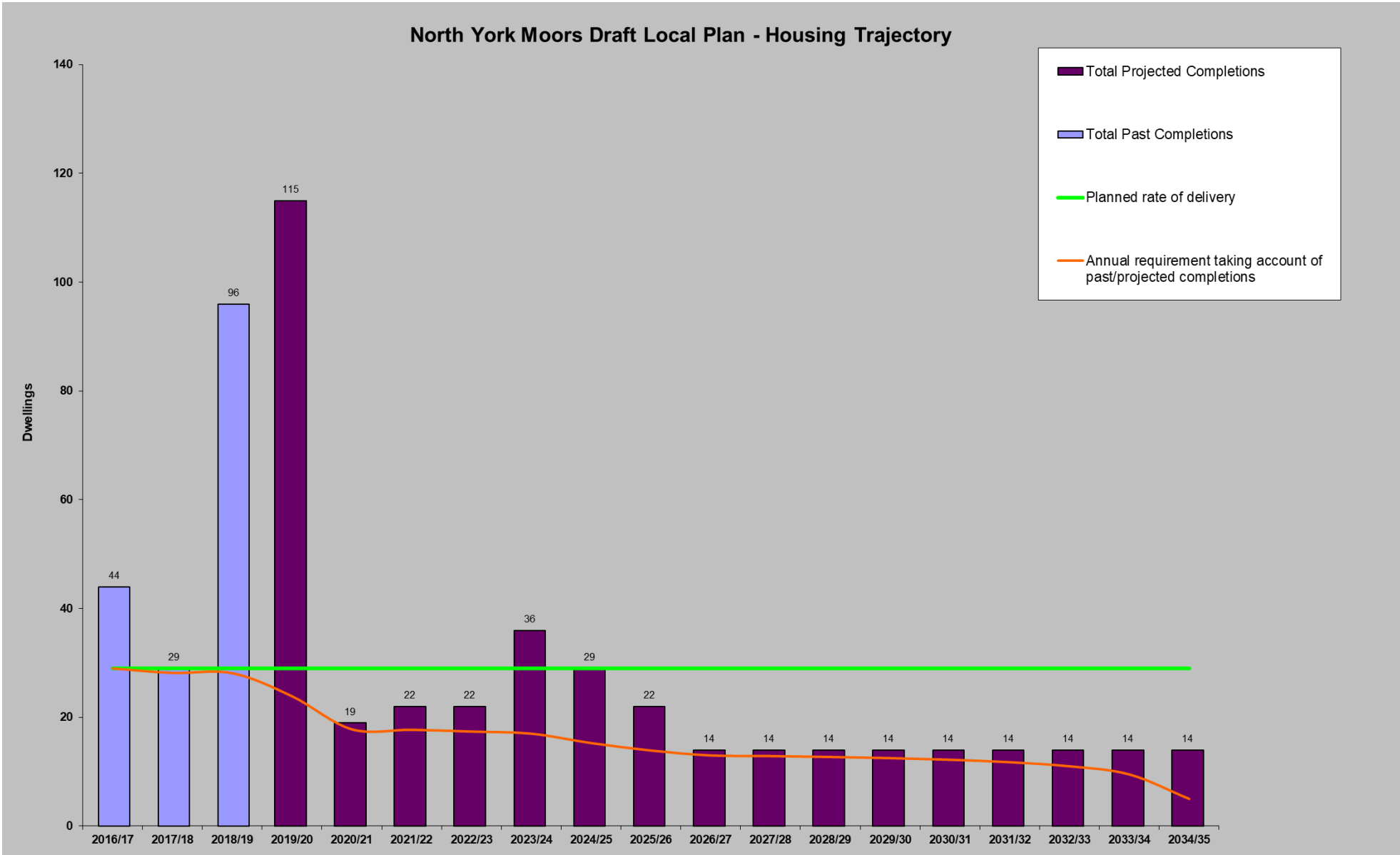


Figure 10. Housing trajectory- diagram

| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | TOTAL |
|--------------------|---|-----------|-----------|------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-------|
| | 2016/17 | 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 | |
| COMPLETIONS | | | | | | | | | | | | | | | | | | | | |
| B | Allocated - Land off Swanlands Road, Helmsley (NYMH1) | | 8 | 16 | | | | | | | | | | | | | | | | 24 |
| | Allocated - Land west of Ashwood Close (NYMNH3) | | | 69 | | | | | | | | | | | | | | | | |
| A | Allocated Land to the North of Linkfoot Lane (NYMH8) | 7 | | | | | | | | | | | | | | | | | | 7 |
| C | Allocated - Land to the rear of the Black Swan | 15 | | | | | | | | | | | | | | | | | | 15 |
| D | Past completions - Unallocated sites of two or more dwellings | 12 | 6 | 2 | | | | | | | | | | | | | | | | 20 |
| E | Past completions - Unallocated sites, single dwellings | 10 | 15 | 9 | | | | | | | | | | | | | | | | 34 |
| PROJECTIONS | | | | | | | | | | | | | | | | | | | | |
| F | Allocated - Land off Swanlands Road, Helmsley (NYMH1) | | | 30 | | | | | | | | | | | | | | | | 30 |
| G | Allocated - Land to the North of Elmslac Road (NYMNH3) | | | 37 | | | | | | | | | | | | | | | | 37 |
| H | Allocated: Land to the rear of the Black Swan | | | | | | | 6 | | | | | | | | | | | | 6 |
| I | Projections - Other identified sites of two or more dwellings, under construction | | | 19 | | | | | | | | | | | | | | | | 19 |
| J | Projections - Sites with one dwelling, under construction. | | | 22 | | | | | | | | | | | | | | | | 22 |
| K | Projections - Identified sites of two or more dwellings, with permission but not yet started. | | | | | | | 8 | 9 | | | | | | | | | | | 17 |
| L | Projections - Sites with one dwelling, with permission but not yet started. | | | | | | | 6 | 6 | 8 | | | | | | | | | | 18 |
| M | Projections - developable sites (promotions, including possible rural exceptions sites) | | | | | | | | | | | | | | | | | | | 0 |
| N | Projections - developable rural exception schemes being progressed | | | | 12 | 8 | 8 | 2 | | | | | | | | | | | | 30 |
| O | Projections - Vacant sites with development potential | | | | | | | | | | | | | | | | | | | 0 |
| P | Projections - windfalls - including conversions | | | 7 | 7 | 14 | 14 | 14 | 14 | 14 | 14 | 14 | 14 | 14 | 14 | 14 | 14 | 14 | 14 | 210 |
| Q | Total Past Completions | 44 | 29 | 96 | | | | | | | | | | | | | | | | 169 |
| R | Total Projected Completions | | | 115 | 19 | 22 | 22 | 36 | 29 | 22 | 14 | 14 | 14 | 14 | 14 | 14 | 14 | 14 | 14 | 391 |
| S | Cumulative Completions | 44 | 73 | 169 | 284 | 303 | 325 | 347 | 383 | 412 | 434 | 448 | 462 | 476 | 490 | 504 | 518 | 532 | 546 | 560 |
| S | Planned rate of delivery | 29 | 29 | 29 | 29 | 29 | 29 | 29 | 29 | 29 | 29 | 29 | 29 | 29 | 29 | 29 | 29 | 29 | 29 | 551 |
| U | Annual requirement taking account of past/projected completions | 29 | 28 | 28 | 24 | 18 | 18 | 17 | 17 | 15 | 14 | 13 | 13 | 13 | 13 | 12 | 12 | 11 | 10 | 5 |

Figure 11. Housing trajectory - table.

7. Conclusions

- 7.1 This LAA has identified 82 sites with the potential to deliver 251 housing units over the coming years. Of the identified sites, 59 are considered deliverable, with a potential capacity of 151 units, and 23 sites are considered to be developable from year 6-10 onwards, with a potential capacity of 100 units.
- 7.2 The current Core Strategy and Development Policies document was adopted in November 2008. It does not include a housing target but does set an 'anticipated rate' of completions of 26 new homes per year. This amounts to 442 dwellings over the 17 year period 2008/9 to 2025/26. 462 houses were completed between 2008/9 and 2018/19, meaning this figure has already been exceeded. This is due to both a higher rate of windfall development coming forward than anticipated, plus land allocations in the subsequent Helmsley Local Plan now being completed.
- 7.3 The forthcoming Local Plan (submission version) currently anticipates that a higher figure of 29 homes per year will be developed over the nineteen year period 2016/17 to 2034/35. This equates to a planned rate of 551. This LAA indicates that 560 houses will be completed over this period (i.e. developable sites have been identified which combined with possible windfall development will meet this rate).

Appendix 1 – Assessment of Suitability – Promoted Sites.

| Site Name | Site Location | | Area | Assessed Capacity | Suitable? | Available? | Comments on Achievability | Achievable? | Deliverable/ Developable? |
|--|----------------------|-------|------|-------------------|--|------------|---------------------------|-------------|---------------------------|
| Centre Farm buildings and engine house | Battersby | BATT1 | 0.36 | 3 | The development of the site for residential usage by way of conversion is likely to be acceptable in principle, subject to suitable design and proven structural stability. | Yes | Yes | Yes | Yes |
| Cart Lodge, Centre Farm | Battersby | BATT2 | 0.5 | 1 | The development of the site for residential usage by way of conversion is likely to be acceptable in principle, subject to suitable design and proven structural stability but the development of any land to the rear would be backland development out of scale with the settlement. | Yes | Yes | Yes | Yes |
| Land South East of the Old Chapel | Boltby | BOLT1 | 0.11 | 2 | The site is not considered to be a suitable site for development | N/A | N/A | N/A | N/A |
| Faceby Road, Carlton in Cleveland | Carlton in Cleveland | CARL1 | 1.19 | 8 | The site is not considered to be a suitable site for development | N/A | N/A | N/A | N/A |

| Site Name | Site Location | | Area | Assessed Capacity | Suitable? | Available? | Comments on Achievability | Achievable? | Deliverable/ Developable? |
|--|---------------|-------|------|-------------------|--|------------|---------------------------|-------------|---------------------------|
| Land South of Church Street | Castleton | CAST1 | 0.09 | 3 | The site is not considered to be suitable for development | N/A | N/A | N/A | N/A |
| Land North of Ash Lea, Castleton | Castleton | CAST2 | 0.09 | 3 | The site is not considered to be a suitable site for development | N/A | N/A | N/A | N/A |
| Sandhills, Commondale | Commondale | COMM1 | 1.08 | 5 | Not considered to be a suitable site for development | N/A | N/A | N/A | N/A |
| The Potters House | Coxwold | COX1 | 0.49 | 3 | The site is not considered to be a suitable site for development due to its location and potential/possible flooding issues. | N/A | N/A | N/A | N/A |
| Land between The Vicarage and Hillcrest, Coxwold | Coxwold | COX2 | 0.55 | 5 | The site is not considered to be a suitable site for development | N/A | N/A | N/A | N/A |
| Land behind the Fauconberg Arms, Coxwold | Coxwold | COX3 | 0.12 | 2 | The site is not considered to be a suitable site for development | N/A | N/A | N/A | N/A |
| Land Behind The Prison House, Coxwold | Coxwold | COX4 | 0.16 | 2 | The site is not considered to be a suitable site for development | N/A | N/A | N/A | N/A |
| Land north of The Old Chapel, Coxwold | Coxwold | COX5 | 0.14 | 3 | The site is not considered to be a suitable site for development | N/A | N/A | N/A | N/A |

| Site Name | Site Location | | Area | Assessed Capacity | Suitable? | Available? | Comments on Achievability | Achievable? | Deliverable/ Developable? |
|---|---------------|------|------|-------------------|--|------------|---|--|---------------------------|
| Land between The School and Old Police House, Coxwold | Coxwold | COX8 | 0.11 | 2 | The site is not considered to be a suitable site for development given its location on the edge of the village. | N/A | N/A | N/A | N/A |
| Land to the North West of the Tiger Inn | Easington | EA1 | 2 | 60 | The site is not considered to be a suitable site for development | N/A | N/A | N/A | N/A |
| Former potential school site | Egton Bridge | EB1 | 1.22 | 6 | The site is not considered to be suitable for development however part of the site, the more level land, opposite the Postgate Inn and existing terrace of dwellings, may be suitable as an 'exceptions site' in the future should the need arise. | Yes | Not all the site is considered suitable for development. | Not all the site is suitable and would only be developed as an exceptions site by a housing provider | In part |
| Buildings at Red House Farm, Egton | Egton | EGT1 | 0.24 | 4 | Site is considered to be suitable for development in principle. | Yes | Survey work will be required (bats/structural) and costs associated with conversions may affect viability | Yes | Yes |
| Land to the rear of Moor View, Egton | Egton | EGT2 | 0.16 | 4 | The site is not considered to be suitable for development. | N/A | N/A | N/A | N/A |

| Site Name | Site Location | | Area | Assessed Capacity | Suitable? | Available? | Comments on Achievability | Achievable? | Deliverable/ Developable? |
|---|---------------|--------|------|-------------------|--|------------------------------|---------------------------|-------------|---------------------------|
| Land to the west of Forge Cottage, Egton | Egton | EGT3 | 0.27 | 6 | The site is not considered to be suitable for development. | N/A | N/A | N/A | N/A |
| Land to the north of Grosmont Road, Egton | Egton | EGT4 | 0.13 | 2 | The site is not considered to be a suitable for development | N/A | N/A | N/A | N/A |
| Land to the south of Grosmont Road, Egton | Egton | EGT5 | 0.08 | 2 | The site is considered to be suitable for development | Further information required | No comments | Yes | Yes |
| Land at Moorlands, Ellerby | Ellerby | ELLE1 | 0.74 | 10 | The site is not considered to be a suitable form of development. | N/A | N/A | N/A | N/A |
| Pump Garth, Faceby | Faceby | FACE1 | 0.12 | 4 | The site is not considered to be a suitable site for development | N/A | N/A | N/A | N/A |
| Estate Office (former Plough Inn) | Fadmoor | FAD1 | 0.25 | 8 | Not considered to be a suitable site for development. | N/A | N/A | N/A | N/A |
| Land adjacent to Southfield | Glaisdale | GLA1 | 0.27 | 2 | Not considered to be a suitable site for development. | N/A | N/A | N/A | N/A |
| Land at Goathland Hotel | Goathland | GOATH1 | 1.12 | 33 | Not considered to be a suitable site for development. | N/A | N/A | N/A | N/A |
| Land north of Cleveland House, Goldsborough | Goldsborough | GOLD1 | 0.22 | 4 | The site is not considered to be a suitable development site, unless for | Further information required | N/A | N/A | N/A |

| Site Name | Site Location | | Area | Assessed Capacity | Suitable? | Available? | Comments on Achievability | Achievable? | Deliverable/ Developable? |
|--|---------------|-------|------|-------------------|---|------------------------------|------------------------------|------------------------------|------------------------------|
| | | | | | exceptions on area to east of Moor View. | | | | |
| Land East of Carlton Road, Helmsley | Helmsley | HELM1 | 12.3 | | The site is not considered to be a suitable site for development | N/A | N/A | N/A | N/A |
| Land north of Beckdale Road | Helmsley | HELM2 | 2.7 | 81 | The site is not considered to be a suitable site for development | N/A | N/A | N/A | N/A |
| Land South of Helmsley Castle | Helmsley | HELM3 | 0.18 | 5 | The site is not considered to be a suitable site for development | N/A | N/A | N/A | N/A |
| Land at Buckingham Square | Helmsley | HELM4 | 0.08 | 2 | The site is not considered to be a suitable site for development | N/A | N/A | N/A | N/A |
| Land at Castlegate | Helmsley | HELM5 | 0.14 | 4 | Inconclusive due to lack of information | Further information required | Further information required | Further information required | Further information required |
| Land between Carlton Lane and Bondgate | Helmsley | HELM6 | 0.16 | 4 | Site may be suitable for development. | Further information required | Further information required | Further information required | Further information required |
| Land at Carlton Lane | Helmsley | HELM7 | 0.19 | 5 | Suitable for residential development, subject to scale and design | Further information required | Further information required | Further information required | Further information required |
| Land North of High Street | Helmsley | HELM9 | 0.19 | 5 | Not considered to be a suitable site for development | N/A | N/A | N/A | N/A |

| Site Name | Site Location | | Area | Assessed Capacity | Suitable? | Available? | Comments on Achievability | Achievable? | Deliverable/ Developable? |
|---|---------------|--------|------|-------------------|---|------------------------------|---|------------------------------|------------------------------|
| Land West of Castle Court | Helmsley | HELM10 | 0.26 | 7 | Not considered to be a suitable site for development. | N/A | N/A | N/A | N/A |
| Land South of Moor View Court | Hinderwell | HIND1 | 1.02 | 6 | The site is not considered to be a suitable development site, unless for exceptions on area to east of Moor View. | Further information required | Further information required | Further information required | Further information required |
| Estate Yard, Kildale | Kildale | KIL1 | 0.11 | 2 | Re-use of building may be possible but new build unlikely to be acceptable. | Yes | Any redevelopment on basis of existing buildings only | Yes | Yes |
| Old Estate Yard, Kildale | Kildale | KIL2 | 0.98 | 2 | The site is not <u>considered</u> suitable for development. | N/A | N/A | N/A | N/A |
| Post House, Kildale | Kildale | KIL3 | 0.11 | 2 | Not considered to be a suitable site for development | N/A | N/A | N/A | N/A |
| Walled Garden, Kildale | Kildale | KIL4 | 0.21 | 2 | Not considered to be a suitable site for development | N/A | N/A | N/A | N/A |
| Middle Farmyard, Lythe | Lythe | LYTH1 | 1.85 | 40 | The larger area of land not considered to be a suitable site for development | N/A | N/A | N/A | N/A |
| Land to the rear of the Old Garage, Lythe | Lythe | LYTH2 | 0.48 | 10 | The site is not considered to be suitable for development | N/A | N/A | N/A | N/A |
| Land to the rear of Lythe Village Hall, Lythe | Lythe | LYTH3 | 0.95 | 22 | The site is not considered to be suitable for development | N/A | N/A | N/A | N/A |

| Site Name | Site Location | | Area | Assessed Capacity | Suitable? | Available? | Comments on Achievability | Achievable? | Deliverable/ Developable? |
|---|---------------|--------|-------|-------------------|--|------------|--|------------------------------|------------------------------|
| Underwood Garage | Osmotherley | OS1 | 0.196 | 2 | The site is not a suitable development site. | N/A | N/A | N/A | N/A |
| Land adj. Car Park, Runswick Bay Bank Top | Runswick Bay | RUN1 | 0.15 | 3 | Not considered to be a suitable development site | N/A | N/A | N/A | N/A |
| Land east of Ellerby Lane, Runswick Bay Top | Runswick Bay | RUN2 | 4.51 | | Not considered to be a suitable development site | N/A | N/A | N/A | N/A |
| Land at Brackenhill Lane | Sleights | SLE11 | 3.51 | | The site is not considered suitable for development. | N/A | N/A | N/A | N/A |
| Land at Low Farm, Sneaton | Sneaton | SNEA1 | 0.47 | 3 | May be scope for some development | Yes | Detailed plans will be required to assess what is achievable | Further information required | Further information required |
| Land at East Beck | Sandsend | SAND1b | 0.32 | N/A | May be scope for some car parking subject to suitable access and as part of a well-designed scheme of an appropriate scale to reflect the tranquil nature of the wooded valley and the nearby S3 woodland. | Yes | Further details required | Further details required | Further details required |
| Land South and East of Captain's Cook Close | Staites | STAI1 | 2.87 | 12 | Not a suitable site for development (but part of the site to east of Captain Cook's Close may be considered as an exceptions site) | Yes | Planning application lodged. | Yes. | Developable |

| Site Name | Site Location | | Area | Assessed Capacity | Suitable? | Available? | Comments on Achievability | Achievable? | Deliverable/ Developable? |
|---------------------------|---------------|-------|-------------------------|-------------------|---|------------|--|------------------------------|------------------------------|
| Castle Field | Swainby | SWAI1 | 0.31 | 5 | The site is not considered to be a suitable development site. | N/A | N/A | N/A | N/A |
| Land adj. Black Horse Inn | Swainby | SWAI2 | 2.47 | 52 | The site is not considered to be suitable for development | N/A | N/A | N/A | N/A |
| (Part) Highway Depot | West Ayton | WAY1 | 0.72 (part not in Park) | 10 (15 per Ha) | The site is suitable for development | Yes | Design brief will be required to take account of Conservation Area status and work required with SBC | Further information required | Further information required |

Appendix 2 - Sites considered unsuitable for development

| | Site Name | Site Location | Reference |
|----|--|----------------------|-----------|
| 1 | Land South East of the Old Chapel | Boltby | BOLT1 |
| 2 | Faceby Road | Carlton in Cleveland | CARL1 |
| 3 | Land South of Church Street | Castleton | CAST1 |
| 4 | Land North of Ash Lea | Castleton | CAST2 |
| 5 | Sandhills | Commondale | COMM1 |
| 6 | The Potters House | Coxwold | COX1 |
| 7 | Land between The Vicarage and Hillcrest | Coxwold | COX2 |
| 8 | Land behind the Fauconberg Arms | Coxwold | COX3 |
| 9 | Land Behind The Prison House | Coxwold | COX4 |
| 10 | Land north of The Old Chapel | Coxwold | COX5 |
| 11 | Land between The School and Old Police House | Coxwold | COX6 |
| 12 | Land to the North West of the Tiger Inn | Easington | EA1 |
| 13 | Land to the rear of Moor View | Egton | EGT2 |
| 14 | Land to the west of Forge Cottage | Egton | EGT3 |
| 15 | Land to the north of Grosmont Road | Egton | EGT4 |
| 16 | Land at Moorlands | Ellerby | ELLE1 |
| 17 | Pump Garth | Faceby | FACE1 |

| | | | |
|----|--|--------------------------|--------|
| 18 | Estate Office (former Plough Inn) | Fadmoor | FAD1 |
| 19 | Land adjacent to Southfield | Glaisdale | GLA1 |
| 20 | Land at Goathland Hotel | Goathland | GOATH1 |
| 21 | Land East of Carlton Road | Helmsley | HELM1 |
| 22 | Land north of Beckdale Road | Helmsley | HELM2 |
| 23 | Land South of Helmsley Castle | Helmsley | HELM3 |
| 24 | Land at Buckingham Square | Helmsley | HELM4 |
| 25 | Land North of High Street | Helmsley | HELM9 |
| 26 | Land West of Castle Court | Helmsley | HELM10 |
| 27 | Estate Yard | Kildale | KIL2 |
| 28 | Post House | Kildale | KIL3 |
| 29 | Walled Garden | Kildale | KIL4 |
| 30 | Middle Farmyard | Lythe | LYTH1 |
| 31 | Land to the rear of the Old Garage | Lythe | LYTH2 |
| 32 | Land to the rear of Lythe Village Hall | Lythe | LYTH3 |
| 33 | Underwood Garage | Osmotherley | OS1 |
| 34 | Land adj. Car Park | Runswick Bay Bank Top | RUN1 |
| 35 | Land east of Ellerby Lane | Runswick Bay Top | RUN2 |
| 36 | Land at Brackenhill Lane | Sleights | SLEI1 |
| 37 | Castle Field | Swainby | SWAI1 |

| | | | |
|----|-------------------------------|---------|-------|
| 38 | Land adjacent Black Horse Inn | Swainby | SWAI2 |
|----|-------------------------------|---------|-------|

It should be noted under the proposed settlement hierarchy in the draft Local Plan that Ellerby will be considered as 'Open Countryside' as the settlements would fall below the size threshold of 35 dwellings and as such ELLE1 would be removed from this list as they would fail to satisfy Stage A and be discounted from the Assessment. (This does not impact on the overall conclusions of the Assessment as both promoted developments were not considered to be suitable.)

Appendix 3 - Discounted Sites

| Site Name | Site Location | Reference | Reason for Discount |
|--|--------------------|-----------|--|
| Land at Low Farm | Carlton (Helmsley) | CAR1 | Outside the settlement hierarchy |
| Land at Middle Farm | Carlton (Helmsley) | CAR2 | Outside the settlement hierarchy |
| Village Hall | Carlton (Helmsley) | CAR3 | Single dwelling or less than 0.1 ha |
| Land at The Moorlands & Station Gate | Coxwold | COX6 | Single dwelling or less than 0.1 ha |
| Land at Spring House | Coxwold | COX7 | Single dwelling or less than 0.1 ha |
| Land North of Railway Cottages | Coxwold | COX9 | Single dwelling or less than 0.1 ha |
| Site east of Cherry Bank, Husthwaite Road | Coxwold | COX10 | Single dwelling or less than 0.1 ha |
| Land North of High Farm | East Barnby | EBARN1 | Outside the settlement hierarchy |
| Land North of Greystone Cottages | East Barnby | EBARN2 | Outside the settlement hierarchy |
| Land north of Laurel House Farm | East Barnby | EBARN3 | Outside the settlement hierarchy |
| Land between Cedar Lodge and The Nurseries | Egton | EGT6 | Outside the village/settlement hierarchy/single unit |
| Chapel Lane | Faceby | FACE2 | Single dwelling or less than 0.1 ha |
| Land north of the Fox and Hounds | Goldsborough | GOLD2 | Single dwelling or less than 0.1 ha |
| Land at Beckdale Lane | Helmsley | HELM8 | Single dwelling or less than 0.1 ha |
| The Millyard/Grainstore | Ingleby Arncliffe | ING1 | Outside the settlement hierarchy |
| Land west of Orchard Cottage | Newton Mulgrave | NM1 | Outside the settlement hierarchy |
| Land South of Orchard Cottage | Newton Mulgrave | NM2 | Outside the settlement hierarchy |
| Bunny Yard | Pockley | POCK1 | Single dwelling or less than 0.1 ha |

| | | | |
|------------------------------------|------------|--------|--|
| Highville | Roxby | ROX1 | Outside the settlement hierarchy |
| Estate Yard | Roxby | ROX2 | Outside the settlement hierarchy |
| School House | Roxby | ROX3 | Outside the settlement hierarchy |
| Cliff Brow Cottages | Roxby | ROX4 | Outside the settlement hierarchy |
| Land at Home Farm | Roxby | ROX5 | Outside the settlement hierarchy |
| Land West of Manor House Farm | Roxby | ROX6 | Outside the settlement hierarchy |
| Land South of Manor House Farm | Roxby | ROX7 | Outside the settlement hierarchy |
| Land at East Beck | Sandsend | SAND1a | Outside the National Park boundary (Non-housing) |
| Spaunton Quarry | Spaunton | SPAU1 | Outside the settlement hierarchy (Non-housing) |
| The Quarry off Low Yedmandale Road | West Ayton | WAY2 | Outside the settlement hierarchy (Non-housing) |

Appendix 4 – Inconclusive Sites with insufficient information.

| Site Name | Site Location | Reference |
|--------------------|---------------|-----------|
| Land at Castlegate | Helmsley | HELM5 |

Appendix 5 – Small sites (single dwelling) with planning permission.

Small sites under construction as at 31 March 2019

| Site | Location | Reference | Yield |
|----------------------------------|-------------------|-----------|-----------|
| | | | |
| The Old Post Office | Ampleforth | 20160534 | 1 |
| Skipster Hagg Farm, | Appleton le Moors | 20170496 | 1 |
| Ravensthorpe Manor | Boltby | 20180319 | 1 |
| Land adjacent 6 Wellington Close | Danby | 20180173 | 1 |
| 2 Station Road | Castleton | 20130872 | 1 |
| Land adjacent Newlands (Plot 2) | Chop Gate | 20140401 | 1 |
| Church House Farm | Danby | 20140133 | 1 |
| West Skelder Farm | Dunsley | 20120814 | 1 |
| Barn adjacent Waingate Farm | Fadmoor | 20180157 | 1 |
| Sunny Bank Barn | Hackness | 20150209 | 1 |
| 19 Bondgate | Helmsley | 20180337 | 1 |
| The Old School | Kirby Knowle | 20130310 | 1 |
| Fox & Rabbit Farm | Lockton | 20140827 | 1 |
| The Old Chapel | Nether Silton | 20080819 | 1 |
| Manor House Farm | Newholm | 20130574 | 1 |
| 4 & 8 South End | Osmotherley | 20170556 | 1 |
| Land to south of 3 Lingrow Close | Runswick Bay | 20140317 | 1 |
| 9 Whitby Road | Staithe | 20160787 | 1 |
| Scaling Filter House, Ridge Lane | Scaling | 20160323 | 1 |
| Applegarth, Pickering Road | Thornton le Dale | 20170369 | 1 |
| Bleach Mill | Thornton Le Dale | 20140671 | 1 |
| Former Chapel | Westerdale | 20180583 | 1 |
| Total | | | 22 |

Small sites under planning permission but not yet started as at 31 March 2018

| Site | Location | Reference | Yield |
|---|------------------|-----------|-----------|
| Orterley Farm Cottage | Chop Gate | 20180555 | 1 |
| Cold Kirby Farm | Cold Kirby | 20160400 | 1 |
| Cropton Cabins | Cropton | 20180127 | 1 |
| The Chapel, Main Street | East Ayton | 20150877 | 1 |
| Southbrook Farm | Great Ayton | 20170680 | 1 |
| Pease Court | Guisborough | 20170125 | 1 |
| Rear of 19 Bondgate | Helmsley | 20180141 | 1 |
| Rear of 114 High Street | Hinderwell | 20160457 | 1 |
| Land adjacent to Lady House | Hinderwell | 20170061 | 1 |
| Old School House | Kilburn | 20160620 | 1 |
| Land off Braygate Lane (outline permission) | Levisham | 20170009 | 1 |
| Low Pasture Farm | Lockton | 20170781 | 1 |
| Land between 21 and 23 Rosedale Lane | Port Mulgrave | 20140867 | 1 |
| Post Office, King Street | Robin Hoods Bay | 20160500 | 1 |
| Land adjacent 31 Hill Cottages | Rosedale East | 20180744 | 1 |
| Land adjacent Rivendale, Beacon Way | Sneaton | 20180338 | 1 |
| Former Methodist Chapel | Staintondale | 20160246 | 1 |
| 90 High Street | Swainby | 20150893 | 1 |
| Home Farm | Thimbleby | 20180563 | 1 |
| High Street Garage (outline permission) | Thornton le Dale | 20180457 | 1 |
| Land at Brook Lane | Thornton le Dale | 20170506 | 1 |
| Rear of Roxby Hill Farm, Pickering Road | Thornton Le Dale | 20160085 | 1 |
| Sub-Total | | | 22 |

Appendix 6 – Site Assessment Proformas (Alphabetical Order)

See Separate Document for Appendix 6.



If you would like further information, please contact us:

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The text of this document can be made in large print. Please contact the Planning Policy team using the contact information above.

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